

***K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisors
Business Meeting***

***Wednesday,
February 15, 2012***

10:00 a.m.

***Stantec
2205 North 20th Street
Tampa, Florida***

K-Bar Ranch Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9102

February 10, 2012

Board of Supervisors
**K-Bar Ranch Community
Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the K-Bar Ranch CDD is scheduled for **Wednesday, February 15, 2012** at 10:00 a.m. at the **offices of Stantec, 2205 North 20th Street, Tampa, Florida.** *The advanced copy of the agenda for each meeting is attached.*

Enclosed for your review in the Advance Board Package is:

- Minutes of December 21, 2011 Meeting;
- Minutes of January 6, 2012 Meeting;
- Financials and Check Register as of January 2012;
- Resolution 2012-4, Street Light District Dissolution
- Resolution 2012-3, Submit Petition to Expand the District;
- GNP Engagement Letter; and
- Correspondence on the Round-a-Bout.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional support material will be forwarded to you under separate cover or distributed at the meeting. If you have any questions, please contact me.

Sincerely,

John Daugirda/jmr

John Daugirda
District Manager

JD:jmr
Enclosures

District: K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: **Wednesday, February 15, 2012**
Time: 10:00 a.m.
Location: Stantec
2205 North 20th Street
Tampa, FL 33605

***Regular Business Meeting
Agenda***

1. Roll Call
2. Business Administration Items:
 - A. Approval of Minutes of December 21, 2011 Meeting
 - B. Approval of Minutes of January 6, 2012 Meeting
 - C. Acceptance of Financials and Check Register as of January 2012
3. Business Items:
 - A. Consideration of Resolution 2012-4, Street Light District Dissolution and Transfer to the District
 - B. Ratification of Resolution 2012-3, Authorizing the Submittal of a Petition to Expand the District
 - C. Update on Boundary Amendment
 - D. Consideration of GNP Engagement Letter to Perform Arbitrage Calculations for Series 2011 Bonds
 - E. Discussion Regarding Round-a-Bout
4. Staff Reports
 - A. Manager
 1. Amenity Center Update
 2. Landscape Maintenance Update
 3. Pond Maintenance
 - B. Attorney
 - C. Engineer
5. Supervisors Requests and Audience Comments
6. Adjournment

SECTION TWO

Item A

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**MINUTES OF MEETING
K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

5 The Regular Meeting of the Board of Supervisors of the K-Bar Ranch Community
6 Development District held on Wednesday, December 21, 2011 at 10:00 a.m. at the offices of
7 Stantec, 2205 North 20th Street, Tampa, Florida.
8

9 **FIRST ORDER OF BUSINESS – Roll Call**

10 Mr. Daugirda called the meeting to order.

11 The Board members introduced themselves for the record.

12
13 Present and constituting a quorum were:

14
15 Jamie Goodman Chairperson
16 Sasha Goodman Supervisor
17 Vanderlyn Brown Supervisor
18 Mike Metropolis Supervisor
19

20 Also present were:

21
22 John Daugirda Manager
23 Mark Straley Attorney
24 Tonja Stewart Engineer
25 Ken Knight Reporter
26

27 Mr. Daugirda established a quorum of the Board was present.
28

29 **Organizational Matters**

30 ➤ **Acceptance of Resignation of Mr. Marc Mobley**

31 Mr. Daugirda stated I received the resignation of Marc Mobley and request a motion
32 to accept.
33

34 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Brown, WITH ALL IN FAVOR
35 the Board accepted the resignation of Mr. Marc Mobley.
36

37 ➤ **Appointment of Supervisor to the Unexpired Term of Office [11/2012]**

38 Mr. Daugirda requested a nomination to fill the open supervisor seat.
39

1 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Brown, WITH ALL IN FAVOR
2 the Board nominated Mr. Metropolis to fill the open supervisor seat.

3
4 Mr. Metropolis accepted the nomination.

5
6 ➤ **Oath of Office of Newly Appointed Supervisor**

7 Mr. Daugirda, being a Notary Public of the State of Florida, administered the oath of
8 office to Mr. Metropolis; a copy of which is attached hereto and made a part of the
9 permanent record.

10
11 ➤ **Overview of District Responsibilities and Purpose**

12 Mr. Daugirda stated the new CDD supervisor will be responsible for filing a Form 1
13 with the Supervisor of Elections in the county in which you reside within 30 days.

14 Mr. Daugirda presented a new supervisor information packet, Form 1 - Statement of
15 Financial Interest and the Guide to the Sunshine Amendment and Code of Ethics for public
16 officers and employees to Mr. Metropolis.

17 Mr. Daugirda further stated the District is a public entity and you are a public official.
18 The Board is bound by the Sunshine Law and various laws and rules of the State of Florida
19 including Chapter 190 and several others. Any materials kept by the Supervisor or staff
20 member in connection with the CDD are public records and it is recommended they are kept
21 in one location for access in case of a request for CDD records. Mr. Daugirda explained the
22 Sunshine Law and ethical duties to the supervisor.

23 Discussions were held regarding the upcoming election procedures for November
24 2012 based on the number of registered voters as of April 1st; and the SBHAC future plans..

25
26 ➤ **Compensation of Supervisor**

27 Mr. Daugirda reviewed the compensation for being on the Board and asked Mr.
28 Metropolis if he wanted to accept or waive compensation.

29 Mr. Metropolis waived compensation.

30
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33

1 ➤ **Officer Structure**

2 Mr. Daugirda reviewed the Board of Supervisors structure and asked the Board if
3 they wanted to make any changes. The Board retained the officer slate and appointed Mr.
4 Metropolis as Assistant Secretary.

5

6 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH ALL
7 IN FAVOR the Board approved Jamie Goodman as Chairman, Leonard Johnson as Vice
8 Chairman, John Daugirda as Secretary, Richard Woodville as Treasurer, Jean Rugg, Carolyn
9 Stewart, Mike Metropolis, Vanderlyn Brown and Sasha Goodman as Assistant Secretaries.

10

11 **SECOND ORDER OF BUSINESS – Business Administration Items:**

12 **A. Approval of Minutes of November 16, 2011 Meeting**

13 Mr. Daugirda stated each Board member received a copy of the minutes of the
14 November 16, 2011 Board meeting and requested any additions, corrections or deletions.

15 There not being any,

16

17 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
18 FAVOR, the Board approved the Minutes of the November 16, 2011 Meeting.

19

20 **B. Acceptance of Check Register as of December 14, 2011**

21 Mr. Daugirda reviewed the check register as of December 14, 2011 and requested a
22 motion to accept.

23

24 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Brown, WITH ALL IN FAVOR,
25 the Board accepted the check register as of December 14, 2011.

26

27 **THIRD ORDER OF BUSINESS – Business Items**

28 **A. Consideration of Street Light District Dissolution**

29 Ms. Stewart stated District Counsel is working on a resolution to allow the dissolution
30 of the Street Lighting District that was beyond Bassett Creek Estates.

31 Ms. Jamie Goodman asked is that what they are seeing on the tax bills for Stone
32 Creek?

33 Ms. Stewart responded yes, and I understand that these street light bills have a history
34 to where they were never taxed or paid. The District will be taxed in 2012. I will coordinate
35 with the City and complete the transfer of the streetlight responsibility to the CDD.

1 **B. Review of Boundary Amendment Matter**

2 Ms. Stewart stated plans are for the CDD to move forward with the boundary
3 amendment to include Parcels O and Q into the District. We will be adding 221 units and the
4 developer will pay for the amended ordinance which will take 90 to 120 days to obtain. We
5 should consider having an educational workshop for the residents and we want to make sure
6 they know that Tamarind will be a major connector road.

7 Mr. Straley stated we will petition the city and it will take the 90 to 120 days to
8 complete. We cannot move forward until this is done and should have the petition ready for
9 the Board in January.

10 Further discussions related to the bond issues for the installing the infrastructure for
11 the annexed parcels; time frame for the boundary amendment process; potential of holding a
12 resident workshop regarding the boundary amendment and development visions for the
13 parcels; and continuation of this meeting for the sole purpose of the boundary amendment.

14

15 **C. Consideration of Upland Habitat Deed**

16 Ms. Stewart stated we had complaints from residents regarding cows roaming the
17 Habitat. We spoke to Krusen Douglas who owns the majority of the ranch. It has been
18 approved to give a deed to the land from Krusen Douglas to the District with an option for
19 them to reacquire it if the land becomes developable. We need to complete the transfer in
20 December so that the District can apply for a governmental ad-valorem tax exemption. The
21 Developer will cover any maintenance and fencing costs.

22 Mr. Straley stated I need the Board to approve accepting the deed to the land with
23 Krusen Douglas retaining the right to reacquire the land when it becomes ready to develop.

24

25 On MOTION by Ms. Jamie Goodman SECONDED by Mr. Metropolis, WITH ALL IN
26 FAVOR, the Board approved accepting a deed to the land with Krusen Douglas able to
27 reacquire the land when it becomes ready to develop.

28

29 **FOURTH ORDER OF BUSINESS – Staff Reports**

30 **A. Manager**

31 **A.1. Amenity Center Update**

32 Mr. Daugirda stated the cameras were installed at the activity center. Mr. Metropolis
33 will confer with the contractor to see about a refund for the cost of the fourth replacement
34 camera. The Developer and Mr. Brad Van Rooyen of the HOA are discussing whether

1 Bright House cable service at no cost to the CDD can be utilized by the activity center for
2 monitors.

3

4 **A.2. Landscape Maintenance Update**

5 Mr. Daugirda stated Cornerstone has started service as the landscape maintenance
6 contractor. We have not received a response from Mr. Van Rooyen regarding the HOA
7 portion of the landscape maintenance. I will follow up with him. I have asked Cornerstone
8 to be proactive in any findings and recommendations as they work through the area.

9

10 **A.3. Pond Maintenance**

11 Mr. Daugirda stated there is nothing to report on pond maintenance.

12

13 Mr. Daugirda stated we will also apply for the tax exemption for the park. If you
14 know of any other transferred taxable parcels let me know so we can apply for the tax
15 exemption for them.

16

17 **B. Attorney**

18 There being no report, the next item followed.

19

20 **C. Engineer**

21 There was no further report, the next item followed.

22

23 **FIFTH ORDER OF BUSINESS – Supervisors Requests and Audience Comments**

24 There being no requests or comments the next item followed.

25

26 **SIXTH ORDER OF BUSINESS – Adjournment**

27 The meeting was continued to January 6, 2012 at 10:00 a.m.

28

29 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
30 FAVOR, the meeting was continued to January 6, 2012 at 10:00 a. m. at the offices of
31 Stantec, 2205 North 20th Street, Tampa, Florida 33605

32

33 **These minutes were prepared in summary format.*

34 **Each person who decides to appeal any decision made by the Board with respect to any*
35 *matter considered at the meeting is advised that person may need to ensure that a verbatim*

1 *record of the proceedings is made, including the testimony and evidence upon which such*
2 *appeal is to be based.*

3

4 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
5 **publicly noticed meeting held on _____.**

6

7

8

9 _____
Signature

_____ **Signature**

10

11

12 _____
Printed Name

_____ **Printed Name**

13

14 **Title:**

- 15 **Secretary**
- 16 **Assistant Secretary**

14 **Title:**

- 15 **Chairperson**
- 16 **Vice Chairperson**

17

SECTION TWO

Item B

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**MINUTES OF MEETING
K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

10 The Recessed Meeting of the Board of Supervisors of the K-Bar Ranch Community
11 Development District held on December 21, 2011 at 10:00 a.m. reconvened on Friday,
12 January 6, 2012 at 10:00 a.m. at the offices of Stantec, 2205 North 20th Street, Tampa,
13 Florida.
14

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20 **FIRST ORDER OF BUSINESS – Roll Call**

21 Mr. Daugirda called the meeting to order.

22 The Board members introduced themselves for the record.

23 Present and constituting a quorum were:

24	Jamie Goodman	Chairperson
25	Sasha Goodman	Supervisor
26	Michael Metropolis	Supervisor

27 Also present were:

28	John Daugirda	Manager
29	Mark Straley	Attorney
30	Tonja Stewart	Engineer

31 Mr. Daugirda established a quorum of the Board was present.
32

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38 **SECOND ORDER OF BUSINESS – Business Items:**

39 **A. Discussion on Boundary Amendments**

40 Mr. Daugirda stated Mr. Straley is preparing the petition, Ms. Stewart is preparing the
41 engineers report and DPFG is preparing the statement of regulatory cost and any other
42 supporting documents that may be required.

43 Ms. Stewart stated since Mr. Metropolis is now on the Board representing the
44 Community I want to explain the details to him so he understands what this is about and can
45 report to the community.

46 Ms. Stewart provided a brief overview of the history of the District and the boundary
47 amendment.

1 Ms. Stewart stated the transportation briefing on the roads with a 5 to 10 year plan
2 show Parcels O & Q. It is anticipated 221 new homes will be added for a total at the end of
3 the development for a total of 1,999 units. Parcel Q was not in the plan and that is why we
4 are doing a boundary amendment.

5 Mr. Straley stated the process for expanding the District's boundaries is governed by
6 State Statute. There is a lot of documentation that needs to be prepared in a form, including
7 the legal descriptions in the area we are proposing to expand into the District. The petition
8 will include the construction cost estimates, which Ms. Stewart will put together as well as
9 the infrastructure to be built in this new parcel being added into the District. There will be a
10 public hearing in front of Tampa City Council.

11 Ms. Stewart asked can the services be done through the CDD and have the developer
12 re-pay the CDD for the professional services or should our contract be directly with the
13 developer?

14 Mr. Straley responded the District will be the petitioner so it makes sense that we bill
15 the District. We are looking for the Board to authorize District staff to prepare the petition
16 and secondly to authorize the Chairman to execute the petition so we can file it with the City.

17

18 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
19 FAVOR, the Board authorized staff to prepare the petition for boundary amendment and
20 authorize the Chairman to execute the petition.

21

22 Mr. Daugirda recommended a motion be passed to authorize staff to do the work and
23 to bill for the work and reimbursement from the developer for the boundary amendment.

24

25 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
26 FAVOR, the Board authorized agreements with Attorney, Engineer and District Manager on
27 an hourly basis for services for the boundary amendment and developer reimbursement of
28 costs; and the Chair was authorized to execute the agreements.

29

30 **B. Assessment on New bonds**

31 Mr. Daugirda stated the first step in this process is to get the boundary amendment
32 done and the Ordinance issued from the City. The second process is issue a small bond
33 series to fund the construction. It will be three or four months for the boundary amendment

1 and maybe another two months for the bond process. The assessments will be applied to the
2 new properties at comparable rates similar to the existing properties.

3

4 **C. Other Items**

5 There not being any, the next item followed.

6

7 **THIRD ORDER OF BUSINESS – Staff Reports**

8 **A. Manager**

9 Mr. Daugirda stated we talked about mulch at the last meeting and Cornerstone gave
10 us a price of \$38 per cubic yard which is less than Valley Crest. They have been to the
11 property. I asked them to analyze it and whether there was frost damage requiring
12 replacement plants all at once or in phases. I will let you know the response. We will
13 analyze in April to recommend whether to install mulch and /or new plants after the cold is
14 over and see if we need anything at that time.

15

16 **B. Attorney**

17 There being no report, the next item followed.

18

19 **C. Engineer**

20 There was no further report, the next item followed.

21

22 **FIFTH ORDER OF BUSINESS – Supervisors Requests and Audience Comments**

23 There being no requests or comments the next item followed.

24

25 **SIXTH ORDER OF BUSINESS – Adjournment**

26 There being no further business,

27

28 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
29 FAVOR, the Board meeting was adjourned at 10:23 a.m.

30

31

32 **These minutes were prepared in summary format.*

33 **Each person who decides to appeal any decision made by the Board with respect to any*
34 *matter considered at the meeting is advised that person may need to ensure that a verbatim*

1 *record of the proceedings is made, including the testimony and evidence upon which such*
2 *appeal is to be based.*

3

4 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
5 **publicly noticed meeting held on _____.**

6

7

8

9 _____
Signature

_____ **Signature**

10

11

12 _____
Printed Name

_____ **Printed Name**

13

14 **Title:**

Title:

15 **Secretary**

Chairperson

16 **Assistant Secretary**

Vice Chairperson

17

SECTION TWO

Item C

**Check Register / Financial Statements
To be Provided
Under Separate Cover**

SECTION THREE

Item A

RESOLUTION 2012-4

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT PERTAINING TO THE PROVISION OF STREETLIGHTS IN THE STONECREEK TOWNHOMES; AUTHORIZING CERTAIN OFFICERS OF THE CDD TO ENTER INTO AGREEMENTS ON BEHALF OF THE CDD IN SUBSTANTIALLY THE FORMS ATTACHED HERETO; AND PROVIDING FOR A METHOD OF DETERMINING THE PAYMENT FROM LANDOWNERS WITHIN THE CDD IN CONSIDERATION FOR THE PROVISION OF STREETLIGHTS.

WHEREAS, the K-Bar Ranch Community Development District (the “CDD”) is a local unit of special purpose government duly created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and by the City of Tampa Ordinance 2005-291 effective October 25, 2005, and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Stonecreek Townhomes, the legal descriptions of which are attached hereto and incorporated herein as **Exhibit “A”**, respectively, are located within and subject to the authority of the CDD; and

WHEREAS, the City of Tampa, imposed non-ad valorem assessments for the streetlights serving the Stonecreek Townhomes (“Stonecreek Townhomes Street Lighting District”); and

WHEREAS, the Board of Supervisors (the “Board”) of the CDD has determined that it is in the best interest of the CDD to request the City of Tampa to transfer the Stonecreek Townhomes Street Lighting District to the CDD; and

WHEREAS, the Board of the CDD has also determined it is in the best interest of the CDD to provide streetlights for the Stonecreek Townhomes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT:

1. The above referenced recital clauses are true and correct and incorporated herein.
2. The CDD hereby approves the request to the City of Tampa to transfer the Stonecreek Townhomes Street Lighting District to the CDD.
3. The CDD hereby accepts the Street Lights in the Stonecreek Townhomes.

4. The CDD previously approved and entered into an agreement with TECO for the streetlights in the Stonecreek Townhomes, which is attached hereto and incorporated herein as **Exhibit "B"**.

5. The Chairperson or Vice-Chairperson of the Board is authorized to execute, on behalf of the CDD, the agreements necessary for the provision of streetlights within the CDD. The Chairperson or Vice-Chairperson is authorized and empowered to approve such revisions and amendments to the forms of such agreements as he/she deems consistent with the provisions of this resolution and his/her signature on such agreements shall be conclusive evidence of his/her approval of such agreement, as so revised and amended.

6. The amount of the payment from the landowner as required by said agreements shall be determined by the Board based on the amount of the Base Facility charges owed by the CDD on account of the property which is the subject of that agreement at its annual review and preparation and adoption of the Annual Operations and Maintenance Budget for the CDD.

PASSED AND ADOPTED THIS 15TH DAY OF FEBRUARY, 2012.

Attest:

**K-Bar Ranch
Community Development District**

By: _____
John Daugirda, Secretary

By: _____
Jamie Goodman
Chairperson of the Board of Supervisors

SECTION THREE

Item B

RESOLUTION NO. 2012-3

A RESOLUTION AUTHORIZING THE EXPANSION OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AND AUTHORIZING THE SUBMITTAL OF A PETITION TO EXPAND THE DISTRICT TO THE CITY OF TAMPA, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the K-Bar Ranch Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended (the "**Act**"), Chapter 190, Florida Statutes; and

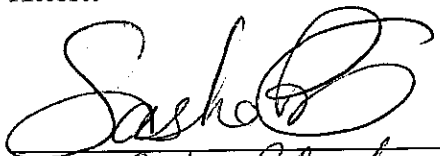
WHEREAS, the Board of Supervisors of the District (the "**Board**") desires to expand the boundaries of the District and to submit a Petition to Expand the Boundaries of the K-Bar Ranch Community Development District (the "**Petition**");

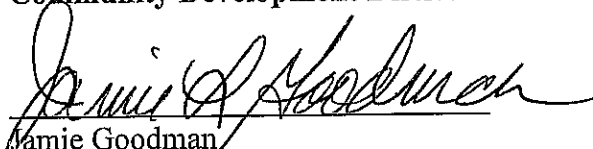
NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby authorizes and approves of the expansion of the District, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the City of Tampa, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, and the District Manager to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the City of Tampa, Florida.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE 6TH DAY OF JANUARY, 2012.

Attest:


Name: Sasha R Goodman
Secretary/Assistant Secretary

**K-Bar Ranch
Community Development District**

Name: Jamie Goodman
Chairperson of the Board of Supervisors

SECTION THREE

Item D

GNP SERVICES, CPA, PA
CERTIFIED PUBLIC ACCOUNTANTS

385 STILES AVENUE
ORANGE PARK, FLORIDA 32073
TELEPHONE: 904 278-8980
FACSIMILE: 904 278-4665

MAILING ADDRESS:
POST OFFICE BOX 1179
ORANGE PARK, FLORIDA 32067-1179
www.gnpccpas.com

January 11, 2012

Mr. Richard Woodville
District Manager
c/o DPFPG
1060 Maitland Center Commons Blvd., Suite 340
Maitland, Florida 32751

RE: K-Bar Ranch Community Development District Special Assessment Bonds,
Series 2011

Dear Mr. Woodville:

This letter is to confirm and specify the terms of our prospective engagement to provide arbitrage rebate services for the Bond listed on the attached schedule (the "Bonds") and to clarify the nature and extent of the services we will provide. In order to ensure an understanding of our mutual responsibilities, we ask all clients for whom services are to be performed to confirm the following understanding.

We will perform mathematical computations to calculate the arbitrage rebate liability for the Bonds. The report we deliver on any computation date that is not an installment computation date will be in the form of a cover letter with a synopsis presenting the arbitrage rebate liability; on each installment computation date a full report with all supporting schedules will be provided. We will also prepare any Internal Revenue Service forms that are required to be filed in connection with the arbitrage rebate liability for the Bonds.

The mathematical computations will be performed using information that you or the Bonds trustee will furnish to us. We will make no audit or other verification of the data you submit, although we may need to ask you for clarification of some of the information.

It is your responsibility and that of the Bonds trustee to provide all the information required for the preparation of the complete and accurate calculation of the arbitrage rebate liability. You represent that the information you are supplying to us is accurate and complete to the best of your knowledge. You should retain all the documents and other data that form the basis of the calculation of the arbitrage rebate liability. These may be necessary to prove the accuracy and completeness of any returns required to be filed with a taxing authority.

Our work in connection with the preparation of the calculation of the arbitrage rebate liability does not include any procedures designed to discover defalcation or other irregularities, should any exist.

We will use our judgment in resolving questions where the tax law is unclear, or where there may be conflicts between the taxing authorities' interpretations of the law and other supportable positions. We plan to perform reasonable research to support positions taken in your returns. Unless otherwise instructed by you, we will resolve such questions in your favor whenever possible.

The law provides for a penalty to be imposed on any underpayment that results from negligence or disregard of rules or regulations. Negligence "includes any failure to make a reasonable attempt to comply..." with the code. Disregard "includes any careless, reckless or intentional disregard". The law also provides various other penalties that may be imposed when taxpayers understate their tax liability. If the tax authorities assess penalties, you agree to be responsible for their payment and not to look to us for reimbursement.

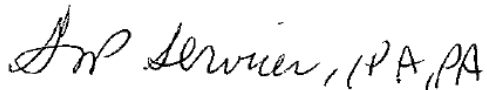
Your returns may be selected for review by the taxing authorities. Any proposed adjustments by the examining agent are subject to certain rights of appeal. In the event of such government tax examination, we recommend that you hire a competent professional to represent you. We will be available, upon request, to represent you and will render additional invoices for the time and expenses incurred.

Our fee for these services will be as set forth on Schedule A. Payment is expected within thirty days. After thirty days if the invoice remains unpaid, interest charges will accrue. After ninety days if the invoice remains unpaid, the account may be turned over to a collection agency. Any costs related to collection will be your responsibility.

We will continue to prepare the calculations unless advised in writing at least thirty days prior to the Bond Year end that our services are not required.

We will not be providing any services nor preparing any returns for you that are not covered by this agreement. If you do not accept the above conditions we will be unable to provide any services. If you have any questions regarding anything in this letter, you may contact me using the information shown above. We want to express our appreciation for this opportunity to work with you.

Sincerely,

A handwritten signature in black ink that reads "GNP Services, CPA, PA". The signature is written in a cursive, flowing style.

GNP Services, CPA, PA

SCHEDULE A
FEES FOR ANNUAL AND INSTALLMENT PERIODS
REBATABLE ARBITRAGE LIABILITY CALCULATIONS

K-Bar Ranch Community Development District
Special Assessment Bonds, Series 2011

Annual Fees		
Ongoing annual fees - cover letter and synopsis	\$	500
Total annual fees	\$	500

Installment Date Fees		
Ongoing installment date fees - full report	\$	500
Total installment date fees	\$	500

Additional Fees, if applicable:		
Preparation of IRS forms	\$	100
Commingled funds	\$	100
Refunding/refunded issue	\$	100
Yield restriction test	\$	100

Proposal to perform arbitrage rebate calculations is accepted
as evidenced by the signature below:

Signature _____
Title

Printed Name

Telephone Number

Email

SECTION THREE

Item E

KBR agenda item -- Round A Bout

From: Stewart, Tonja [mailto:Tonja.Stewart@stantec.com]
Sent: Friday, January 13, 2012 3:52 PM
To: John Daugirda
Cc: jgoodman@moblehousing.com; eem@lesc.com
Subject: Round A Bout

John, we're having trouble with the truck turning movements of the round a bout, as has been evidenced by information provided by Mike Metropolis. I have asked the design engineer to re-design it to accommodate truck traffic, which I believe will involve reducing landscaped area inside. I think this should be discussed at the next board meeting.

Thanks.

Tonja Stewart, P.E.
Senior Project Manager, Civil Engineering
Stantec

Ph: (813) 223-9500 Ext. 351
Fx: (813) 223-0009
Tonja.Stewart@stantec.com

stantec.com

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Real Estate Consulting Services:

Land Secured Public Financing
School District
Reimbursement and Credit
Fiscal Impact
Service Districts
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Affordable Housing Financing
Other Public Financing
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Entitlement Analysis
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