



Web Site: <http://tamaron-hoa.com> Email: [HOA@tamaron-hoa.com](mailto:HOA@tamaron-hoa.com)

## Deed Restrictions/Community Standards

As noted in the September Bugle, we are close to finalizing proposed changes and updates to the deed restrictions. Discussion with the community on the proposed changes will be held via ZOOM meetings. The meetings are scheduled for Thursday January 14, 2021 at 6:00 PM and Saturday January 16, 2021 at 9:00 AM. The Same information will be covered in both meetings so you do not need to attend both. You do not need a computer to participate, you can just call in if you want (use \*6 to raise your hand).

After the January discussions with the community, our attorney will finalize language for the revised deed restrictions. These then will be sent to all homeowners to vote on in a process similar to last years Revitalization of the deed restrictions.

Items to be discussed at the ZOOM meetings are attached to this addition of the Bugle. This information can also be found on the web site at <https://tamaron-hoa.com/category/community-standards/>

Instructions for accessing the ZOOM meetings:

Join Zoom Meeting

<https://us02web.zoom.us/j/5577253748?pwd=OGJzbW9TYTJpV0JLSFdkbFgyaFpxdz09>

Meeting ID: 557 725 3748

Passcode: 859965

Dial by your location (These numbers can be used to join if you just want to call in.)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

## **Board Members**

Tamaron bylaws establish 15 board member positions. Bylaws are the document, which proscribes procedures for the operation of the HOA. Florida law requires voting by the general membership only when there are more applicants than there are positions to fill. Applications for board member positions were solicited in the September 2020 Bugle. Applications were received from James Naiman and from Tyler Ricci. Both were appointed to the Board at the December 10 ZOOM board meeting. With the resignation of Amy Davidson, there are now 13 members on the board. Board members are: Kirk Groome (President), Ron Netko (Vice President), Tyler Ricci (Treasurer), Karen Walters (Secretary), Jim Myers, Daniel Turnbull, KC Walensky, Kim King, Lynn Smith, Scott Brooks, Alison Kothare, Neil Corrado, and James Naiman.

## **Directory**

We would like to distribute an updated resident directory in 2021.

This past year, 2020, we tried to update the information in the directory for each house in Tamaron but had such a poor response from the community that we decided not to do it at the time. Because we have had a number of inquiries about the directory, we are trying again. The reason for asking for your cooperation in doing the updates is that a large number of the phone numbers in the last 2019 directory are no longer in service. Please complete the attached form and return it with your ballot for the FY 2021 Budget and Rollover of funds.

## **Budget and Rollover for FY 2021**

Also attached to this edition of the Bugle is the proposed budget for the HOA for FY 2021 for your approval with footnote explanations for changes from FY 2020. Actual income for FY 2020 was significantly less than the projected amount (2020 projection was based on actual income for 2019) because only a little more than 60% of homeowners paid dues for 2020. The response rate in 2019 was above 80%. We understand that many homeowners were angry and upset over having to go through the revitalization process.

Also on the ballot is approval needed for the rollover of funds remaining in the checking and money market account at the end of the year to be used as operating funds in the next fiscal year. Only members in good standing of the association (ie: homeowners who have paid dues for 2020) are eligible to vote for budget and rollover approval.

## **Food Drive**

Long time Tamaron resident, Sally Rackey, is coordinating a food drive in support of All Faiths Food Bank. She is collecting food donations for the organization. Donations of boxed goods, canned goods, and/or bagged food goods are needed. No fresh or frozen foods please. Drop donations off at the front door at 4353 Eastwood Dr prior to December 22. Even a single can, box, or bag is appreciated.

You also can leave a check for All Faiths Food Bank behind Sally's storm door Or in the envelope taped to the sidelight. Up to \$300 of a donation is fully tax deductible for 2020. Make sure your correct address is on the check so you can get certification of your donation from the organization. If you would like a receipt for taxes for donated food goods, put your name and address on the box or bag with the food.

## **Community Safety**

There have been a few instances recently of cars parked in driveways which have been searched sometime during the night by unknown persons. Nothing had been reported stolen but the cars in question all were parked unlocked. This is a reminder to keep parked cars locked at all times.

There also have been reports of very young children playing unsupervised on the banks of some of the ponds. This can easily lead to a tragedy but is avoidable. Parents please emphasize to your children the danger of the ponds. If you see youngsters engaging in something dangerous like this, please intervene.

A coyote was spotted last week in the Preserve. It was reported as slow moving and not afraid of people. This is not unusual behavior. Report animals that make aggressive moves toward humans. The Florida Fish and Wildlife Conservation Commission (FWC) advises yelling loudly, waving your arms, any other loud noises, throwing stones at it. They do not advise killing the coyote or trapping it out as the remaining coyotes go into reproductive overdrive to replace the missing animal. Additional tips and information can be found on the FWC website

## **Pet Owners**

We have been receiving an increasing number of complaints about animal waste (ie: poop) on sidewalks and streets. It is the owners' responsibility to pick up after your dog does its business. No matter how small your dog is, pick up after it. Not picking up after your dog is inconsiderate of your neighbors and of the community.

## **Fencing**

Some fencing questions are coming up particularly as a result of privacy concerns with the Legacy Trail.

Fencing is an item addressed in the deed restrictions. Homes adjacent to the ponds and other drainage may have more restrictions on fencing than other properties. Certain types of fencing such as chain link are not permitted. Permitted fencing materials are among items to be updated in revised deed restrictions.

As there are different requirements for fencing in different units it is best to contact the board about putting up a fence.

## **Door to Door Solicitors**

Solicitation is not permitted in Tamaron. Should a salesman come to your door the HOA are commends simply say "thank you" or add "solicitation is not permitted in Tamaron" and shut your door. Many of these people are scam artists, non-licensed contractors or are with disreputable firms. Before signing any contract it is prudent to check ratings with the business bureau, Yelp, Nextdoor or ask for references.

## **Bay Partners Grant Proposal**

In March, 2020, Tamaron submitted a proposal for a grant to Sarasota Bay Partners Estuary Program. After many delays due to covid, their executive committee met late in September to review the proposals. The program received more applications than ever before in their history and, unfortunately, our proposal was not one of those selected for funding. We have been advised that our proposal scored highly and are encouraged to apply during the 2021 grant cycle.

## **Holiday Decorations**

Thanks to Barbara and Ron Netko, Jay Mummy, and Don Cordes for putting up holiday decorations at the entryways to Tamaron. Thanks to all of our neighbors for spreading holiday cheer with their house decorations.

## **House Wanted**

This email was sent to the HOA: HELLO future neighbors of Tamaron! My name is Amy Moses and my husband and I are going to be retiring to Sarasota from Arizona. After vacationing for almost 50 years on Lido, we decided to make Tamaron our forever home ... we love the lush vegetation, large streets and sidewalks, and its proximity to everything we love about Sarasota. If you are thinking about selling your home, please reach out to me directly at 602-717-5987 or [sarasotalover@yahoo.com](mailto:sarasotalover@yahoo.com).

# Proposed Community Standards

1. Fencing
  - a. Type approved
    - i. Wood
    - ii. Vinyl
    - iii. Decorative metal – approved by board
    - iv. Plant - hedge
  - b. Location
    - i. From the back structural wall to any lake is not allowed
    - ii. A fence may not extend past the structural wall of the house that is facing a street
    - iii. Plus what is in the current restrictions for all 5 units
  - c. No fence higher than 6’.
2. Exterior Community Wall
  - a. This wall is to be maintained by the home owner
  - b. The homeowner grants permission to the HOA to do maintenance on the wall
  - c. The homeowner may not remove the wall without permission from the HOA board
  - d. The homeowner needs approval from the HOA to paint the exterior of the wall.
  - e. No Fencing may be placed adjacent to the wall.
  - f. Plantings and trees need to be kept trimmed off the wall.
  - g. Any changes to the wall need to be approved by the HOA.
  - h. If the wall is damaged you have 90 days to get it repaired.
3. Rentals
  - a. All rentals need to be approved by the HOA board
  - b. Before a home can be rented there should be a 1 year waiting period of ownership.
  - c. Rental term minimum should be no less than 1 year. However, if the owners live in Tamaron seasonally, they may petition the Board for special circumstances, such as renting the home to others for a six month block while they are not in residence.
4. Purchases of home
  - a. All home owners need to be approved by the HOA board
5. Animals
  - a. No reptiles, birds, livestock, poultry or animals shall be raised, bred, or kept on any Parcel in any Dwelling Unit or on the Common Area, except domestic canines and felines as household pets and ornamental birds in cages. No animals are to be kept, bred or maintained for any commercial purpose and none shall be allowed to become a nuisance to other Residents of the neighborhood. No animals shall be allowed to create noise audible on any adjoining Lot to such an extent as to be offensive to a person of ordinary sensitivity. Pet owners shall not allow any pet to enter upon any other Parcel, leave any droppings or otherwise disturb the Common Areas. Pet owners must have with them when they are walking their pet when not on their own Parcel, a means to remove droppings and dispose of them in a sanitary manner and must in fact do so.
  - b. All pets, when outside the home, are required to be on a leash except in the Owner's fenced-in yard.
  - c. Any animal that has attacked a person or another animal shall be removed from the community
6. Vehicles
  - a. Current Restrictions - VISIBLE PARKING OR STORAGE. With the exception of family-type Non-commercial automobiles, no vehicle of any kind shall be parked or stored except inside

an enclosed garage. This restriction includes, but is not limited to, trucks, trailers, mobile homes, boats, racing cars, or commercial equipment. It does not prohibit the parking of commercial vehicles during the performance of construction, repair, or regular performance of service functions of the tradesman or owners operating same, but such parking must be limited to the actual time during which such services are performed. No vehicle shall be parked on any part of this property except on paved streets and paved driveways.

- b. Current restrictions update
  - i. Update (except pickup trucks of 7,500 pounds or less weight rated capacity)
  - ii. Update to better define commercial
  - iii. No company signage on vehicle.
  - iv. No latter racks
- c. Parking
  - i. No parking on grass only on driveways and roadway.
  - ii. No overnight on street.
  - iii. No Parking on sidewalks
  - iv. Must be in working order and have valid tags

## 7. Signs

- a. Current restrictions - No advertising signs shall be displayed with the exception of a For Sale signs not exceeding 24" X 24"
- b. Update for any sign that the HOA uses to promote Yard of the Month, Best Yard, Holiday Light Contest and Membership Meeting or HOA Business are allowed

## 8. Dangerous Materials

- a. No Owner shall store, keep or dispose of any flammable, combustible, explosive, hazardous or toxic fluids, chemicals or substances except those sold and required for normal household use.

## 9. Window and Window Treatments.

- a. Tinted/reflective material may be used. No Owner shall install or maintain aluminum foil on any windows or glass doors. Boards may not be placed over windows unless (temporarily) for hurricane protection. Windows and window treatments must be maintained in good condition. No Owner shall install nor allow to be installed any window mounted or through the wall mounted air conditioning unit

## 10. Commercial Activity.

- a. No business or commercial activity of any kind shall be conducted on or from any Lot nor in or from any residence except as provided herein. Nor may the address or location of the residence or Association's name be publicly advertised as the location of any business or commercial activity. This restriction shall not be construed to prohibit any Owner from maintaining a personal or professional library, from keeping personal business or professional records in his/her residence, or from handling personal, business or professional communication and written correspondence in and from his/her residence. Parcels may not be used for commercial or business purposes, including, without limitation, caring for children or adults or any use that requires an occupational license. Occupants may use Parcels for "home office" or "telecommuting" purposes, if such uses do not involve customers, clients, vendors, employees, or subcontractors coming onto the property, the posting of any signage in the Community, the storage of equipment, products, or materials in the Community. Such uses are expressly declared customarily incident to residential use.

## 11. Structural Changes

- a. No structural additions or alterations may be made to any Improvements on the Lot without the approval of the Architectural Review Committee or Board, other than erection or

removal of non-support carrying interior partitions wholly within the home and other than the interior work done in a Dwelling Unit, which is not visible from the exterior.

12. Sheds

- a. Current deed restrictions
- b. Can be built with the approval of HOA.

13. Roofs

- a. Current deed restrictions for unit 5
- b. update to allow metal roofing

14. Sidewalk and driveway

- a. All sidewalks and driveways shall be constructed with concrete, concrete pavers or brick

15. Garbage Containers

- a. Garbage or trash containers, recycling bins, oil tanks or bottle gas tanks must be placed so they shall not be visible from the streets or from other Parcels. Garbage or trash containers and recycling bins must be stored in the garage, or within a fenced area adjacent to the side or rear of the Dwelling Unit. The subject fence must be four (4) feet high and made of solid wood or vinyl. In lieu of a fence, hedges may be installed. Hedges must be at least four (4) feet high and kept trimmed so that they do not exceed six (6) feet in height. ARC approval is required for fences and hedges constructed pursuant to the criteria contained herein. If approval of the Board is not obtained, the Owner/Resident may be subject to a fine by the Fining Committee. Garbage or trash containers and recycling bins may be placed out for collection no more than eighteen (18) hours before pickup and must be retrieved and put away out of view within eighteen (18) hours of pickup.

16. Maintenance of Parcels by Owners.

- a. Subject to the duties and obligations of the Association described herein, every Owner must keep and maintain his/her Parcel, including, but not limited to, the Dwelling Unit and its Improvements and appurtenances, at his/her expense, in good order, condition and repair, and must perform promptly maintenance and repair work on his/her Lot and Dwelling Unit. In this regard, each Owner shall be responsible for the maintenance, repair and repainting and shall keep same in a neat, clean and orderly fashion. Owners of property whose Lots abut a lake designated as a Common Area shall maintain the lawn within the area bounded by the rear Lot line and lines formed by extensions of the side Lot lines.

17. Require Casualty Insurance.

- a. This is just the same as homeowners' insurance required by a mortgage company.

18. Rebuild and clean up requirements.

- a. 6 months if damaged or 1 year if home is a total loss.

19. Natural Disaster exempt of some restrictions

- a. For 90 days after a natural disaster has caused significant damage to a propriety RV parking, Windows and window treatment, Roof section , Garbage Containers, Maintenance of Parcels

20. Pools

- a. Must be maintained and kept in working order
- b. Must be fenced or caged in

21. Mandatory HOA

- a. When a home is sold the new homeowner is required to be a member of the HOA and the HOA will have the ability to fine and lien. This does not affect current homeowners.

	2020 Budget	FYTD as of 12/6/20	2021 Budget	
Income	\$37,600.00	\$28,195.00.	\$35,000.00	
Estoppel.		1,650.00		
Dues.		26,545.00		
Admin Expenses - total	\$3,750.00.	\$6,451.67	\$7,000.00	
Meeting hall.		\$80.25.	\$300.00 (7)	
Bank fee.		\$12.00		
Corporate fees.		\$1,789.88 (1).	\$2000.00 (8)	
Repairs/maintenance.		\$1,118.00 (2).	\$1000.00	
Office supplies		\$220.00.	\$250.00	
Postage.		\$1,211.37 (3).	\$1300.00 (9)	
Copier contract.		\$1694.55 (4).	\$2,000.00	
Misc expenses.		\$37.00.	\$100.00	
Printing and copying.		\$288.62 (5).		(10)
Legal.	\$8,000.00.	\$9,661.69. (6)	\$8,000.00	
Landscaping.	\$18,500.00.	\$12,450.00.	\$15,000.00	
Insurance.	\$2000.00.	\$1967.00.	\$2,000.00	
Utilities.	\$1,400.00.	\$873.99.	\$1,000.00	
Electric.		\$294.57		
Water.		\$579.42		
Total expenses	\$33,650.00	\$30,804.35.	\$30,650.00	

Balances as of 12/6/20:

Checking. \$13699.22

Money market account. \$54,724.72 (includes \$12,225.00 designated as reserves for perimeter wall)

#### Footnotes:

(1). Included in this line item are printing costs and filing fees for the completed deed restrictions revitalization.

(2). Includes mandatory water back flow testing and Bahia Vista wall repair

(3). Legal requirement to mail out finalized revitalization documents

(4). Copier contract expires April 2021. Decision need on renewal or alternative copy services

(5). Printing of September Bugle. Copier was not available

(6). Over half of these legal fees were incurred contesting the lawsuit filed in 2019 by a homeowner seeking to be exempt from all deed restrictions for multiple properties that he owns in Tamaron. The suit asked for a summary judgment in his favor if the HOA did not respond

(7) Assumes a general meeting will be possible by the end of the year with the pandemic under control

(8). Assumes deed restrictions are successfully updated

(9) legal requirement to mail updated deed restrictions to all owners

(10). Included in copier contract estimate. See footnote (4).

Tamaron Homeowners Association  
Sarasota, Florida  
2020 Absentee/Proxy Ballot

I, \_\_\_\_\_ the undersigned, owner(s) or designated voter of property located at the address of \_\_\_\_\_

\_\_\_\_\_ (a) appoints Karen Walters, Secretary of the Association, on behalf of the board of directors or

\_\_\_\_\_ (b) appoints \_\_\_\_\_. Write in the name of your proxy.

The proxy holder named above has the authority to vote for me, with the power of substitution, except that me my proxy holder's authority is limited if indicated here:

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. Roll over of remaining funds from 2020 Budget:

\_\_\_\_ In Favor                  \_\_\_\_\_ Opposed

2. 2021 Annual Budget

\_\_\_\_ In Favor.                  \_\_\_\_\_ Opposed

Voter Signature: \_\_\_\_\_

Failure to check (a) or (b), or if (b) is checked, failure to write in the name of the proxy, shall be deemed an appointment of rye Secretary/President of the Association as your proxy holder.

Please return your ballot/proxy by January 15, 2021 to:

Karen Walters, Secretary at 1636 Fleetwood (plastic box by front door); or mail to Tamaron Homeowners Association, PO Box 51582, Sarasota, FL 34232; or scan and email to [HOA@tamaron-Hoa.com](mailto:HOA@tamaron-Hoa.com).

## 2021 Directory Information

Name of Residents: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone number: \_\_\_\_\_

\_\_\_\_\_ Check here if you do not want your number printed in the directory.

Email: \_\_\_\_\_

\_\_\_\_\_ Check here if you do not want your Email address printed in the directory.

Note: if you check the boxes, the HOA will use the information only for communications with you from the HOA but will not print or distribute it otherwise