

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 **Wednesday, April 15, 2015 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:

Betty Valenti	Board Supervisor, Chairman
Mike Metropolis	Board Supervisor, Vice Chair
Chloe Firebaugh	Board Supervisor, Assistant Secretary
Brady Lefere	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Co., Inc.
Tracy Robin	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, Stantec
Brad van Rooyen	Home Encounter
Van Womack	Home Encounter
Mark Spada	M/I Homes

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and conducted roll call.

Ms. Valenti provided a background on the roundabout issues and discussed the current status regarding this issue.

Mr. Metropolis discussed issues with the roundabout, citing minutes from previous meetings that confirmed the Board decided to not use any CDD funds to repair the roundabout.

Mr. Robin discussed some of the legal aspects of the roundabout repairs and how it relates to the proposed amenity improvements.

Mr. Metropolis asked some follow-up questions to Mr. Robin regarding the legality of the competitive bidding rules regarding the roundabout repairs and the current usage of the amenity center by the residents of Parcels O and Q.

Ms. Valenti commented that the residents do pay Operations & Maintenance assessments for the Amenity Center, so they should have the right to use it.

Ms. Stewart added comments regarding the background of the roundabout repairs, including the flaws with the original design.

SECOND ORDER OF BUSINESS

Audience Comments

Many audience members commented on the roundabout issues and amenity improvements, and they were not in favor of the roundabout being included in the amenity improvements.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Amenity Center Improvements

Mr. Roethke presented proposals from the Developer for improvements to the Amenity Area, including tennis courts, a tot lot, a playground shade structure, and resurfacing of the basketball court. A discussion ensued.

On a Motion by Ms. Valenti, seconded by Mr. Lefere, with all in favor, the Board approved the proposals for amenity enhancements including a tennis court, tennis court practice wall, windscreen, basketball court resurface, playground shade structure, new tot lot with shade structure, swing sets, bench and shade structure for tennis and basketball courts, and an outdoor water fountain, at a total cost of (\$133,658.00) for K-Bar Ranch Community Development District.

Ms. Firebaugh made a motion to approve a not-to-exceed amount of \$131,342.00 for remaining unbudgeted amenity expenses, including sidewalks, sod, landscaping, plumbing, permitting, grading, and the roundabout repairs.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, a discussion ensued, amendments were presented to the motion and were not accepted, so the motion failed and did not succeed in setting a not-to-exceed amount for the remaining unbudgeted expenses for the Amenity Center Improvements for K-Bar Ranch Community Development District.

On a Motion by Ms. Valenti, seconded by Mr. Lefere, with 3 in favor and Mr. Metropolis opposed, the Board approved the unbudgeted costs of sidewalks, sod, landscaping, plumbing, permitting, grading, and pool furniture at a not-to-exceed amount of (\$90,000.00) for the Amenity Center Improvements for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Supplemental
Engineer's Report**

Ms. Stewart presented a Supplemental Engineer's Report for the Board's review. A discussion ensued regarding the details, including amendments to be made regarding the proposed improvements within the document.

On a Motion by Mr. Lefere, but no one seconded the motion to approve the Supplemental Engineer's Report in Substantial Form, so the motion failed for K-Bar Ranch Community Development District.

Ms. Stewart will make revisions and will bring this document back to the Board at the next meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Development
Acquisition Agreement**

Mr. Roethke presented the development acquisition agreement to the Board. This item was tabled until the next meeting.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
Ms. Stewart distributed a SWFWMD transfer to operations from K-Bar 184 LLC for the stormwater retention ponds in Basset Creek Phases 2C and 2D.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board approved the transfer of SWFWMD permit for Basset Creek phases 2C and 2D from K-Bar 184 LLC to K-Bar Ranch CDD for K-Bar Ranch Community Development District.

Ms. Stewart discussed the re-zoning of the areas adjacent to K-Bar Ranch and the future plans for roadway expansion.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' regular and proposed budget meeting will be held on Wednesday, May 20, 2015 at 6:00 p.m. at the New Tampa Regional Library.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Valenti asked for a motion to allow developer to complete the approved improvements at the Amenity Center.


On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board approved to allow the developer to complete the approved improvements at the amenity center for K-Bar Ranch Community Development District.

Ms. Firebaugh asked for status of website. Mr. Metropolis added comments and will request that the website developer join the next meeting via phone.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Valenti, seconded by Mr. Lefere, with all in favor, the Board adjourned the meeting at 8:15 p.m. for K-Bar Ranch Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman