

**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 21, 2015 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:

Betty Valenti	<b>Board Supervisor, Chairman</b>
Mike Metropolis	<b>Board Supervisor, Vice Chair</b>
Chloe Firebaugh	<b>Board Supervisor, Assistant Secretary</b>
Brady Lefere	<b>Board Supervisor, Assistant Secretary (via phone)</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Tyree Brown	<b>Operations Manager, Rizzetta Amenity Services</b>
Tracy Robin	<b>District Counsel, Straley &amp; Robin</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Brad van Rooyen	<b>Home Encounter</b>
Jeff Hesenius	<b>LMP</b>
Scott Griffith	<b>M/I Homes</b>
Scott Steady	<b>Developer Counsel</b>
Angelo Bellucia	<b>Icon Engineering</b>
Tim Plate	<b>Heidt Design</b>
Shelby Horton	<b>Heidt Design</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**

- A resident asked why the Bighthouse bill at the Amenity Center was so high and she was told it covers the security system and 5 IP addresses due to it being a commercial account.

- Several residents commented about the security issues. They were told that there is a proposal from City of Tampa Police which will be considered for off-duty patrol. A Board Supervisor said that the residents need to prepare their own properties to be more secure by contacting police for advice, trim their shrubs, install automatic lights, etc.
- A resident commented that there is a lot of solicitation in the neighborhood. This is an HOA issue.
- A resident noted that there are cows in the pasture behind Pride Elementary that gets loose in the streets. Ms. Stewart will work on this with the attorney. It was mentioned that the fences are being repaired and a gate was installed.
- Tree trimming around the street lights is not being done. Mr. Brown will check with LMP on the status of them trimming the trees.
- There is a developer sign at Wild Tamarind and Yellow Clover that blocks the view of cars for people to cross the road. The Developer will have the sign moved.
- A resident requested for more dog waste stations to be installed.
- A resident commented about a lot of traffic off of Mistflower and requested that speed bumps be installed. They were told to contact the City to request them directly.
- A resident asked about installing hi-definition security cameras at the entrance gates that can take pictures of license plates and of people's faces upon entering and leaving the District. This will be discussed during Supervisor's Requests later on in the meeting.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular and Audit Meetings held on November 19, 2014 and Landowner Meeting held on November 21, 2014**

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved the regular and audit minutes held on November 19, 2014 and the landowner meeting minutes held on November 21, 2014 for K-Bar Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance Expenditures for November and December 2014**

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board ratified the Operation & Maintenance expenditures for November 2014 totaling (\$21,038.74) and for December 2014 totaling (\$46,782.09) for K-Bar Ranch Community Development District.

*(Mr. Lefere left while the meeting was in progress at 6:40 p.m.)*

**FIFTH ORDER OF BUSINESS**

**Presentation from M/I Homes  
Regarding Future K-Bar Ranch  
Development**

Mr. Steady, Developer's Counsel, discussed some plans for future development of K-Bar Ranch CDD. Mr. Steady introduced Mr. Griffith, Mr. Plate, Mr. Bellucia, and Ms. Horton when reviewing future development plans. There are areas adjacent to K-Bar Ranch CDD that are currently zoned for agricultural use, and M/I Homes is looking to re-zone these areas for planned development. Mr. Steady entertained various questions from the Board and the audience regarding this development.

Mr. Bellucia discussed details regarding the potential changes to the roadway as a result of this development. Ms. Stewart clarified some questions from audience members regarding the future development. A lengthy discussion ensued.

Mr. Plate added some additional details and answered questions from the audience regarding the phasing and timelines of the project. No formal Board action is required on this project.

**SIXTH ORDER OF BUSINESS**

**Presentation of Resolution 2015-02,  
Canvassing and Certifying Election**

Mr. Roethke presented Resolution 2015-02 to the Board, canvassing and certifying the results of the Landowner Election on November 21, 2014.

On a Motion by Mr. Metropolis, seconded by Ms. Valenti, with all in favor, the Board adopted Resolution 2015-02 for K-Bar Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Field Inspection  
Reports**

Mr. Roethke presented the field inspection report to the Board, and Mr. Brown reviewed the details of the report with the Board. Mr. Metropolis mentioned an issue with fire ants around pond banks. Mr. Brown will work with the landscaper on treating these and will also request a proposal for a top choice treatment.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Annual Proposal  
from LMP**

Mr. Roethke presented a proposal for annual installation at the Stone Creek monument from LMP that requires Board ratification.

Mr. Roethke also noted that the previous landscaper may have been installing annuals in this location at no extra cost. When the new landscaper bid on this project this area was not

included, because the map only included CDD-owned lands. The Stone Creek monument is owned by the Stone Creek HOA. Mr. Robin suggested getting a landscape easement in place to allow the District to maintain this area, if desired by the Board.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board ratified the proposal for annual installation from LMP at a cost of (\$315.00) and allows District Staff to create a landscape easement agreement with the Stone Creek HOA for K-Bar Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Irrigation Repair Proposals**

Mr. Roethke presented several proposals for irrigation repairs throughout the District. Mr. Brown added some details regarding these proposals.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved the irrigation repair proposals from LMP at a total cost of (\$5,880.10) for K-Bar Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Discussion of Irrigation Cost Sharing Agreement**

Mr. Roethke presented two Irrigation Cost Sharing Agreements, one between the CDD and Laurel Vista HOA, and another between the CDD and Stone Creek HOA. Mr. Robin added some additional details regarding these agreements. A discussion ensued and Ms. Stewart added some additional details regarding the agreement. Mr. Robin noted that the agreement between the CDD and Stone Creek HOA is not ready to be executed at this time.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved the irrigation cost sharing agreement between K-Bar Ranch CDD and Laurel Vista HOA for K-Bar Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Off-Duty Deputy Service**

Mr. Roethke provided a proposal for off-duty Deputy Services from the City of Tampa Police Department to the Board. A discussion ensued regarding security issues. The Board decided not to move forward with this proposal at this time. Ms. Valenti and Mr. Metropolis suggested installing license plate cameras at the District entrance.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board authorized Board Chair and District Staff to purchase and install license plate security cameras at the District entrance, not to exceed (\$5,000.00) for K-Bar Ranch Community Development

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution  
2015-03, Series 2006 Project  
Completion**

Mr. Roethke presented Resolution 2015-03 to the Board, which will certify the Series 2006 Project as complete.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board adopted Resolution 2015-03 for K-Bar Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Development  
Acquisition Agreement**

Mr. Roethke presented a Development Acquisition Agreement to the Board. Ms. Valenti mentioned that the proposals for the Amenity Area improvements discussed at the previous meeting are not yet available at this time, due to some issues with the available space. A vendor is currently reviewing the area to see if a tennis court can fit. A discussion ensued regarding possible suggestions for alternate amenities if the tennis court cannot fit. Mr. Metropolis discussed obtaining another bond for future expansion of the Amenity Center building, or expanding the current pool. Ms. Valenti will bring this suggestion back to the developer and will provide an update at the next meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Recommendation  
of Audit Review Committee**

Mr. Roethke asked for a motion to accept the recommendation made by the Audit Review Committee on November 19, 2014. As a reminder, the Audit Review Committee selected Grau & Associates as the auditor for FY 2014/2015, with renewal options for FY 2015/2016 and FY 2016/2017.

On a Motion by Mr. Metropolis, seconded by Ms. Valenti, with all in favor, the Board approved the recommendation from the audit review committee to select Grau & Associates as the auditor for K-Bar Ranch Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel**  
No report.

**B. District Engineer**

Ms. Stewart distributed a Public Facilities Report to the Board and reviewed the details.

Ms. Stewart also discussed the remaining issues with adding lighting to the Basset Creek Monument.

**C. District Manager**

Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, March 18, 2015 at 6:00 p.m. at the New Tampa Regional Library.

Mr. Roethke distributed an updated proposal from KGE Design for the CDD website. Since the last meeting, Mr. Roethke sent all necessary documentation to Mr. Elmer to load on to the website, and he updated his proposal to more accurately reflect the website content. The new proposal is submitted at a cost of \$2,800 for website set up, which should be completed within 6-8 weeks.

On a Motion by Mr. Metropolis, seconded by Ms. Valenti, with all in favor, the Board approved the proposal from KGE Design for CDD website services at a cost of (\$2,800.00) for K-Bar Ranch Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Firebaugh asked Board Chair and District Manager to work on adding additional dog waste stations throughout the property.

Mr. Metropolis asked the developers to remove the snipe signs from District property, and asked District Counsel for ideas on how to enforce this.

Ms. Valenti asked when the street lights would be under CDD control and she was answered that the CDD will have control of the street lights once all contracts are fully transferred to the District.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board adjourned the meeting at 8:52 p.m. for K-Bar Ranch Community Development District.

  
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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman