

# CDD NEWSLETTER



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

By: Darby Connor – Chairman

In the past six years, your CDD Board of Supervisors has worked diligently to lower operating costs and lower residents' CDD fees by **12.93% in 6 years** while still maintaining and improving the appearance of the common grounds and facilities to uphold and improve residents' property values that come under the Boards jurisdiction.

Major accomplishments include but are not limited to the following projects:

- ❖ Installing wells to become independent for irrigation of the common grounds, resulting in eliminating a 14.5K annual water bill.
- ❖ Installing solar heat at the Community Center for the pool, lowering gas and electric cost over 6K annually.
- ❖ Installing numerous energy savings devices, such as programmable thermostats for air conditioning and heat during scheduled functions only. Many of these devices were installed by Board Members volunteering their skills and time further reducing costs.
- ❖ The Community Center pool and hot tub along with the tennis courts have been totally refurbished for residents' enjoyment.
- ❖ The Community Center has been painted in and out.
- ❖ A new dance floor along with a sound and P.A. system has also been installed for residents' pleasure when using the center for functions. Also, the kitchen facilities have had upgrades. Many of these upgrades installed with the help of Board Members volunteering their time and skills at no cost.

## INSIDE THIS ISSUE

Chairman's CDD Update	1
CDD Board of Supervisors Elections	1
Animals in the Preserve	2
ADA Mandated Lift Chairs at CC Pool	2
TMA Notes	2

- ❖ New security cameras and monitoring devices have all but eliminated vandalism previously experienced.
- ❖ Recently installed, handicap chairs are fully compliant with the ADA requirements mandated by the Federal Government on schedule.
- ❖ Installed energy efficient lighting at all major entrances for the added safety of school children and pedestrians.
- ❖ Refurbished all signage throughout the Community.
- ❖ Upgraded the landscape at all major entrances to present a pleasing welcome for residents and visitors as well as potential buyers.

Now that many major projects are complete, this will allow the Board to maintain the common properties with the reduced fees budgeted, while continuing to look for ways to become more efficient, and maintain a high level of service and preserve property values.

## Election of Two Supervisor Seats to take place in November:

This Election Day in November, two seats are up for election. Seat 4 presently occupied by Darby Connor, and Seat 2 presently occupied by John Schmidt. CDD elections are monitored and controlled by the Manatee County Supervisor of Elections. Community Development District seats are shown on the same ballot as that of Federal, State and County elections.

Ballots for CDD Supervisors are restricted to the geographical location of the District. So Florida State residents residing in the Tara Preserve may vote for CDD Supervisors. The candidates' names will not as an example, be on ballots that residents of the Tara Golf and Country Club use to vote. Candidates running for Seat 4 are Darby Connor and Michael Dyer. John Schmidt is running unopposed for Seat 2.

## Animals in the Preserve

By John Schmidt

One would not think that living in any State of the Union, that we need worry about animals that would hurt or even kill us. Yet people die of bee stings all the time. Here in the Preserve, we have fire ants that will absolutely drive a person to the edge of insanity if one steps into their ant hill. Love bugs will destroy the front of your brand new car and cause you to wash your car so often that one washes the paint thin. Then too, we have alligators, snakes, Florida Panther, bob cats, and those fish.

Alligators in Florida are not domesticated animals. They are dangerous, and it is illegal in Florida to feed them. **Feeding of Alligators and Crocodiles in Florida is illegal. Statute 372.667 makes it a misdemeanor to feed Alligators or Crocodiles. Feeding of alligators causes them to lose their natural fear of humans. They associate humans with food, and if another human comes along and doesn't have food, they may attack that person (especially if it is a little person). See Channel 196 for more information.**

Snakes!!! Best advice, stay away from them. Any cat like animal that is larger than your common house cat should be avoided. Lastly we have the question of the fish. In the Preserve, most ponds and the surrounding land around the pond is owned by the Preserve Golf Club. Standing alongside the lake and fishing is standing on private property. There are just 5 ponds in the Preserve that are owned by the CDD. In these ponds fishing is catch and release and you need a Florida fishing license to fish. We strongly caution against eating any fish caught in these ponds.

## New Handicapped Chairs installed at the Community Center Pool.

Government mandated Americans with Disabilities Act (ADA) lift chairs have been installed at the Community Center Pool and Spa. These chairs are not a toy, and are provided for those with a disability keeping the person from entering the pool or spa safely. Parents are cautioned and asked to strongly advise their children to keep away and especially off of these chairs. Preserve residents (not handicapped) found to be using or playing with these chairs may be asked to leave the pool area or lose their privileges to the pool.

### TMA Notes:

**From the Communications Committee:** Did you know that under the TMA contract with Comcast, that you as a home owner are covered to receive HBO at no additional charge? Did you know that you receive channels 1 – 72 as part of the contract? Did you know that you also receive one digital box and up to 3 digital converters? If you don't get these (and you use Comcast) call Comcast at 941-371-6700, identify yourself as living in the Tara Preserve and question why you are not receiving HBO or have the digital box or converters. And make sure they provide you with access to our Community Channel 196.

### Election Results:

#### TMA Board of Directors 2012-2013

**President – – Beth Bond**  
**Vice President – Jack Horner**  
**Treasurer – Nancy Breo (Newly Elected)**  
**Secretary – Lynne Hudson (New Elected)**  
**John Lane**  
**Lee Frederick**  
**Bob Dallesandro**

**Reminder:** There are 3 ways to get TMA information, on the web at: 1. <http://taramasterassociation.com>  
 2. On the Bulletin board at the Preserve Community Center bulletin board and 3. Find info on Channel 196.

## New Lighting installed at Tara Blvd and Tailfeather Way

The Board has been concerned about the dark southeast corner of Tara Blvd. and Tailfeather way. This corner is extremely dark during many months when school is in session, and it happens to be a school bus stop. When turning from Tara Blvd. into Tailfeather Way one can hardly see children standing on the corner. The Supervisors approached FPL and they were at first agreeable to placing a street light on that corner, and then realized that they could not due to the overhead power lines running directly over the spot and there would not be enough distance between the street light and the power lines for safety reasons. We did however install a meter and bright lighting on the Preserve sign on that corner and also lite up the palm tree behind it to bring light to the corner. We believe the corner now had ample lighting to provide greater safety to children waiting for their bus.

## Using the Community Center:

### Tara Preserve Community Center Guidelines for Rental and Use

It is the wish of the Tara Community Development District 1, that the Community Center, pool and pool area and tennis courts are used by the residents of the Tara Preserve at minimum or no cost. In addition that these public use areas are maintained and offer value to the Preserve Residents. The following are stated guidelines for use by the Field Managers in determining costs associated with the use of the center and stated goals for security.

1. The Community Center (Center) may not be used under any circumstances without the prior scheduling of the activity or rental with the Field Managers, and that the activity or rental is posted on the official calendar.
2. The following organizations may use the Center at no charge,

but must return the Center to its original state of cleanliness and setup as they found it.

- a. The Tara Community Development District 1
  - b. Manatee County
  - c. The Tara Master Homeowner Association and their committees (official functions only).
  - d. Condominium Associations and their committees (official functions only).
  - e. Villa Landscaping Association and their committees (official functions only).
3. The following organizations may use the Center at no charge, but must return the Center to its original state of cleanliness and setup as they found it or pay a \$100. Clean-up fee or any damage charges not to exceed \$100. Additionally they must advertise on Channel 118, [196 or 796 Digital] as a public notice of their acceptance of any Resident in their activity.
    - a. Daytime Bridge
    - b. Nighttime Bridge
    - c. Mahjong Group
    - d. Quilt Group
    - e. Poker Night
    - f. Use of the Center by these groups (3 a,b,c,d,e) is dependent upon their maintaining at least 8 people in their activity on a continuing basis. Less than 8 people and their privilege will be removed until they are able to sustain 8 or more people in their group a week.

Right of Refusal: The CDD Board of Supervisors and their designates, may at their discretion cancel any group or organization's use of the CDD facility for a day for reasons of safety, emergency, or need by an organization in rank order item 2 (a – e).

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**CDD Resident**

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*We're on the Web!*

*Visit us at:*

<http://www.taracdd.org/>