
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, October 16, 2013 at 1:03 p.m.** at the office of M/I Homes located at 4343 anchor Plaza Parkway, Suite 200, Tampa, FL 33634.

Present and constituting a quorum were:

Betty Valenti	Board Supervisor, Chairperson
Chloe Firebaugh	Board Supervisor, Vice Chair
Mike Metropolis	Board Supervisor, Assistant Secretary

Also present were:

Bruce St. Denis	District Manager, DPF <i>(joined meeting in progress)</i>
Joseph Roethke	Representative, Rizzetta & Co., Inc.
Gregory Cox	Representative, Rizzetta & Co., Inc.
John Vericker	District Counsel; Straley & Robin
Patty Comings-Thibault	Representative, DPF <i>(via phone)</i>

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Valenti called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no Audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board
of Supervisors' Meeting held on
September 18, 2013**

Ms. Firebaugh noted various changes to incorporate in to the minutes.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved the Minutes of the Board of Supervisors' meeting held on September 18, 2013 as amended for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Financial Statements

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board adopted the Financial Statement for November 2013 for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for
September 2013**

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board ratified the Operation & Maintenance expenditures for September 2013 totaling \$52,097.16 for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Year End Financial Projections

(Patty Comings-Thibault joined the meeting in progress via phone)

A discussion regarding the year end projections ensued. It was noted that \$57,743.00 would be needed to fund the remainder of the year. Ms. Firebaugh inquired about an apparent discrepancy in the fund balance where the projected dollar amount as of September 30, 2013 was \$67,875.00 and the actual amount as of September 30, 2013 was \$38,640.00.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-
01, Appointing District Manager**

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board adopted Resolution 2014-01, appointing Rizzetta & Company, Inc. as District Manager for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2014-02, Appointing Secretary

On a Motion by Ms. Firebaugh seconded by Mr. Metropolis, with all in favor, the Board adopted Resolution 2014-02, appointing Pete Williams as Secretary for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2014-03, Appointing Treasurer and Assistant Treasurer

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board adopted Resolution 2014-03, appointing William J. Rizzetta as Treasurer and Joseph Kennedy as Assistant Treasurer for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2014-04, Designating Public Depository

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board adopted Resolution 2014-04, designating Suntrust Bank as the Public Depository for K-Bar Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2014-05, Authorizing Signatories

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board adopted Resolution 2014-05, designating the Chairman, Vice-Chairman, Assistant Secretaries, Treasurer and Assistant Treasurer as authorized signatories for the District's operating bank account(s) for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Rizzetta & Company Management Agreement, Collection Agreement, Continuing Disclosure Agreement

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board approved the District Management Agreement, Collection Agreement and the Disclosure Agreement for K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Round-a-Bout Reconfiguration and Proposal

This agenda item was tabled.

FOURTEENTH ORDER OF BUSINESS

Developer Loan; Promissory Note

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board approved the Promissory Note (total of up to \$90,000.00) for K-Bar Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Resolution 2014-06, Authorizing Promissory Note

Mr. Metropolis stated that he would like the loan to be paid back as soon as possible, noting that no additional stipulations would be added to the Resolution.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board adopted Resolution 2014-06, authorizing the Promissory Note for K-Bar Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

Landscape Maintenance Contract

Ms. Valenti suggested that the Board wait to approve this contract until January when the District would have more funds at its disposal. Mr. Metropolis noted various landscaping complaints. Mr. Metropolis and Ms. Firebaugh disagreed with Ms. Valenti and moved to approve the contract.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved the Austin Outdoor landscape maintenance contract for K-Bar Ranch Community Development District.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board approved the new agreement to be effective November 1, 2013 for K-Bar Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Updates

Boundary Expansion Update

Mr. Vericker stated that the boundary expansion was moving along as planned. A discussion ensued regarding Plat Book 121, Page 149, previously recorded by Ms. Valenti.

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

Construction Update

Ms. Valenti stated that a well has been installed inside Parcel O and is being used for

irrigation along K-Bar Ranch Parkway. The Board directed Mr. Vericker to draft a shared-use maintenance agreement with the HOA.

Monument Lighting

The LED lighting will be tabled for a period of 1 year.

EIGHTEENTH ORDER OF BUSINESS

Additional Matters

There were none.

NINETEENTH ORDER OF BUSINESS

Staff Reports

A. District Manager

Mr. St. Denis stated that the insurance for Fiscal Year 2013/2014 has been purchased and reminded the Board that the Amenity Center Rules Public Hearing would be held at the November 20, 2013 Board of Supervisors' meeting.

B. District Engineer

It was noted that Stantec is working to clear up construction funding issues. Mr. Metropolis inquired about a fire hydrant that was not functioning. Ms. Stewart will follow up on the issue.

F. District Counsel

Mr. Vericker discouraged the use of text messages for CDD business as they would then be considered public record.

TWENTIETH ORDER OF BUSINESS

Audience Comments

An Audience member commented on traffic concerns and requested a letter from the District voicing its support in the effort to decrease traffic. A discussion ensued.

<p>On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board authorized District Counsel to draft a letter to Victor Crist regarding the traffic concerns for K-Bar Ranch Community Development District.</p>
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An Audience member suggested that the Board consider engaging Verizon over Bighthouse.

An Audience member commented on the \$25,000.00 Capital Improvement Budget line item.

An Audience member inquired about the installation of a commercial area.

TWENTY-FIRST ORDER OF BUSINESS

Supervisor Requests

Ms. Firebaugh inquired about the TECO pedestal to be moved. Carlos from Austin Outdoor stated that the pedestal had been moved.

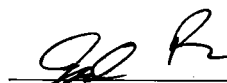
Ms. Valenti stated that Brighthouse has been installed at the Amenity Center and that a refund of the installation fee, technician's fee and one month of service had been received.


On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved a contract with the HOA to provide gate programming services (no fee) for K-Bar Ranch Community Development District.

TWENTY-SECOND ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board adjourned the meeting at 3:04 p.m. for K-Bar Ranch Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman