



# CDD News

## Supervisors Restructure:

Under the rules set forth in the Florida Statutes regarding the structure of a Community Development District (CDD), when a supervisor resigns the existing Board of Supervisors may choose to appoint a person to replace that Supervisor. With the resignation of Ms. Beth Bond, the Board appointed, from a group of qualified residents, Mr. David Woodhouse. Mr. Woodhouse will retain Ms. Bond’s term of office which ends in 2018.

### Structure:

- John Schmidt: Chairman
- Dan Powers: Vice Chairman
- Michael Dyer: Supervisor
- Joseph Mojica: Supervisor
- David Woodhouse: Supervisor

## Supervisors Vote to Take Additional Responsibilities:

The Supervisors by this vote, have chosen to take on individual responsibility for becoming additional eyes and ears working with the Field Manager, James Kaluk. This role will include specific areas requiring expertise which each Supervisor has volunteered to assume. They will not take on the day-to-day job of the Field Manager, but will aid and assist the Field Manager in their area of expertise. These responsibilities are assigned as follows:

- ◆ Supervisor Mojica: CDD Facilities (Community Center, pool, tennis courts).
- ◆ Supervisor Dyer: Finances
- ◆ Supervisor Schmidt: Landscaping
- ◆ Supervisor Woodhouse: Ponds

Additional information on CDD Supervisors, Minutes of Meetings, Aquatic reports and much more may be found on the CDD Website:

[www.taracdd.org](http://www.taracdd.org)

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## Community Facilities by CDD Supervisor Joe Mojica:

The Community Facilities include the Community Center, the CDD Pool, the tennis courts, the pickle ball courts, and any other facility the CDD Supervisors would expand upon or build in the future.

During the January CDD meeting, the Board adopted amended rules, regulations and prices for use of the Community Center, pool, pickle ball courts and tennis courts. Residents can learn of the most recent price and rule changes by visiting the CDD website or by contacting Jim Kaluk, Field Manager. The CDD Board of Supervisors believe that the facility rental prices are extremely inexpensive and encourage all residents to avail themselves of our Community Facilities.

Pickle Ball update: Safety nets have been installed on the two pickle ball courts. These nets keep balls inside their designated court. Use of the court is first-come, first-served. Hours are 8am to 9pm, daily. Maximum play time is one hour unless no one is waiting for a court. Up to four players may play on one court at a time. Rules and regulations are available on the CDD website and instructions on how the game is played can be found on: [http://get.smarter.com/qa/hobbies-games/play-pickleball-46db8b38fe30e1d3?ad=semD&an=msn\\_s&am=broad&o=34636](http://get.smarter.com/qa/hobbies-games/play-pickleball-46db8b38fe30e1d3?ad=semD&an=msn_s&am=broad&o=34636)

Community Pool update: The pool will be closed for 4 weeks beginning mid-March. Due to the pool's age and ongoing issues with costly plumbing leaks, it was determined by the Board of Supervisors to update and modernize the pool with a VAK PAK (see illustration page 4). VAK PAK is a protective green fiberglass enclosure for housing pool filters, pumps and other necessary pool equipment. It will be placed alongside of the pool rather than inside the Community Center. The VAK PAK is a new approach to improving community pools throughout Florida. The Board of Supervisors contracted this equipment within the CDD budget, so no additional cost is anticipated. The Board apologizes for any inconvenience the pool's closing may cause to residents.

## Finances by Supervisor Mike Dyer:

I am pleased to let the residents know that your CDD finances are in good condition. As you may know, we have not raised the CDD fees in the last 5 years while still implementing capital projects to improve our community. Some example projects are: two wells to reduce the cost of irrigation, two pickle ball courts, resurfacing of the tennis courts, new carpet and dance floor in the Community Center, new sod on Tara Blvd., installation of vibernum on Wingspan and Tara Preserve Lane, etc. Other projects are planned in our Five Year Capital Project Plan to improve our community and continue to protect home values.

The Tara CDD 1 was established in 1999. Our community is now 17 years old. Much of the infra-structure is beginning to show its age and must be upgraded or replaced.

During the last five years, we have been using the excess budget funds to reduce and maintain the CDD fees. We have now expended those excess funds, so to continue to maintain and improve our community; the residents can expect a slight increase in the 2016-17 CDD fees.

