
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, May 18, 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:

Michael Metropolis	Board Supervisor, Chairman
Betty Valenti	Board Supervisor, Vice Chair
Chloe Firebaugh	Board Supervisor, Assistant Secretary
John Bowersox	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Co., Inc.
Shannon Nasekos	District Coordinator, Rizzetta & Co., Inc.
Tracy Robin	District Counsel, Straley & Robin
Tonja Stewart	Stantec, District Engineer
Van Womack	Home Encounter
Tyree Brown	Operations Manager, Rizzetta & Co., Inc.
Jason Liggett	LMP
Scott Griffith	M/I Homes

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order at 6:00 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Audience Members commented or asked the following questions:

- A resident asked a question about speed limit signs.
- A resident asked a question about dumping on a new property, Mistflower Lane.
- A resident asked a question about snipe signs.
- A resident asked a question about sidewalk repair.

(Ms. Stewart arrived while the meeting was in progress at 6:03 p.m.)

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Special Meeting
Held on March 30, 2016**

On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board approved the Special Meeting Minutes held on March 30, 2016 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for March
2016**

On a Motion by Mr. Metropolis, seconded by Mr. Bowersox, with all in favor, the Board ratified the Operation & Maintenance Expenditures for March 2016 (\$52,167.19) for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for March
2016 for Amenity Center**

Ms. Valenti would like to see an updated summary of the construction schedule for the Amenity Center improvement project.

On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board ratified the Operation & Maintenance Expenditures for March 2016 Amenity Center (\$375.00) for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion Regarding K-Bar Ranch
Parkway Construction**

Scott Griffith from M/I Homes addressed the Board to discuss the construction status of the K-Bar Ranch Parkway Road. Mr. Griffith detailed potential traffic issues that could affect current residents of K-Bar Ranch CDD as a result of this construction.

(Mr. Griffith left while the meeting was in progress at 6:21 p.m.)

(Mr. Liggett arrived while the meeting was in progress at 6:24 p.m.)

SEVENTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Roethke presented the Field Inspection Report, and Mr. Liggett and Mr. Brown reviewed the details of the report with the Board. A discussion ensued regarding several maintenance issues, including tree removals, tree trimming and maintenance of common areas. Ms. Stewart will update the maintenance map to include the area in front of the Store Creek townhomes.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal from LMP

Mr. Roethke presented several proposals from LMP to the Board, including tree removal, tree trimming and perennial flower replacement.

On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board adopted the proposals from LMP at a total cost of (\$2,936.00) for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Tennis Court Lighting

Mr. Roethke presented a proposal from Krchmar Electric for tennis court light installation. The total cost is \$38,900.00. The Board did not approve this proposal at this time.

TENTH ORDER OF BUSINESS

Ratification of 2015 Audit Report

Mr. Roethke presented the 2015 Audit Report, which has already been submitted and requires Board ratification. Mr. Roethke informed the Board that it was a clean audit. The auditor's opinion was unqualified and there were no instances or adverse findings reported for this District.

On a Motion by Mr. Metropolis, seconded by Mr. Bowersox, with all in favor, the Board ratified the 2015 Audit Report for K-Bar Ranch Community Development District.

ELLEVENTH ORDER OF BUSINESS

Presentation of Annual Engineer's Report

Ms. Stewart presented the annual Engineer's Report and reviewed the details with the Board. This annual report is a requirement of the Bond Trust Indenture. A discussion ensued regarding several pond issues.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved the Annual Engineer's Report for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Registered Voters

Mr. Roethke presented the registered voter count to the Board; there were 614 registered voters as of April 15, 2016. Seat 3 (Ms. Valenti) and Seat 2 (Ms. Firebaugh) will move to the General Election in November. The qualifying period for the General Election seats is from noon, June 20th to noon June 24th.

THIRTEENTH ORDER OF BUSINESS

**Presentation of Proposed Budget for
Fiscal Year 2016/2017**

Mr. Roethke presented the Proposed Budget for Fiscal Year 2016/2017 and reviewed each of the line items with the Board. A discussion ensued, but none of the line items were changed.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-07,
Approving Proposed Budget and Setting
Public Hearing**

Mr. Roethke presented Resolution 2016-07 to the Board, which will approve the Proposed Budget for Fiscal Year 2016-2017 and will set the date, time and location for the Final Budget Public Hearing.

On a Motion by Mr. Metropolis, seconded by Mr. Bowersox, with all in favor, the Board adopted Resolution 2016-07, Approving Proposed Budget and Setting Public Hearing for K-Bar Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
No Report.

(Mr. Brown left while the meeting was in progress at 7:23 p.m.)

- B. District Engineer**
Ms. Stewart discussed several items including aquatic plantings and necessary storm water system maintenance.

- C. District Manager**
Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, June 15, 2016 at 6:00 p.m., at the New Tampa Regional Library.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Valenti recommended painting the Amenity Center and pressure washing monuments and sidewalks.

Mr. Metropolis requested proposals to add solar lighting to the Basset Creek monument.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Metropolis, seconded by Ms. Valenti, with all in favor, the Board adjourned the meeting at 7:30 p.m. for K-Bar Ranch Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman