

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 am–1:00 pm
fieldmanager@taracdd.org

Board of Supervisors

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

In This Issue

Chairman's View
Landscape
Field Manager's Message

**HAPPY HOLIDAYS & BEST
WISHES FOR THE NEW
YEAR!**

CHAIRMAN'S VIEW

Gene Rado

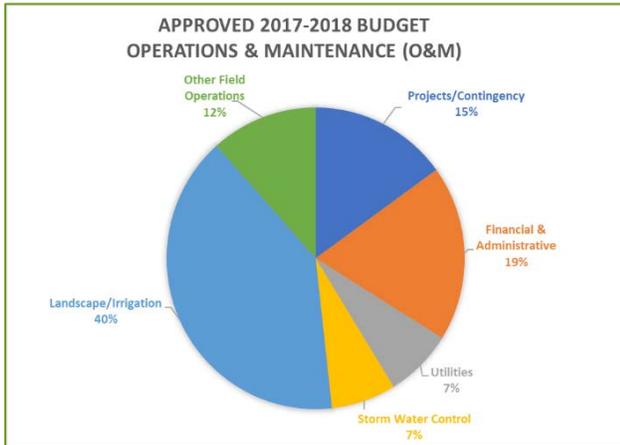
FINANCIAL HEALTH

Fiscal year 2016–2017 for the Tara CDD ended September 30, 2017. The Operations and Maintenance (O&M) Budget for the year was \$554,897. The budget allocated for landscaping was finalized last year prior to signing a contractual agreement with Sunrise Landcare. The Sunrise Contract called for an increased cost of approximately \$3,300 per month for five months. Due to the unanticipated higher costs, we were over budget, but by less than \$1,000. The goal this year is to balance the budget while maintaining and improving our community.

Since the last Newsletter, our fiscal 2017–2018 budget has been approved. This year calls for an increase in CDD Taxes. In addition to normal operating and maintenance account increases, funding has been allocated to address existing issues previously overlooked. The resodding of Tara Boulevard was voted upon and approved by the Board. This is a major project which has been approved a number of times over the years by various Boards. It was never implemented because the targeted funds were diverted to other projects. Tara Boulevard is the main thoroughfare and single most visible area homeowners, guests, and visitors see as they enter our community. We are pleased to announce the project has now been completed.

There are four major components to the budget. Operations and Maintenance (O&M), Debt Service (Bonds payable), Capital Reserve contributions, and Manatee County Collection Fees (the County collects and is responsible for sending taxes to the CDD). Debt Service and Manatee Collection Fees are fixed and non-changeable. The Capital Reserve Fund contains the dollars that are added each year. Capital Reserve studies have determined and provided calculations to various Boards of the amount of funds necessary to be kept in this separate reserve account. These funds cover the replacement of depreciable capital items (Clubhouse, pool, etc.).

The Operations and Maintenance budget for 2017–2018 is shown below:



Overall budget that comprises CDD Taxes

Operations & Maintenance	\$698,642	70.83%
Debt Service	\$207,688	21.06%
Manatee Collection Fees	\$63,721	6.46%
Capital Reserve	\$16,300	1.65%
Total	\$986,351	100%

2018 Annual CDD Tax increase (\$ and %)

Multi-Family (Condo)	\$29.46	7.83%
Standard Home	\$89.28	9.75%
Deluxe Home	\$104.46	9.64%
Estate Home	\$133.92	9.72%
Golf Club	\$3,868.45	4.93%

During 2017–2018, we will begin addressing the invasive Brazilian Pepper Tree problem. We are currently exploring three options to address the problem. Funds have been allocated in the current budget to define the encroachment process. This has been, and shall continue to be a long-term project, but we will at least begin the

process of addressing it. Over the next several months, we will complete our analysis and have the data needed to make an informed decision. At our budget meeting next year, the Board will select an option that will provide for the most cost-effective outcome.

WEATHER!

As you all know, we had two rather unusual weather occurrences since our last Newsletter. The first was an incredible and unpredicted rain event, followed soon after by Hurricane Irma.

Tara was designed to withstand a 25-year storm and eight inches of rain over 24 hours. The rain event deposited an excess of 20 inches in less time. Storm ponds overflowed and sewers were unable to handle the deluge of water. A section of Tara Boulevard flooded and many cars were abandoned by owners. In hindsight, it seemed the National Weather Service and TV meteorologists were focused entirely on hurricanes developing in the Caribbean. Little if any attention was paid to local forecasting considering the inclement weather which impacted us here preceding Irma. Had the rain event been reliably forecast, Manatee County would have called for lowering of the reservoirs and allowing water to flow efficiently out of the community. Some problems would still have occurred, but not to the extent we experienced. The rain storm affected a number of homeowners, but the community at large suffered little damage. This was probably due to the absence of strong winds.

Hurricane Irma hit us next. While not catastrophic, it did cause significant damage to the CDD. The cost of downed trees, fences, gates, irrigation pumps, ponds, weirs, and the clubhouse was approximately \$26,000. We have submitted claims to the insurance carrier and are waiting for reimbursement. We are fortunate as there was not loss of lives or injuries.

I would like to thank Sunrise Landcare for the work they performed to help us recover and get back to normal quickly. Much of the work they did for us was gratis. Thank you, Sunrise!

LANDSCAPE

Darby Connor

Sunrise has been servicing Tara's landscaping needs for more than seven months now as we enter the fourth quarter. This past summer was exceptional, with a historic hurricane, rain event, and flooding. Despite the inclement weather, Sunrise continues to maintain job quality along with performance improvements, from general grounds-keeping, mowing, and trimming to a large storm clean up still in progress.

Mowing will be performed every other week during the off-season schedule starting in November. On alternate weeks, crews will focus on cutting back excess growth and encroachment from the preserve behind our homes. Once established property lines and common boundaries have been restored, we anticipate annual maintenance costs to be lower going forward. We thank you for your patience and support as it may require three to four months until completion.

Should you have any concerns during this time, please contact Field Supervisor, Jim Kaluk at (941) 756-2416. Jim can be on site to determine and coordinate a solution with the vendor, follow up as needed to completion, and advise you of any resolution.

A complete review of the common grounds is scheduled for March 2018. The objective of the review is to ensure vendor performance and compliance with our contractual agreement. We shall endeavor to keep our common areas tidy and entrance gardens well maintained, with the goal of preserving residential property values at Tara.

Finally, for the first time this year, holiday lighting and decorations adorning entrances to Tara will be professionally installed starting in November. The decorations are non-denominational. The vendor will be responsible annually for installation, removal, and storage of the decorations.

FIELD MANAGER'S MESSAGE

Jim Kaluk

LANDSCAPING: Sunrise performs our landscape with direction from the CDD on CDD property. They cannot perform any function on private properties including the Golf Course.

During post-hurricane inspection, we discovered 14 blown over and uprooted trees which required removal. Remaining tree stumps still need to be removed, after which re-sodding can be done in those areas. In addition to tree and stump removal, storm debris and trash generated over two days had to be collected and hauled away. Priority was given to the removal of debris and objects deemed hazardous or dangerous to residents, especially for those walking daily on sidewalks.

PONDS: The heat and humidity coupled with fertilizer runoff and grass clippings promote algae blooms. With cooler temperatures settling in, the algae bloom should start slowing down. Preventive spraying also helps to bring the blooms under control. I have observed "algae eating" carp in a few ponds. The carp seem to have grown, and we believe they are doing the job they were tasked to do. That job entails grazing and feeding on the bottom algae, hence keeping the algae from surfacing and blooming. The ponds are treated weekly and the weirs are cleaned to keep the water flowing.

COMMUNITY CENTER: The Community Center is a hub for various daily activities. Parties and social events are held at the Center on most weekends. The pool is popular with waterball players and attracts many swimmers. There is also a tennis and pickleball court offering fitness and recreational fun for all. The pool opens at dawn and closes a half hour before dark. The tennis court lights go out at 9:00pm. Enjoy the activities at the Community Center!

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

PRESORT STD
US POSTAGE
PAID
PERMIT #61
MANASOTA FL

Tara CDD Newsletter

November 2017

TARA CDD 1
7340 Tara Preserve Lane
Bradenton, FL 34203

PHONE:
941-756-2416

FAX:
941-756-2416

EMAIL:
fieldmanager@taracdd.org

Visit us at:
www.taracdd.org