

Section 1 & 7 Screwed Edition

For our owner friends in section one or seven, this one's for you. If you didn't know, or believe that you were the red headed step children of CDS (and others) before now, this should help to remove all doubt. (*Carport repair in 7 notwithstanding*)

**THE SCREWING OF
SECTIONS 1 & 7****WHO, WHAT, and HOW****"WHO" is getting SCREWED?**

-Section One and Seven owners

"WHO" is doing the SCREWING?

-Sarasota County and CDS Association Board

**"WHAT" are you getting SCREWED
out of?**

-\$-\$-Money, hard earned MONEY!

"HOW" are they SCREWING you?

-See below...

SARASOTA COUNTY

For about as long as people can remember, Sarasota County has been sticking it to sections one and seven.

If you aren't aware, if you live in section 1 or 7, according to Sarasota County Ordinance 106-36(s), you live in a Class II garbage pickup area¹. (not to be confused with being treated like second class owners at CDS). Class II means you don't have individual receptacles for your garbage like the rest of the Class I owners here at CDS. You don't get curbside pickup. You have to take your trash to the end of the street.

The annual taxed rate for curbside collection service of garbage, recycling, and yard waste is \$263.96 for Class I customers. Because you are **Class II** customers, they are supposed to give you a break and only charge **\$223.24**.²

Take a look at your county tax bill for 2025. Odds are you paid \$263.96. Why? Because the county has never reclassified Section 1 or 7 to "Class II", even though you don't have curbside bins or curbside pickup!

Every year you've lived here, you've paid \$40 more per year in county tax than you should have, and you can bet that your caring board didn't say squat about it.



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CDS HOMEOWNER ASSOC.

Sections 1 & 7 finance a public dump, open to **anyone, 24/7, 365 a year!** The more trash that people dump in the common collection area, the more often that CDS mgmt. calls out WastePro to empty the dumpsters. To them it's just an irritation, to you it's an ongoing cost (that's not going down or away).

Why doesn't CDS do something about it?... **THEY DON'T CARE...PERIOD.** It really is no skin off their nose. In fact, it's really handy having a place for stuff that they don't want in their garbage bins (old sinks, excess garbage, remodel waste). Hell, just swing by the "public dump" on the way out and "let it rip".

What about the county?

Due to the fact that sections one and seven were built in the 80's, the CDS Homeowner Board doesn't have to comply with Sarasota County Ordinance 92-102, which mandates that new construction is required to have an enclosure for garbage and recycling containers. Lucky for the Board, (and not for you) this came into effect in 1993. This gets the Association off the hook for an enclosure for the garbage pickup area. It doesn't absolve them of the responsibility for the security of the area-which we'll explore later.

Let the Screwing Begin!

So...what does section one and seven get from the board instead of an enclosure, or a gate, or locks, or security cameras from the CDS board? (Excuses notwithstanding)

-You get charged, by the association, \$5,000³ per year, per section (\$10,000 total) in EXTRA assessments on your association dues!

-For **Section One** this is \$5,000, divided by 30 units, = **\$166.67** a year, (\$13.90/month) per owner...**EXTRA**

-For **Section Seven** this is \$5,000, divided by 32 units, = **\$156.25** a year, (\$13.02/month) per owner...**EXTRA**

**CDS Total Yearly Garbage Costs
(per Owner)**

Section One.....\$430.63

Section Seven.....\$420.21

Sec. 1 & 7 should be paying \$223.24

All other sections now pay...\$263.96

List of References:

¹Sarasota Ordinance 106-36(s)

²<https://www.scgov.net/government/solid-waste/solid-waste-service-area/> (ref. What's the Cost of Service?)

³CDS 2026 Budget Revised

⁴CDS 2025 Budget Final

⁵CDS 2026 Original Budget dated 9/22/2025 (via US Mail)

IS THIS NEW?

Sections one and seven are not new to being "dissed" by the management. Whether you know it or not, you've been paying the CDS "surcharge" for the "priviledge" of hauling your trash to their public dump for quiet some time.

Last year, in 2025, they charged section one and seven **\$780⁴ each (\$1,560 total) per year** In this year's *original* budget for 2026, that was mailed out to the owners dated Oct. 22, they bumped this up to **\$3,000⁵ each (\$6,000 total)**.

Then, in their revised version of the budget that was emailed only a few days before the budget meeting, they increased the amount to **\$5,000³ per section (\$10,000 total)**.

UNLESS YOU TAKE ACTION...

-EXCUSES will continue.

-DUES will continue to go up

-THE BOARD will continue to ignore the problem

-YOU will continue to pay more than anyone else in CDS for trash collection

The association knows it, and honestly the association does not give a damn...it isn't in their section, it isn't their money, and it isn't their concern.

WHAT CAN YOU DO?

Sarasota County-Call or email Sarasota County Solid Waste Management (information is below) and ask them to change your designation. If they can't, ask them who can. They will get tired of fielding calls. Ask for documentation!

CDS Homeowners Association

According to Sarasota County, the trash collection area is **the responsibility of the association**. Call or write the board. You bought a unit based on the association providing an adequate waste handling facilities without extra cost. It's not the fault of the owners that the association refuses to provide or secure waste areas with inadequate capacity. If the association won't address the situation, get a petition going. If the petition doesn't bring action it can be a starting point for other options that may need to be explored. If you rent, send this to your landlord-if this continues your rent WILL go up!

STOP THE SCREW!!!

Contact Information

Sarasota County Solid Waste

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