
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, February 19, 2014 at 1:00 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, Chairman
Chloe Firebaugh	Board Supervisor, Vice Chair
Mike Metropolis	Board Supervisor, Assistant Secretary
Ryan Shears	Board Supervisor, Assistant Secretary
Joe Fulghum	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Co., Inc.
Robbie Cox	Director of Financial Consulting & Compliance, Rizzetta & Co., Inc.
Tracy Robin	District Counsel; Straley & Robin
Tonja Stewart	District Engineer, Stantec (via phone)
Tyree Brown	Operations Manager, Rizzetta & Co., Inc.
Brad Van Rooyen	HOA Manager, Home Encounter
Virgil Stoltz	Bluewater Aquatics

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 commented that there are not enough opportunities for Audience members to speak during meetings. Mr. Roethke and Mr. Robin explained that the Board opens each meeting with Audience Comments which gives any audience member the right to speak for three minutes on any agenda item. It was also noted that if the Board is going to make any motions on an item not on the agenda, then it will be opened up for audience comment before any decisions are made.

Mr. Van Rooyen asked the Board to consider a proposal to have landscape services for the Bassett Creek subdivision moved to the ownership of the HOA. A discussion ensued. The Board expressed their dissatisfaction with the current services being provided by Austin Outdoor.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board authorized District Staff to send a letter to Austin Outdoor requesting a change in Account Manager to Michelle Rairigh for K-Bar Ranch Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting held on January 15, 2014

Ms. Firebaugh suggested a change to the Sixth Order of Business.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board approved the Minutes of the Board of Supervisors' meeting held on January 15, 2014 as amended for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for January 2014

Mr. Roethke entertained questions on various invoices including pool repairs and aquatic services.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board ratified the Operation & Maintenance expenditures for January 2014 totaling \$46,143.52 for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Engineer's Report and Supplemental Assessment Methodology for Parcel O (under separate cover)

Mr. Robin gave background on plans to expand the District, noting that this will not affect assessments of Phase 1 property owners. There is currently a petition pending with the City (first reading April 20th, second reading March 6th). Ms. Stewart reviewed the Engineer's Report. Parcel O will be gated, some items will be dedicated to the HOA and the numbers will be adjusted accordingly. Ms. Stewart entertained general questions from the Board and a discussion ensued.

Mr. Cox reviewed the Preliminary Assessment Methodology for the Board and entertained various questions from the Board. No formal Board action was taken.

SIXTH ORDER OF BUSINESS

Discussion Regarding Roundabout Construction

Mr. Metropolis expressed concern over the Board voting to use Capital Improvement Funds for roundabout reconstruction. Ms. Stewart informed the Board that they can use money from Series 2006 construction funds to pay for this project. Ms. Valenti confirmed that the CDD will pay \$3,000.00 out of the Series 2006 Construction Fund and the Developer will pay the remaining portion to complete this project. The estimated start is currently anticipated in late April or early May.

SEVENTH ORDER OF BUSINESS

Landscape Update

Mr. Roethke reviewed the report for the Board. A discussion ensued regarding proposals for plant replacements and other improvements. Ms. Valenti discussed the possibility of hiring OLM to oversee the landscaping. The Board directed District Staff to reach out to OLM to present options to the Board at the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Tree Removal

The Board reviewed two proposals for removal of a dead oak tree. A discussion ensued.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board approved the Sherman Lugo proposal with an additional not-to-exceed amount for arborist reviews and permits totaling \$2,000.00 for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of SWFWMD Permit Transfer to CDD – East/West Roadway Drainage System

Mr. Roethke introduced the permit transfer for the Board's consideration. Ms. Stewart noted some inaccuracies on the permit documents. This agenda item was tabled until the next meeting when the Board can review the corrected document.

TENTH ORDER OF BUSINESS

Consideration of Financial Report for Fiscal Year 2011/2012

Mr. Roethke presented the audited financial report from Fiscal Year 2011/2012 to the Board. It was noted that the auditor's opinion is unqualified for this District and there were no instances or adverse findings reported for this District.

On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board accepted the Financial Report for Fiscal Year 2011/2012 for K-Bar Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Tampa Police No
Trespass Affidavit**

Mr. Roethke presented a Trespass Affidavit that will allow the Tampa Police Department to trespass individuals on District property and enforce CDD rules.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board authorized District Staff to submit the Affidavit to the Tampa Police Department for K-Bar Ranch Community Development District.

The Board directed District Staff to provide proposals for No Trespassing and No Fishing signs at the next meeting.

TWELFTH ORDER OF BUSINESS

Discussion Regarding Pond Issues

The Board discussed current pond conditions, specifically the shallow pond directly behind 19225 Pepper Grass Drive. Mr. Stoltz from Bluewater Aquatics and Ms. Stewart discussed options for reducing algae growth. In a pond this shallow, it is impossible to completely eliminate the chance for new algae growth, but it can be treated as it appears. The best course of action at this time is to consider aquatic plantings to reduce algae. Mr. Stoltz will provide the Board with some proposals.

THIRTEENTH ORDER OF BUSINESS

**Discussion Regarding Capital
Improvements Funds**

Mr. Roethke asked the Board for ideas on plans for Capital Improvements. Mr. Metropolis mentioned bike racks, picnic tables and outdoor grills. A discussion ensued. The Board requested proposals for bike racks at the amenity center, two benches and a trashcan for the playground. They also requested Zero Waste dog bag stations for the amenity center. District Staff will obtain proposals for these items to consider at the next meeting.

FOURTEENTH ORDER OF BUSINESS

**Discussion Regarding Builder
Maintenance Standards**

Ms. Valenti introduced this topic and gave some background on developing Builder Maintenance Standards. This item was tabled and will be discussed at the next meeting.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

It was noted that Mr. Robin will be lead counsel for the District going forward.

B. District Engineer

Ms. Stewart mentioned the removal of nuisance non-native vegetation throughout the CDD. This is not a requirement, but is something the Board should think about

addressing. After the round-a-bout repairs, there should be \$1,400 left in the Series 2006 construction account, and Mr. Stoltz confirmed that he can submit a proposal at that amount to begin clean up of some of the nuisance vegetation.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' meeting will be held on March 19, 2014 at 6:00 p.m. at New Tampa Regional Library, located at 10001 Cross Creek Blvd, Tampa, FL 33647.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Firebaugh requested that District Staff obtain insurance quotes to include theft coverage.

Mr. Metropolis discussed issues with video surveillance of the amenity area. Mr. Roethke will reach out to Creative Cable to re-align the camera that should be pointing at the playground.

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 3:28 p.m. for K-Bar Ranch Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman