

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 continued meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Friday, March 28, 2014 at 9:10 a.m.** at the offices 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 <i>(via phone)</i>
Steve Sanford	Greenberg Traurig <i>(via phone)</i>
Brian Fender	FMS <i>(via phone)</i>
Jon Kessler	FMS <i>(via phone)</i>

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

**Presentation of Preliminary
Master Assessment Allocation
Report (under separate cover)**

Mr. Cox presented the two special assessment allocation reports for the Board (Parcel O-1 and Parcel Q) and reviewed some of the changes from the prior versions. Ms. Stewart mentioned that there were some minor nomenclature changes made to the previous Engineer's Report, but no substantive changes. Mr. Metropolis asked how these new bonds will affect CDD assessments for the current phase of K-Bar Ranch. Mr. Cox confirmed that the current owners in K-Bar Ranch will not be affected financially.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2014-11 and 2014-12, Declaring Special Assessments (under separate cover)

Mr. Roethke presented Resolutions 2014-11 and 2014-12 to the Board. Mr. Robin reviewed the detail in both of these resolutions. Resolution 2014-11 will declare special assessments for Parcel O-1 and effectively adopts the corresponding assessment methodology and Engineer's Report.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board adopted Resolution 2014-11 for K-Bar Ranch Community Development District.

Resolution 2014-12 sets the date for the public hearing on special assessments.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board adopted Resolution 2014-12 setting the date for the public hearing on special assessments to be on May 8, 2014 at 10 a.m. located at M/I Homes located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2014-13 and 2014-14: Setting a Hearing on Special Assessments (under separate cover)

Mr. Robin reviewed these Resolutions for the Board, noting that Resolution 2014-13 will declare special assessments for Parcel Q and will effectively adopt the corresponding assessment methodology and Engineer's Report and Resolution 2014-14 sets the date for the public hearing on special assessments.

On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board adopted Resolution 2014-13 for K-Bar Ranch Community Development District.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board adopts Resolution 2014-14 setting the date for the public hearing on special assessments to be on May 8, 2014 at 10 a.m. located at M/I Homes located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Delegated Award Resolution 2014-15 *(under separate cover)*

1. Bond Purchase Agreement
2. Master Trust Indenture, First Supplemental, Second Supplemental Trust Indenture
3. Preliminary Limited Offering Memorandum
4. Continuing Disclosure Agreements

Mr. Sanford reviewed the Delegated Award Resolution for the Board and discussed the details of each exhibit. Mr. Metropolis noted an error in the Preliminary Limited Offering Memorandum that listed Pride Elementary as the school for residents of K-Bar. This is incorrect, and Mr. Kessler confirmed he will correct this in the final version.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board adopted Resolution 2014-15 as amended for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Establishing Audit Review Committee and Setting the Date, Time and Location for Audit Review Committee Meeting

Mr. Roethke informed the board that the deadline for this audit to be completed is June 30. In the interest of time, he suggested that the Board use the same auditor as the previous year, McDirmit Davis. The auditor confirmed they can perform this audit at the same price as last year.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board authorized McDirmit Davis to provide auditing services for fiscal year 2012-2013 (\$5,500) for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Metropolis mentioned that the No Trespassing/No Fishing Signs are up and look good.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board adjourned the meeting at 9:48 a.m. for K-Bar Ranch Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman