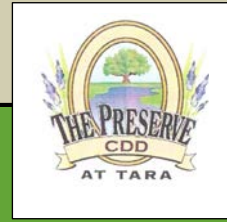


Tara CDD Newsletter



Tara CDD 1

Preserve Community Center
7340 Tara Preserve Lane
Bradenton, FL 34203
941-756-2416
fieldmanager@taracdd.org
www.taracdd.org

Jim Kaluk, Field Manager
(at the Community Center)

Office Hours:

Mon to Fri: 8:00 a.m. to 1:00 p.m.
fieldmanager@taracdd.org

Board of Supervisors

Eugene Rado, *Chairman*
Dan Powers, *Vice Chairman*
Darby Connor
Joseph A. Mojica
Dave Woodhouse

In This Issue

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Field Manager's Message
Joe's Corner

CHAIRMAN'S VIEW

Gene Rado

2018-2019 Annual CDD Budget

At the Board meeting held on May 22, 2018 the Board voted to approve a proposed budget for the fiscal year beginning October 1, 2018. This is *not* the final budget, but it is a starting point. By law, this budget can only be decreased, not increased, prior to the final annual budget. The Board will review the budget again during our June 26, 2018 meeting to discuss potential further reductions.

A Public Hearing on the budget will be held July 24, 2018 at 9 a.m. in the Tara Preserve Community Center followed by the July Board of Supervisors meeting. At this meeting, the proposed budget and any amendments shall be reviewed and adopted. Finally, the Board shall vote to approve the budget.

Currently, the Proposed Budget results in a small increase in CDD taxes for next fiscal year commencing October 1, 2018. Increases in the Proposed Budget are:

	Annual Proposed Dollar Increase	Monthly Proposed Dollar Increase	Annual Proposed Percent Increase
Multi-Family	\$30.95	\$2.58	7.45%
Standard	\$93.80	\$7.82	9.33%
Deluxe	\$109.75	\$9.15	9.24%
Estates	\$140.70	\$11.73	9.31%
Golf Club	\$4,064.46	\$338.71	4.93%

The Board's mandate is to maintain the standards, appearance, and desirability of our community. As everyone knows, costs increase. While the Board strives to keep CDD tax levels flat, taxes are required for maintenance of service levels and correction and/or improvement of the current state of our community and, at times, increases are proposed when necessary. Costs include landscape,

irrigation, ponds and the professional services of District Management, District Counsel and District Engineer.

CDD Website

For those of you who may not be aware, the CDD has a website www.TaraCDD.org . For those of you who visit the website, please check often for updates and the most current information.

Board members, our Field Manager (Jim Kaluk), and District Manager (Angel Montagna), receive questions on many topics including, but not limited to, the CDD's duties and responsibilities, rules, and expenses. Answers to all these questions and additional information can be found on the CDD website. Please take a few minutes to browse the site.

The CDD is a governmental agency, which means our actions, votes and discussions at Board meetings are public and posted on the website.

The information available on the website includes:

- Links: County, Federal and State websites
- Events: Scheduled Board meeting dates and times
- Documents
 - Aquatic Reports: monthly details on the status and maintenance of ponds
 - District Rules & Policies: Tennis Court/Pickle Ball, Meeting, Community Center rental policy and fees, Tara Emergency Plan for Hurricane Preparedness (including six pages for residents)
 - Establishment Ordinances: legal document establishing the CDD
 - Financial Documents
 - Association Audits: annual independent CPA reports
 - Budget Documents: current and past approved

- Monthly Financials: current and past approved
- Helpful Documents: Wetland information, Disaster Handbook, Tree FAQs
- Meeting Documents
 - Agendas: includes documentation for each of the items to be discussed and invoices for the Operations & Maintenance expenses for prior month
 - Meeting schedules
 - Minutes: approved minutes from current and past Board meetings
- Newsletters
- Information
 - Aquatics reports: described in the Documents section above
 - CDD: overview of CDD's definition, its organization and District administration
 - Elections: election criteria and rights
 - Finances: overview of budget information, Operations & Maintenance, and Debt assessments.
 - HOA
 - Meetings: overview of law and rules governing meetings
 - News
 - Questions: FAQs about CDD
 - Services: overview of services provided by the CDD
- Contacts: Board Supervisors, District Management, Field Manager, District Counsel and District Engineer.

FIELD MANAGER'S MESSAGE

Jim Kaluk

Our Community Center is a place where residents come together to participate and enjoy various daily activities. Fun and social activities include card games and quilting. Yoga is popular,

and well sought after by health and wellness enthusiasts. The Community Center can be available for social events and private parties, and also hosts your Home Owner's Association (HOA) Meetings. A current schedule of activities is posted on the Bulletin Board located outside the center. The Board of Supervisors meets every fourth Tuesday of the month at 9:00 a.m.

Tennis and pickleball courts are open at dawn. You may turn on the light switch for evening play up until 9:00 p.m.

Swimming pool and spa is open 30 minutes after dawn and closes 30 minutes before dusk. The pool is heated to 85 degrees and the spa at 103 degrees.

In recent weeks, vandals have attempted to break and enter the tennis court by removing plates surrounding the locks. The top part of the gate was broken and aluminum weld surrounding lock latches were also damaged.

Forced access to the pool has occurred too. Perpetrators continue to pry on the lock plates and crack them to get in. If you observe these actions or any suspicious activities taking place, please notify the Community Center office.

Many of you call in seeking guidance on where to find CDD information. Please visit <http://www.taracdd.org> for information (see Chairman's View in this Newsletter). General information can also be found on the CDD Bulletin Board at the Community Center.

We encourage you to enjoy all the activities at your Community Center as we welcome summer at Tara. Please remember to check the bulletin board for the most current activity postings.

Office hours are from 8:00 a.m. to 1:00 p.m. Monday to Friday. In case of after-hours emergency, please call 941-345-7159.

JOE'S CORNER

Q&A by Joe Mojica

What is CDD responsible for?

The Community Development District (CDD) is responsible for creating and maintaining a yearly fiscal budget for Tara Preserve. This includes physical maintenance of Tara Preserve common grounds, tennis and pickleball courts, the Community Center and pool, and all ponds.

Is the CDD responsible for maintenance of all trees in Tara Preserve?

Trees on common ground areas are maintained by the CDD. Trees on private property are the homeowner's responsibility.

What do I do if the light pole near my house is not working?

All light poles in the Preserve are owned by Florida Power & Light. If you notice one that is not working, please locate a number on the pole and report it to our Field Manager. FPL will be notified for repairs and/or lamp replacement.

Who takes care of the ponds in the Preserve?

The CDD is responsible for the water clarity and general wellness of all 52 ponds.

Is the CDD responsible for Tara Boulevard and side streets on Tara Preserve?

No. Manatee County is responsible for Tara Boulevard and all side streets on Tara Preserve, with the exception of streets within condominium properties.

What is the latest information on the cable TV and Internet contract?

This is outside the scope of CDD responsibility. Please visit the Tara Master Association website for more information.

Tara Community Development District 1
7340 Tara Preserve Lane
Bradenton, FL 34203

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June 2018

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