

**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, November 18, 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>            |
| Chloe Firebaugh     | <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>                              |
| Jason Liggett   | <b>LMP</b>   |
| Van Womack      | <b>Home Encounter</b>  |
| Robbie Cox      | <b>MBS Capital Markets</b>                                     |
| Bre Beirl       | <b>Financial Analyst, Rizzetta &amp; Co., Inc. (via phone)</b> |
| Rob Cirillo     | <b>Securiteam</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**

An Audience Member asked a question about road connections.

An Audience Member asked about lawn mowing.

An Audience Member asked about potential land to be sold to the CDD.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of  
the Board of Supervisors' Regular  
Meeting held on September 16,  
2015**

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board approved the regular minutes held on September 16, 2015 for K-Bar Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations and  
Maintenance Expenditures for  
August and September 2015**

On a Motion by Ms. Firebaugh, seconded by Ms. Keehn-Bruell, with all in favor, the Board ratified the Operation & Maintenance expenditures for August 2015 totaling (\$49,476.30), September 2015 totaling (\$17,256.70), September 2015 Amenity Improvements totaling (\$11,673.32) for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of Field Inspection  
Report**

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

Ms. Valenti requested updates from Mr. Liggett on several landscape issues. Mr. Liggett will address these issues.

Ms. Valenti asked Ms. Stewart about some invasive species in the wetlands.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals from  
LMP**

Mr. Roethke presented several proposals from LMP to the Board.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved the proposal from LMP for mulch application at a total cost of (\$9,625.00) for K-Bar Ranch Community Development District.

*(Mr. Liggett left while the meeting was in progress at 6:21 p.m.)*

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Bond  
Refinancing**

Mr. Cox reviewed options with the Board to potentially refinance the original Series 2006 Bonds for the District. Mr. Cox distributed an engagement letter for financial underwriting services to the Board.

On a Motion by Ms. Valenti, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved the engagement letter with MBS Capital Markets for K-Bar Ranch Community Development District.

Mr. Cox distributed a presentation to the CDD Board regarding options for bond refunding. Mr. Cox entertained various questions from the Board regarding the refunding process. This item will be discussed further at the next meeting.

*(Mr. Cox and Ms. Beirl left while the meeting was in progress at 6:52 p.m.)*

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for  
Security Camera System**

Mr. Roethke presented a proposal from Securiteam for an updated security system for the Amenity Center. Mr. Cirillo reviewed the details of this proposal and answered various question from the Board.

On a Motion by Ms. Valenti, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved the proposal from Securiteam for security system installation at a not-to-exceed cost of (\$10,518.00) and \$400.00 per month for the voice-down service for K-Bar Ranch Community Development District.

*(Mr. Cirillo left while the meeting was in progress at 7:17 p.m.)*

**NINTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate  
Calculation Report for Series 2006  
and 2011**

Mr. Roethke presented the Arbitrage Rebate Calculation Reports for the Series 2006 and Series 2011 Bonds to the Board and noted that there is no arbitrage liability at this time.

**TENTH ORDER OF BUSINESS**

**Discussion Regarding CDD Website**

Mr. Roethke asked the Board for their input regarding the new CDD website. A discussion ensued regarding issues with CDD email addresses and adding surveillance video to the CDD website.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Robin discussed a Quit-Claim Deed for an area of land that is not part of the District's boundary and needs to be deeded from the CDD back to the developer. This has been executed by the Board Chair and requires ratification.

On a Motion by Ms. Keehn-Bruell, seconded by Ms. Firebaugh, with all in favor, the Board ratified the Quit Claim Deed for K-Bar Ranch Community Development District.

**B. District Engineer**

Ms. Stewart noted that she is following up on a sidewalk issue.

**C. District Manager**

Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, January 20, 2015 at 6:00 p.m. at the New Tampa Regional Library.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Keehn-Bruell informed the Board that she will be resigning from the Board in January. Mr. Roethke noted that as a result of this upcoming resignation there will be an opening for a new resident supervisor. Interested parties should contact the District Manager to be considered at the January meeting.

Mr. Keehn-Bruell would like to make a donation of Sabal Palms to the District to be installed in the roundabout.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board adjourned the meeting at 7:30 p.m. for K-Bar Ranch Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman