

# CDD NEWSLETTER



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

By: John Schmidt – Chairman

❖ November Election Results are as follows:

- Elected to Seat 1, Michael Dyer
- Elected to Seat 2, John Schmidt

❖ After an election, it is standard procedure to elect from within the Board a set of officers. At the November 27<sup>th</sup> meeting of the Board, the following officers were elected by vote:

- John Schmidt – Chairman
- Joseph Mojica – Vice Chairman

**Listing of New Board**

- John Schmidt – Chairman**
- Joseph Mojica – Vice Chairman**
- Dan Powers - Supervisor**
- Beth Bond – Supervisor**
- Michael Dyer - Supervisor**

As the new Chairman, I would like to thank past Chairman and Supervisor, George “Darby” Connor for the support and tireless effort he gave to the Preserve Community and the Community Development District. Darby can be credited with many improvements and a can-do attitude that was important to the Community and the CDD. He represents a community minded individual that dedicated his time for the betterment of the community. We all owe him a debt of gratitude.

As the new Chairman, I believe the CDD Board of Supervisors will continue to make every effort to reign in expenses, while working to make the Preserve areas that it maintains one of the most compelling and beautiful communities in the South West of Florida. We will continue to make improvements to our facilities for the enjoyment of the community. We will work to

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facilitate the use of the Community Center as a focal point for meetings, parties, activities and for each of you as individuals to use it for your own family needs.

In the next article, you will read of the efforts of the past Board to renegotiate the bond rate that we have been paying since the development of the Community. This is a good news story and one which I am sure each of us will be happy to read.

I am sad to announce that our Field Manager, Gene Robinson has resigned to take a job at a local university. Gene has been our Field Manager for over 4 years and he will be missed. We have a new Field Manager, Anthony (Tony) Francis who is well qualified and has taken the position. We offer Tony our best wishes.

Lastly, the CDD is the closest government to you with County, State and Federal governments next in line up the totem pole. I beseech you to get interested and attend CDD meetings which take place the last Tuesday of every month with a few exceptions for summer months and around holidays.



## CDD Renegotiates the Bond Issue:

The Board of Supervisors is happy to share with you that, as a result of current market conditions and favorable rating of the CDD's bonds, the CDD was able to successfully refinance its Series 2000 Capital Improvement Revenue Bonds. The following is a summary of the results of the refinancing and other information as to how it relates to your overall CDD assessment.

### Refinancing Highlights

The refinancing of the Series 2000 Bonds resulted in the reduction of annual debt service assessments in the approximate amount of 22.45% annually as illustrated in the table below.

Product Type	Pre-Refinancing Annual Debt Service Assessment *	Post-Refinancing Annual Debt Service Assessment*	Annual Reduction (\$)	Annual Reduction (%)
Multi-Family	\$183	\$142	\$41	22.45%
Standard	\$226	\$175	\$51	22.45%
Deluxe	\$280	\$217	\$63	22.45%
Estates	\$344	\$267	\$77	22.45%
Golf Club	\$59,898	\$46,450	\$13,448	22.45%

\*Inclusive of the allowance for collection cost and early payment discount.

The reduction of annual debt service will be realized beginning with the tax bill that you received from Manatee County earlier this month and will continue through the term of the refinancing bonds, which is the same as the Series 2000 Bonds. Accordingly, the term of the bonds was not extended. The reduction of annual debt service was generated primarily from the decrease in the average coupon of the Series 2000 Bonds by approximately 280 basis points. In addition to the reduction in annual debt service, the total principal amount of debt service levied against each resident has been reduced slightly by approximately 3.66%.

For those residents within the CDD whom had prepaid the debt service assessments associated with the Series 2000 Bonds levied against their property, there will be no effect on such residents resulting from the refinancing of the Series 2000 Bonds. The refinance only affected those properties that had outstanding debt as of the date of the refinance.

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

The Government mandated Americans with Disabilities Act (ADA) lift chairs which had been removed from the Community Center Pool and Spa will be replaced in early 2013. These replacement chairs will be certified and will work with existing concrete foundations.

## GanodermaZonatum Butt Rot

By Dan Powers

This disease with a funny name has devastating results. We have found evidence of BUTT ROT in the common area of the Preserve. This is a fungus that only attacks Palm Trees, however once it attaches itself to the trunk it is a death sentence to that tree. If you find a dead palm tree on or near your property, look for the tell tail signs of the assassin on the trunk, there will appear on the trunk a "CONK." It looks like a large deformed mushroom. It will be located either at ground level or up to four (4) feet, and will extend to one (1) foot out. DO NOT ATTEMPT TO REMOVE THIS "CONK", for if you do you can disperse millions of spores into the air carrying them to other palms.

The first thing to do is call your landscaper. The conk must be wrapped in plastic while still attached to the trunk before removal of the tree. If you or your landscaper is not sure call the Field Managers office at 756-2416 and request the C.D.D.'s landscaper to examine the palm. Once removed nothing can be planted in this spot. There is no preventative measure or treatment. Information can be found at University of Florida Institute of Food and Agricultural Sciences Fact sheet PP-54.

**Landscaping Notes:** Please be advised that our contract with the Landscaping Company provides for cut back of trees and shrubs from CDD Property in the Month of January. This cut back will be taking place soon. This includes Brazilian Pepper.

## Care of the Ponds

The care and maintenance of the retention ponds in the Preserve is the responsibility of the CDD. The CDD maintains ponds that are owned by the CDD and those owned by the Preserve Golf Course.

Maintenance requirements are strictly set by Florida Environmental Protection Agencies and the Southwest Florida Water Management District and we use a company named Aquagenix to do the actual maintenance.

Recently, it has come to the attention of the CDD that residents are disposing of their doggie waste bags into storm sewers, rather than taking them home and disposing of them properly. This illegal practice must stop immediately and dog owners are hereby cautioned against this practice as the storm sewers drain directly into the ponds. Residents are also cautioned against planting *any* aquatic plants in the ponds. Pond plantings are strictly monitored.

## Preserve Golf Club Opens Grill:

The Management of the Preserve Golf Club has announced that they have opened the restaurant (grill) to the public. The grill will be opened 8:30 AM to 4: PM daily. You are cordially invited to stop by and try out the menu.

## Walking paths around the Preserve:

Residents are reminded that the paths in and about the Preserve that are paths for golf carts and golf players are private property and are not public walking paths. It is dangerous to walk on these paths as players may not see you and you could be hit by golf balls. There are ample sidewalks within the Preserve for walking and exercise.

## TMA Notes:

The Communications Committee has requested that all residents be made aware of the following: The feeding of wildlife in Florida is discouraged and in some cases illegal. In Florida, it is illegal to feed Sandhill Cranes, bears, raccoons, foxes and alligators.

Also by this time you should have received your Annual Dues Invoice from the Tara Master Association. The envelope would have had a return address of: Resource Property Management, 2025 Lakewood Ranch Boulevard. If you have not received your Invoice, contact Connie Bittle at **941-348-2912**.

## Presentations to be given discussing the differences between the TMA, CDD and Golf Villa Association.

The Tara Preserve as designed by the Developer has a number of organizations within its boundaries, that regulate, and govern, tax and levy fees and dues. Working with Presidents of the TMA, CDD and GVA a PowerPoint Presentation is being developed that will explain the differences. You will learn what organizations are Corporations and what organization is a branch of Manatee County Government. We will describe what each does, and how they impact you as homeowners. If you are confused or want to know more join us in these interactive discussions.

The dates are:

January 17th at 7:PM

February 14th at 7:PM

All presentations will be held in the Community Center.

## Community Center Pool Heat:

The Community Center Pool will not be heated by the gas heater when the weather drops below 60°F. The solar heaters will heat the pool, expect their results to be at their greatest around 2:PM. Polar bears are welcome to swim. The Spa heater will continue to operate but will turn off if the weather drops to below 40°F.

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**CDD Resident**

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*We're on the Web!*

*Visit us at:*

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