

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**K-BAR RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Wednesday, January 20, 2016 at 6:00 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Blvd. Tampa, FL 33647.

Present and constituting a quorum were:

Mike Metropolis	<b>Board Supervisor, Vice Chair</b>
Chloe Firebaugh	<b>Board Supervisor, Assistant Secretary</b>
Brady Lefere	<b>Board Supervisor, Assistant Secretary</b>
Louise Keehn-Bruell	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Shannon Nasekos	<b>District Coordinator, Rizzetta &amp; Co., Inc.</b>
Tracy Robin	<b>District Counsel, Straley &amp; Robin</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Tyree Brown	<b>Operations Manager, Rizzetta &amp; Co., Inc.</b>
Josh Axmacher	<b>LMP</b>
Jason Liggett	<b>LMP</b>
Van Womack	<b>Home Encounter</b>
Robbie Cox	<b>MBS Capital Markets</b>
Scott Brizendine	<b>Assoc. Director of Financial Svcs, Rizzetta &amp; Co.</b>
Bre Beirl	<b>Financial Analyst, Rizzetta &amp; Co., Inc.</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Roethke called the meeting to order and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Audience Members commented or asked the following questions:

- Asked about the mulch
- Asked about the fire ants

- Asked about the license plate cameras

*(Ms. Keehn-Bruell arrived while the meeting was in progress at 6:04 p.m.)*

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on November 18, 2015**

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board approved the regular minutes held on November 18, 2015 for K-Bar Ranch Community Development District.

*(Mr. Robin arrived while the meeting was in progress at 6:07 p.m.)*

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance Expenditures for October and November 2015**

On a Motion by Mr. Lefere, seconded by Ms. Firebaugh, with all in favor, the Board ratified the Operation & Maintenance expenditures for October 2015 totaling (\$65,745.74), October 2015 Amenity Improvements totaling (\$20,792.50), November 2015 totaling (\$33,449.72), November 2015 Amenity Improvements totaling (\$6,360.00) for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Deferred Cost Requisition Series 2006 Bonds #2015-01**

<u>Number</u>	<u>Name</u>	<u>Dollar Amount</u>
2015-01	Mobley Homes of FL, Inc.	\$3,076,813.03 or Balance in the Account

Mr. Brizendine discussed the details of this requisition with the Board. Mr. Brizendine and Mr. Robin entertained various questions from the Board.

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board ratified the Deferred Cost Requisition Series 2006 Bond #2015-01 for the K-Bar Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals from  
LMP**

Mr. Roethke presented several proposals from LMP and Mr. Axmacher reviewed the details of each proposal with the Board.

On a Motion by Mr. Metropolis, seconded by Mr. Lefere, with all in favor, the Board approved the proposals from LMP for Solar Sync irrigation upgrades at a total cost of (\$5,321.95) for K-Bar Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for  
Irrigation Flow Sensor**

Mr. Roethke presented proposals for an irrigation flow sensor to the Board. This is related to the irrigation cost share agreement between the CDD and the Stone Creek HOA, which has yet to be approved by the HOA. A discussion ensued.

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved the CDD to pay 50% of the installation cost for a flow sensor to be installed by the Stone Creek HOA at (\$2,018.00) (the CDD share is \$1,009.00) for K-Bar Ranch Community Development District.

Mr. Roethke also distributed a proposal for repairs that are needed at this shared well. This proposal covers repairs to the irrigation controller. The Stone Creek HOA agreed to pay 50% of the cost for this proposal. A discussion ensued.

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved a 50% cost share for the replacement of the irrigation controller to be done by the Stone Creek HOA at a not-to-exceed amount of (\$2,290.00) (the CDD share is \$1,145.00) for K-Bar Ranch Community Development District.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved an amendment to irrigation cost-sharing agreement to 56% for the Stone Creek HOA and 44% for the K-Bar Ranch CDD for a period of one year, at which point the percentages will be reviewed and updated after analyzing the irrigation flow sensor results for K-Bar Ranch Community Development District.

*(Mr. Axmacher left while the meeting was in progress at 6:48 p.m.)*

**EIGHTH ORDER OF BUSINESS**

**Presentation of Resignation Letter  
from Louise Keehn-Bruell**

Mr. Roethke presented a resignation letter from Ms. Keehn-Bruell.

On a Motion by Ms. Keehn-Bruell, seconded by Ms. Firebaugh, with all in favor, the Board accepted the resignation letter from Ms. Keehn-Bruell for K-Bar Ranch Community Development District.

*(Ms. Keehn-Bruell left while the meeting was in progress at 6:51 p.m.)*

**NINTH ORDER OF BUSINESS**

**Consideration of Appointment to  
Vacant Board Supervisor Seat**

Mr. Roethke presented several resumes from applicants interested in being appointed to the open seat on the Board of Supervisors. Mr. Metropolis recommended appointing a Stone Creek resident to the Board. Each applicant addressed the Board and the Board asked various questions of the applicants.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board appointed John Bowersox to the open Board Supervisor seat for K-Bar Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Administer Oath of Office to Newly  
Appointed Officer**

Mr. Roethke administered the oath to Mr. Bowersox and Mr. Bowersox replied in the affirmative. Mr. Roethke informed Mr. Bowersox that as a Board Supervisor he is entitled to compensation of \$200.00 per meeting, up to an annual maximum of \$4,800 per year. Mr. Bowersox declined compensation.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-  
01, Re-Designating Officers**

Mr. Roethke presented Resolution 2016-01 to the Board, which will re-designate the officers of the District. The Board appointed the designations as following:

Mike Metropolis as Chairman,  
Betty Valenti as Vice Chairman  
with the remaining Board Members as Assistant Secretaries.

On a Motion by Ms. Firebaugh, seconded by Mr. Lefere, with all in favor, the Board adopted Resolution 2016-01 for K-Bar Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Discussion Regarding Bond  
Refinancing**

Mr. Cox discussed options with the Board for potential bond refinancing and Mr. Cox entertained various questions from the Board. The Board requested updated numbers to be

presented at a continued meeting on January 27, 2016 at 3:00 pm at the offices of M/I Homes located at 4343 Anchor Plaza Pkwy Tampa, FL.

*(Mr. Cox, Mr. Brizendine, and Ms. Beirl left while the meeting was in progress at 7:47 p.m.)*

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Field Inspection Reports**

Mr. Roethke presented the field inspection report to the Board and Mr. Brown and Mr. Liggett reviewed any landscape issues with the Board.

Mr. Roethke presented two proposals for plant installations to the Board.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved the proposal for plant installations by LMP at a total cost of (\$862.75) for K-Bar Ranch Community Development District.

*(Mr. Liggett and Mr. Brown left while the meeting was in progress at 8:03 p.m.)*

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Updated District Amenity Rules and Regulations**

Mr. Roethke presented updated District Amenity Rules and Regulation to the Board. These Rules include minor updates to include references to the newly installed tennis courts and soon-to-be installed grills. Mr. Metropolis reminded the audience that fireworks are not permitted in any CDD areas and also reminded them of the No Fishing rules in the CDD ponds.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved the updated District Amenity Rules and Regulations for K-Bar Ranch Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**  
No report.

**B. District Engineer**

Ms. Stewart mentioned that Heidt Design is working on grading in a CDD area along the K-Bar Ranch East-West Roadway and SWFWMD is requiring that the CDD is named as a co-permittee for this project. Mr. Metropolis will sign off on this as Board Chair as soon as the paperwork is prepared.

On a Motion by Mr. Lefere, seconded by Ms. Firebaugh, with all in favor, the Board authorized the Board Chair to sign SWFWMD document as co-permittee for K-Bar Ranch Community Development District.

Ms. Stewart mentioned an issue with maintenance in a future Basset Creek CDD area. M/I Homes will take care of this.

**C. District Manager**

Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, March 16, 2016 at 6:00 p.m. at the New Tampa Regional Library.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Metropolis asked for a status update on amenity improvements.

Mr. Metropolis asked about the tennis court lighting.

Mr. Metropolis asked about potentially buying additional land from Krusen-Douglas.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Metropolis, seconded by Mr. Lefere, with all in favor, the Board adjourned the meeting at 8:26 p.m. and continued the meeting to January 27, 2016 at 3:00 pm at the offices of M/I Homes located at 4343 Anchor Plaza Pkwy Tampa, FL for K-Bar Ranch Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman