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**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 20, 2013 at 6:00 p.m.** at the New Tampa Regional Library located at 10001 Cross Creek Boulevard, Tampa, Florida 33647.

Present and constituting a quorum were:

Chloe Firebaugh	<b>Board Supervisor, Vice Chair</b>
Mike Metropolis	<b>Board Supervisor, Assistant Secretary</b>
Joe Fulghum	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Scott Brizendine	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
John Vericker	<b>District Counsel; Straley &amp; Robin</b>
Tonja Stewart	<b>District Engineer, Stantec (<i>joined in progress</i>)</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Roethke called the meeting to order and conducted roll call. He asked for a motion to amend the agenda to consider Resolution 2014-08, appointing an Assistant Secretary.

On a Motion by Ms. Firebaugh, seconded by Mr. Fulghum, with all in favor, the Board amended the agenda to consider Resolution 2014-08 for K-Bar Ranch Community Development District.

On a Motion by Ms. Firebaugh, seconded by Mr. Fulghum, with all in favor, the Board adopted Resolution 2014-08, appointing Joseph Roethke as Assistant Secretary for K-Bar Ranch Community Development District.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

An Audience member presented a list of comments and questions compiled from the community Facebook page. The items included questions regarding the round-a-bout construction, the new management company, holiday decorations, landscaping issues, lighting issues and new changed to the community. The Board discussed these items with the resident.

An Audience member inquired about a possible fire hydrant leak near the entrance to the community. Ms. Stewart noted that the County will fix this.

An Audience member asked about the Capital Improvement line item in the budget. The Board explained that this item is a part of the general O&M budget, and will be used for improvements in the community provided that enough funds are available.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of Board  
of Supervisors' Meeting held on  
October 16, 2013**

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

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board approved the Minutes of the Board of Supervisors' meeting held on October 16, 2013 as amended for K-Bar Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

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

A discussion ensued regarding several invoices from Austin Outdoor and Blue Water Aquatics.

On a Motion by Ms. Firebaugh, seconded by Mr. Fulghum, with all in favor, the Board ratified the Operation & Maintenance expenditures for October 2013 totaling \$20,500.84 for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Budget  
Amendment for Fiscal Year  
2012/2013**

Mr. Roethke informed the Board that upon further review, the District did not go over budget for fiscal year 2012/2013. A budget amendment will therefore not be necessary.

**SIXTH ORDER OF BUSINESS**

**Consideration of Round-a-Bout  
Configuration and Proposal**

A discussion ensued regarding the RIPA & Associates proposal. Ms. Firebaugh expressed concerns about the proposal noting that the proposal is incomplete and that more than one proposal is needed. This agenda item was tabled until the next Board of Supervisors' meeting. Ms. Stewart will work with RIPA to update their proposal and will work on acquiring additional proposals.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Pool Access Card Agreement**

Mr. Roethke reviewed the agreement for the Board, noting that this agreement will transfer ownership of distribution of the pool cards from the CDD to HOA. He stated that the document is already executed and needs to be ratified by the Board. Mr. Fulghum asked Mr. Vericker about the language in the first paragraph. Mr. Vericker will amend the first paragraph.

On a Motion by Ms. Firebaugh seconded by Mr. Metropolis, with all in favor, the Board ratified the Pool Access Card Agreement as amended for K-Bar Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Calculations, Series 2011**

Mr. Brizendine reviewed the report and entertained questions from the Board. No formal Board action was taken.

**NINTH ORDER OF BUSINESS**

**Amenity Center Rules Public Hearing**

The Board entertained comments from the Audience regarding pool rules, basketball courts and a no fishing policy. The Board tabled the Public Hearing until the Board of Supervisors' meeting on January 15, 2014 at 1:00 p.m.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board authorized District Counsel to draft a No Fishing Resolution for the next meeting and to work with the Chairman on the restrictions for K-Bar Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Ms. Stewart reviewed the status of the 2006 and 2011 construction accounts and noted several issues (outstanding requisition and missing checks issued by the Trustee). Ms. Stewart will work with District Staff to resolve these issues.

**C. District Manager**

Mr. Roethke stated that the next Board of Supervisors' meeting will be held on January 15, 2014 at 1:00 p.m. at M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634.

He noted that an audit needs to be performed for fiscal year 2011/2012 and that District Staff will work on this with the auditor.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Metropolis commented on the road updates noting that residents are working with City Council. A resident provided an update stating that the County agreed to re-stripe Kinnan to a northbound lane and that it will be done by the end of the year.


Mr. Metropolis asked a resident for an update on the school re-zoning. It was noted that a petition was written and would be mailed on Monday.

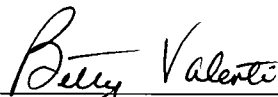
On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board authorized the Chairman to send a letter of support to the County for the school re-zoning for K-Bar Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Fulghum, seconded by Mr. Metropolis, with all in favor, the Board adjourned the meeting at 8:05 p.m. for K-Bar Ranch Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman