

TANGERINE WOODS

a senior community (fifty-five and over) located in South West Sarasota County on SR776, approximately one mile inland from Lemon Bay. There are two routes to Manasota Key, one to the north via Manasota Beach Road, and one to the south through Englewood's business district to Englewood Beach.

TANGERINE WOODS (TW), a gated community, has 366 manufactured, double wide homes on resident owned property. The community has a large air-conditioned Clubhouse, a heated swimming pool, two tennis courts, eight shuffleboard courts, a bocce court, and a horseshoe pit. Within the community there are three man-made lakes; many of the homes abut the lakes. There are approximately five miles of paved roadway. The posted speed limit is 20 MPH. A large parking storage area is provided for RV's, boats, etc. An all volunteer security patrol tours the community in the evening.

TW's day-to-day operations are handled by a Community Association Manager (CAM). The Association office is located in the Clubhouse and is open Monday through Friday from 8:00 A.M. TO 2:00 P.M. The Manager is supported by an assistant five days a week during office hours. The TANGERINE WOODS OWNERS ASSOCIATION, INC. (TWOAI) has a seven member elected Board of Directors (BOD) which operates as a Florida condominium, which is regulated by Florida Statute 718. The Association has its own Governing Documents, Declaration, Articles of Incorporation, By-Laws, and Rules and Regulations. There are several standing committees that assist the BOD. Volunteerism keeps the community healthy and is an excellent way to get to know your neighbors. TW has an all volunteer "Lazy Daze" committee of men who meet once a week and perform various maintenance jobs, saving the association many dollars and reducing the association dues.

TW has an active Recreation Club Committee with its own set of officers. Activities are available both during the daytime hours and most evenings. Activities range from tennis to water aerobics; and ceramics to woodcarving. Residents can play bingo, dominoes, cribbage, euchre, pinochle and bridge. Saturday morning the Rec. Club hosts a coffee hour. There are numerous social events and occasional dinner dances. Many people enjoy singing in our Community Chorus, while others enjoy the two yearly concerts put on by this talented group.

TWOAI unit owners are assessed association dues payable each quarter based on the annual Operating Budget and Reserve Schedule. The quarterly association dues cover lawn maintenance, clubhouse and pool maintenance, roadways, all common areas and basic cable television. Utilities are provided by: Englewood Water District, water and sewer; Florida Light and Power, electric; Verizon, local telephone service. Each utility will invoice the residents for their usage. Trash, recycle and yard waste is picked up weekly, funded by your county taxes.

Association dues for the year 2018 are \$412.00 per quarter.

Additional questions will be answered by calling our manager at the phone number listed below.

756 Tangerine Woods Blvd., Englewood FL 34223
(941) 474-0167 Fax (941) 473-7653 Email: twmanager1@gmail.com