I would also like to mention that over the last several years we have been funding a Capital Reserve Fund which is funded each year to support future major capital projects or any catastrophic event that might occur in the community. The amount we place in Capital Reserve is supported by the Asset Study the Board had conducted in 2014.

You can be assured that the Tara CDD 1 is on sound financial ground and will continue to be that way in the future.

## Landscaping by Supervisor John Schmidt:

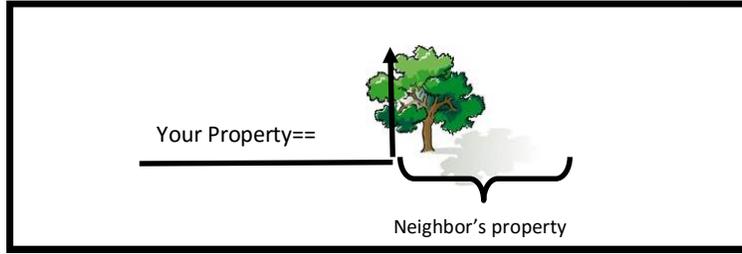
The cost to the CDD for maintaining CDD landscaping is approximately \$177,000.00 per year. This is our largest expense next to our bond payment which is approximately \$116,000.00. By law, the CDD cannot spend taxpayer money for maintenance of private property, which includes both residential land and the Preserve Golf Club. The Board of Supervisors has adopted a policy regarding trees within the Preserve that are owned or maintained by the CDD. In essence, homeowners may cut encroaching limbs as long as the trimming follows a visual straight line up from the property line (see diagram page 4). Homeowners may not harm a tree on CDD property or trespass onto CDD property to cut limbs. Homeowners are responsible for costs and removal of the limbs in compliance with Manatee County disposal regulations (Wednesday curbside pick-up). Residents may verify their neighbors' property lines through the Field Manager. This is a complimentary service. Neither the Field Manager nor the CDD is responsible for discussions or negotiations between residents and the Preserve Golf Club or between residents and their neighbors regarding trimming of trees, cutting of grass, or other landscaping issues. This responsibility falls on the TMA Architectural Review Committee (ARC). Residents may address concerns regarding landscaping of CDD property to the CDD Field Manager. The Field Manager may at his discretion call in the CDD Supervisor responsible for Landscaping for additional assistance and counsel. Residents may not instruct West Bay Landscaping to perform any services on CDD property, nor interfere in the fulfillment of West Bay's contractual obligation of maintaining CDD property. Landscaping policies are located on the CDD website.

## Ponds by Supervisor Woodhouse

### The Status of the CDD Ponds

As most our residents know, there are 51 ponds in the CDD. They perform multiple roles as retention ponds for storm water control and runoff as well as adding to the aesthetic value of the Preserve. Wells are used when required to maintain the pond levels. It should be noted that the ponds are a part of the regional flood control in Manatee County and in that role collect rainwater from the roads through a system of pipes and conduits that is routed to the ponds. The system works. Please understand that we live in a sub-tropical environment and stresses can occasionally be put on the ponds as recently happened from the heavy rain and unseasonably warm weather this past fall and into January. This allowed algae blooms to form and the thriving of aquatic plants such as hydrilla, slender spike rush, chara, spatterdock, duckweed, and bladderwort. Added to this was the increased fertilizer runoff into our ponds and it is also a well-known axiom that Mother Nature will always try to fill in a pond and other water bodies. To this end, Aquatic Systems on a monthly basis checks the health of the ponds and treats them as necessary with environmentally safe herbicides and algaecides. This eradication typically can take 30 to 90 days. Also on a weekly basis, ponds that need specific attention are treated. The CDD provides oversight to ensure that all precautions are taken. Aquatic Systems will be applying Sonar A.S. to the ponds. It is considered the most efficient concentration level and the ideal choice for our pond type. The Sonar A.S. will control the increased lily pad (spatterdock) growth. Additionally, the ponds will be stocked with 571 grass carp to control the hydrilla and other aquatic plants. Gates have been installed at the pond overflows to prevent the carp from escaping.

**Tree Trimming Diagram:**



**Views of a Vak Pak:**

VAK PAK Exterior View (Green)



VAK PAK Interior View



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PLEASE  
PLACE  
STAMP  
HERE

**CDD Resident:**

