

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 special meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Thursday, December 15, 2016 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:

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| Michael Metropolis | Board Supervisor, Chairman |
| Frank Morales | Board Supervisor, Assistant Secretary |
| John Bowersox | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|----------------|---|
| Joseph Roethke | District Manager, Rizzetta & Co., Inc. |
| Angel Montagna | District Manager, Rizzetta & Co., Inc. |
| Tracy Robin | District Counsel, Straley & Robin |
| Tyree Brown | Operations Manager, Rizzetta & Co., Inc. |
| Betty Valenti | M/I Homes |
| Steve Small | LMP |
| 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

No audience comments.

THIRD ORDER OF BUSINESS

Administer Oath of Newly Elected Supervisors

Mr. Roethke administered the oath to Mr. Morales and Mr. Morales replied in the affirmative. Mr. Roethke informed Mr. Morales that as a Board Supervisor he is entitled to compensation of \$200.00 per meeting, up to an annual maximum of \$4,800 per year. Mr. Morales accepted compensation.

FOURTH ORDER OF BUSINESS

**Consideration of Resignation Letter from
Brady Lefere**

Mr. Roethke presented the resignation letter from Brady Lefere to the Board.

On a Motion by Mr. Bowersox, seconded by Mr. Metropolis, with all in favor, the Board accepted the resignation from Brady Lefere for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Appointment to Vacant
Board Supervisor Seat**

On a Motion by Mr. Metropolis, seconded by Mr. Morales, with all in favor, the Board appointed Betty Valenti to Vacant Seat #1, for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Administer Oath to Newly Appointed
Supervisor**

Mr. Roethke administered the oath to Ms. Valenti and Ms. Valenti replied in the affirmative. Mr. Roethke informed Ms. Valenti that as a Board Supervisor she is entitled to compensation of \$200.00 per meeting, up to an annual maximum of \$4,800 per year. Ms. Valenti declined compensation.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01,
Re-Designating Officers**

Mr. Roethke presented Resolution 2017-01 to the Board, which will re-designate the officers of the District. The Board appointed the designations as following: John Bowersox as Chairman and Betty Valenti as Vice Chairman with the remaining Board Members, Joseph Roethke and Greg Cox as Assistant Secretaries.

On a Motion by Mr. Metropolis, seconded by Mr. Morales, with all in favor, the Board adopted Resolution 2017-01 for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
Held on September 21, 2016**

On a Motion by Mr. Metropolis, seconded by Mr. Morales, with all in favor, the Board approved the Regular Meeting Minutes held on September 21, 2016 for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for September, October, and November 2016 and for September and October 2016 for Amenity Center

On a Motion by Mr. Metropolis, seconded by Mr. Bowersox, with all in favor, the Board ratified the Operation & Maintenance Expenditures for September 2016 (\$82,353.02), October 2016 (\$31,916.59), and November 2016 (\$53,459.14) and Operation & Maintenance Expenditures for Amenity Center for September 2016 (\$3,660.00) and October 2016 (\$1,530.00) for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS

Presentation of Field Inspection Reports

Mr. Brown reviewed the Field Inspection Report with the Board.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals from LMP

Mr. Roethke presented proposals from LMP to the Board. Mr. Brown and Mr. Small reviewed the details of each proposal with the Board.

On a Motion by Mr. Metropolis, seconded by Mr. Morales, with all in favor, the Board approved the proposal from LMP for tree replacement, mulch, Top Choice, and pond bank hydroseeding at a cost of (\$31,044.24) for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Fence and/or Landscape Buffer Installation

Mr. Roethke presented a proposal for Fence and/or Landscape Buffer Installation to the Board.

On a Motion by Mr. Metropolis, seconded by Mr. Morales, with all in favor, the Board approved the proposal for fence installation from New Tampa Fence, Inc. at a cost of (\$2,175) for K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Presentation of Monitoring Mitigation Report

Mr. Roethke presented the mitigation monitoring report to the Board. No formal Board action was taken.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposal for Pool Repair

Mr. Roethke presented a proposal for pool repair to the Board.

On a Motion by Mr. Bowersox, seconded by Mr. Metropolis, with all in favor, the Board approved proposal from Advanced Pool and Spa for pool patching repairs at a cost of (\$535.00) for K-Bar Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Discussion Regarding Access Card Policy

Mr. Roethke informed the Board that the HOA would be willing to continue distributing and maintaining the access cards at a cost of \$350.00 per month.

Mr. Metropolis would like to see reporting on how many cards they issue on a regular basis. Ms. Montagna updated the Board on the status of the access system issues. The Board took no action on this at this time.

SIXTEENTH ORDER OF BUSINESS

Discussion Regarding CDD Amenity Policies & Rates

Mr. Roethke presented the current Amenity Policies and Rates to the Board. A discussion ensued regarding potential changes to several items within the Policies of the District. Any changes will be deferred until the next meeting and this item will be revisited.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Proposal for Access Control Prevention Maintenance

Mr. Roethke presented a proposal for Access Control Prevention Maintenance to the Board and a proposal for replacing existing pedestrian gates. The Board took no action on these proposals.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Proposals for Basset Creek Monument

Mr. Roethke presented several proposals for Basset Creek Monument to the Board. A discussion ensued. Several other options for sign locations were discussed.

On a Motion by Mr. Metropolis, seconded by Mr. Bowersox, with all in favor, the Board approved the proposal from Cornerstone for Basset Creek monument at a cost of (\$32,950.00) for K-Bar Ranch Community Development District.

NINETEENTH ORDER OF BUSINESS

Consideration of Proposal from Republic Services for Amenity Center Trash Pickup

Mr. Roethke presented a proposal from Republic Services for Amenity Center Trash Pickup to the Board. Mr. Roethke also distributed a map of where this dumpster could be placed and informed the Board that a pad and fence will need to be installed around the dumpster.

On a Motion by Mr. Metropolis, seconded by Mr. Bowersox, with all in favor, the Board approved proposal from Republic Services for Trash Pickup at a cost of (\$80.00) per month for K-Bar Ranch Community Development District.

TWENTIETH ORDER OF BUSINESS

Consideration of CDD Access Request for Pool Installation

Mr. Roethke presented a resident's request for CDD access for pool installation to the Board. The Board would like to see the route that the pool vendor will need to take to access this property.

TWENTY-FIRST ORDER OF BUSINESS

Consideration of Resolution 2017-02 Designating District Record Location

Mr. Roethke presented resolution 2017-02 to the Board which will designate the District Record's location to 12750 Citrus Park Lane, Suite 115, Tampa, FL 33625.

On a Motion by Ms. Valenti, seconded by Mr. Bowersox, with all in favor, the Board adopted resolution 2017-02, for K-Bar Ranch Community Development District.

TWENTY-SECOND ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
Not present.

C. District Manager
Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, January 18, 2017 at 6:00 p.m., at the New Tampa Regional Library.

Mr. Roethke informed the Board that there will be a CDD 101 Workshop taking place on January 19, 2017 at 6:30pm. Mr. Roethke distributed a flyer and encouraged Board Members to attend.

TWENTY-THIRD ORDER OF BUSINESS

Supervisor Requests

Mr. Bowersox asked about a fish kill.

Mr. Metropolis asked about developer signs being taken off CDD property.


Ms. Valenti informed the Board that the City of Tampa is requiring the CDD to maintain a PVC pipe at Two Grand Oaks. Ms. Valenti requested that K-Bar Ranch CDD maintain this for M/I Homes at no cost to the District until the new CDD is formed.

On a Motion by Mr. Metropolis, seconded by Mr. Bowersox, with all in favor, the Board approved K-Bar Ranch CDD Maintenance of PVC Pipe pending an agreement drafted by District Counsel for K-Bar Ranch Community Development District.

TWENTY-FOURTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bowersox, seconded by Mr. Morales, with all in favor, the Board adjourned the meeting at 8:01 p.m. for K-Bar Ranch Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman

K-BAR RANCH CDD

EXHIBIT TO 12-15-16 MINUTES:

LMP Proposal

Estimate

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|---|
| Submitted To: |
| K-Bar Ranch CDD Rizzetta & Company, Inc. 5844 Old Pasco Rd. Suite 100 Wesley Chapel, FL 33544 |

| | |
|--------------------|-----------|
| Date | 7/12/2016 |
| Estimate # | 33422 |
| LMP REPRESENTATIVE | |
| SMS | |
| PO # | |
| Work Order # | |

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|------------|
| KBAR Ranch |
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| ITEM | DESCRIPTION | QTY | COST | TOTAL |
|--------------|--|-----|----------|----------|
| Enhancements | Remove 14 Live oaks on Wild Tamarind and stump grind | 1 | 1,680.00 | 1,680.00 |
| Enhancements | Install 14 Red Maple 30 gal in common area on Mistflower. | 1 | 4,306.75 | 4,306.75 |
| Enhancements | Install 14 Gator Bags 25 gal and filling them until established. | 1 | 900.00 | 900.00 |
| Enhancements | Tree staking | 1 | 420.00 | 420.00 |

TERMS AND CONDITIONS:

| | |
|--------------|-------------------|
| TOTAL | \$7,306.75 |
|--------------|-------------------|

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT