

CDD NEWSLETTER



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

By: John Schmidt – Chairman

Your Board of Supervisors has once again made it through the budget process and I am happy to report that you will not see an increase in your CDD taxes this year. I'm sorry that I cannot report that once again, as in years past, that you would see a % decrease. We have at this point reigned in expenses and we are seeing little opportunity to reduce further spending.

It is important to note that the facilities under the control of the CDD are reaching the greater than 10 year mark and with that decade we expect to see equipment failures, as well as increased cost to repair. Additionally, we are beginning to see erosion of our pond weir's and with this year's record rain fall, increased demand for pond maintenance.

Your Board of Supervisors is also looking further into the issues of ownership of property in and around the Preserve. We are beginning to understand that within the Preserve, the largest land owner is the Preserve Golf Club. The CDD comes next with resident housing and property (individually owned) next. There are 53 ponds in the Preserve, with most owned by the Preserve Golf Club. The CDD has responsibility of maintaining the water quality of the ponds, but not the ponds themselves except the 6 or so ponds owned by the CDD.

In most cases the property behind resident deeded property is owned by the Preserve Golf Course with the CDD holding easements allowing us to cut grass and in some cases cut back growth.

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Clearly, we are also beginning to understand our role within the structure of Manatee County and also that of the Southwest Florida Water Manage District. I will discuss these issues under separate heading in this newsletter.

I would suggest to all our Residents to come to CDD Meetings at the Community Center. These meetings are held the last Tuesday of every month, with the exception of June and August. We have changed our agenda to accommodate resident comments earlier in the meeting, so that you don't have to sit through an entire meeting to voice your concerns and we commonly allow residents to weigh in on issues before the Board.

Lastly, the Preserve may be somewhat unique in that it has a number of Organizations that have the ability to influence you, or cause you to act in certain ways. We have the Tara Master Association which holds the deed restrictions on your deed and provides your TV cable, under contract with Comcast. It also provides for the Architectural Review Committee that helps to maintain our community structure regarding homes, gardens, garage sales and the like. The Community Development District, which is a taxing district and maintains the Community Center, tennis courts, swimming pool and certain properties around the Preserve. There is the Tara Golf Villa Association which maintains the property around the Golf Villa homes in the Community, and the Condominium Associations that administer the six condominiums in the confines of the Preserve.

Learning What the CDD Does

In a number of communities I have found signs that boldly suggest “NO CDD”. My feeling is that the developer views this as a selling point. Well, let’s take a minute to explore what is the function of a CDD or Community Development District.

A **Community Development District (CDD)** is a local, special purpose government authorized by Chapter 190 of the Florida Statutes as amended and is an alternative method for managing and financing infrastructure required to support community development. CDD’s possess several powers as a legal entity, such as the right to enter into contracts; the right to own both real and personal property; adopt by-laws, rules and regulations and orders; to sue and be sued; to obtain funds by borrowing; to issue bonds and levy assessments.

CDD’s provide a mechanism for the financing and management of new communities, which is consistent with the local governments’ development procedures and regulations. They represent a major advancement in Florida’s effort to manage its growth effectively and efficiently.

The community development district may impose and levy taxes or assessments, or both taxes and assessments, on the property.

These taxes and assessments pay the construction, operation and maintenance costs of certain public facilities and services of the district and are set annually by the governing board of the district. These taxes and assessments are in addition to county and other local governmental taxes and assessments and all other taxes and assessment provided for by law

The CDD being so described, it is not a home owner association (HOA), and places no deed restrictions upon a home or business that would be a part of a HOA. The HOA in the Preserve is the Tara Master Association (TMA). To help in understanding the difference between the CDD and the TMA, I thought it would be appropriate to answer that in the form of a Q&A.

Q. I want to change the color of my house. Who do I call? A. The TMA. The TMA has the Architectural Review Committee (ARC) which regulates housing color.

Q. I want to cut down an Oak Tree in my front yard. Who do I call? A. The TMA. The ARC must approve the cutting down of oak trees...and you need a permit from Manatee County to cut down an oak tree.

Q. I’m concerned about the algae in the pond behind my house. Who do I call? The CDD Field Manager. Water quality of retention ponds in the Preserve is the responsibility of the CDD.

Q. Questions that would be directed to the CDD Field Manager would include: use of the Community Center, large alligators in a pond, tree growth outside one’s property line, issues concerning the tennis courts or Community Center Pool. The grass and trees and bushes along Tara Blvd, from Tara Preserve Lane to Linger Lodge. Bubblers and fountains in ponds. Preserve related signs and monuments, grass cutting in common properties, including easement areas behind certain homes.

Q. Am I receiving everything I am supposed to receive regarding the TV and cable? A. Community wide cable television, channel line ups, internet hot spots are all a responsibility of the TMA, which contracts with a provider, in this case Comcast. Inc.

Q. How does the CDD obtain its funds? A. The CDD is a taxing district and as such levies taxes which are collected by Manatee County (for a fee to the CDD). These taxes are shown on your county tax bill as a separate item, and vary according to size of the resident’s property.

Q. Are TMA assessments included in the CDD taxes? A. No, the TMA assessments are billed by the TMA usually on a yearly basis and include cable costs.

Q. How are CDD Supervisors elected? CDD Supervisors are elected through county elections and are found on the same ballot as county, state and federal officials. Only residents who are registered to vote in Florida, and are residents of the Preserve can vote for candidates for CDD Supervisor. They receive their Commission from the Governor of the State of Florida, and are paid for their service. There are 5 supervisors and CDD Meetings are commonly held in the Community Center on the last Tuesday of every month with exception of August and December.

Q. CDD Taxes seem a bit high, why is this? A. The CDD floated Florida State backed bonds to build the infrastructure of the facilities in the Preserve. A portion of the yearly taxes pays back the bond.

Ageing Infrastructure

Portions of the Preserve are showing their age. The Board of Supervisors monitors any number of facilities in the Preserve that are their responsibility to maintain and repair. Ageing of facilities is a constant concern, and may include engineering reviews, repairs and replacement. Recent reviews have uncovered a number of issues that require repair and replacement. These include:

- **Pond weir repair** (A structure, used to dam up a stream or river or pond over which the water flows, is called a weir). A number of these are failing and need to be repaired. If they fail, pond levels will lower and the ponds will not be able to hold the storm water runoff that they are designed to hold.
- **Community Center Pool cleaning equipment.** The equipment that cleans and heats the community center pool is failing and needs to be replaced. This includes plumbing, pumps, automatic chlorinators, and other systems required by the Manatee County Department of Health. As a note, this replacement contract has been approved and work should start in the later part of September and will close the pool and spa for a number of days. Please look for notices at the Community Center and on the Community Channel 196.

TMA Notes*:

The TMA ARC reminds homeowners that any changes in the color palette of a home requires ARC approval. Because of a very wet summer, mailboxes, roofs, and driveways have accelerated the growth of mold. It is the obligation of every homeowner to maintain the standards of the TMA ARC and their community which includes power washing of the roof, driveway, and cleaning the mailbox. Additionally, major alteration of landscaping that includes cutting down of oak and palm trees requires the permission of the TMA ARC and, in the case of canopy oaks in front of the house, permission of the County.

*TMA Notes is offered to the TMA as a service and they are responsible for this sections content.

TMA GOVERNING DOCUMENTS REVISION COMMITTEE has been meeting all summer long in its effort to rewrite or revise the TMA Governing Documents. This monumental task is being co-chaired by Nancy Breo and John Leone. Final changes must be offered to every resident of the TARA and Preserve for approval. A time for this vote has not yet been set.

Comcast Cable Event

Date: October 3, 2013

Time: 10:00 am to 3:00 pm

Location: Preserve Community Center

What's happening: Comcast Cable will be set up in the Preserve Community Center to deliver and exchange HD Boxes and to answer any resident's questions regarding the new contract.

Widening of I-75 Announced I-75 Project Development

Mr. Jeff Jones of Florida Department of Transportation the project engineer for i-75 widening and improvement has advised the C.D.D. Board that some movement is occurring on the I-75 highway project that will have an impact on the residents of Tara Preserve. There is movement on the on & off ramps at the State Route 70 and the I-75 connector. Both on & off ramps affecting north and south ramps are about to undergo a dynamic change. The new variation of these configurations will require a new lane, an "access or dead lane" will be created on the west side of I-75 (our side). This lane will start at State Route 70 and travel to Linger Lodge Road where it will exit. This is approximately two (2) miles. The good news is that it will mandate a sound barrier. Hopefully, when the construction begins, the residents will have a say in height and design of the wall. The time table is approximately two (2) years for the construction to commence. The C.D.D. will attempt to keep you informed as to what is happening in our community.

Thief of Weir Metal:

It has come to the attention of the Board of Supervisors that the pre-formed aluminum metal structures of the weirs (dams) in our ponds are being removed. These structures insure pond height/depth and play a very important role in pond maintenance. Please report any persons near weirs to the Field Manager.

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CDD Resident

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We're on the Web!

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