
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, June 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:

Michael Metropolis	Board Supervisor, Chairman
Betty Valenti	Board Supervisor, Vice Chair
Chloe Firebaugh	Board Supervisor, Assistant Secretary
John Bowersox	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	Stantec, District Engineer
Van Womack	Home Encounter
Tyree Brown	Operations Manager, Rizzetta & Co., Inc.

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 fencing maintenance.
- A resident asked a question about tennis court maintenance.
- A resident asked a question about alligator removals. A discussion ensued.

(Mr. Bowersox left while the meeting was in progress at 6:05 p.m.)

THIRD ORDER OF BUSINESS

District Engineer Status Report

Ms. Stewart mentioned she is still working on signage issues with the City of Tampa. Ms. Stewart reviewed the results of the storm water pond assessment she recently completed with the Board.

Ms. Stewart also presented a proposal for necessary repairs that were discovered during this inspection.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board approved a not-to-exceed amount of (\$5,000.00) for outfall structure repairs for K-Bar Ranch Community Development District.

(Ms. Stewart left while the meeting was in progress at 6:30 p.m.)

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
Held on May 18, 2016**

On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board approved the Regular Meeting Minutes held on May 18, 2016 for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

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

On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board ratified the Operation & Maintenance Expenditures for April 2016 (\$34,677.13) for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

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

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board ratified the Operation & Maintenance Expenditures for April 2016 Amenity Center (\$51,333.35) for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Roethke presented the Field Inspection Report, and Mr. Brown reviewed the details of the report with the Board. Mr. Brown discussed the possibility of doing some structural pruning of the live oaks.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal from LMP

Mr. Roethke presented a proposal from LMP for playground mulch to the Board. The Board would like to see additional proposals for this at the next meeting.

NINTH ORDER OF BUSINESS

**Consideration of Heron Preserve
Community Association Plat Assignment**

Mr. Roethke presented a Heron Preserve Community Association Plat Assignment to the Board. This will assign certain lands (ponds, pond banks, and wetlands) from Heron Preserve Community Association to K-Bar Ranch CDD. Mr. Robin discussed the details of this assignment with the Board.

On a Motion by Mr. Lefere, seconded by Ms. Valenti, with all in favor, the Board approved the Heron Preserve Community Association Plat Assignment to K-Bar Ranch CDD in substantial form, authorizing Board Chair approval pending receipt of the deed for K-Bar Ranch Community Development District.

(Mr. Brown left while the meeting was in progress at 6:43 p.m.)

TENTH ORDER OF BUSINESS

**Consideration of Proposal to Add Solar
Lighting to Basset Creek Monument**

Mr. Roethke presented a proposal for solar monument lighting to the Board. A discussion ensued. Mr. Roethke discussed the details of information received from other vendors regarding this project, specifically relating to permit issues. The Board would like to look at options for installing a new monument in a different location.

ELEVENTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate
Calculation Report Dated 5-1-16**

Mr. Roethke presented the Arbitrage Rebate Calculation Report for the Series 2006 Bonds to the Board. It was noted that there is no arbitrage liability at this time.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No Report.

B. District Manager

Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, August 17, 2016 at 6:00 p.m., at the New Tampa Regional Library. The Final Budget will be presented at this meeting.

Mr. Roethke presented a Petition to Vacate (portion of) a Subdivision Plat. Ms. Valenti and Mr. Robin added comments regarding the details of this petition.

On a Motion by Mr. Lefere, seconded by Ms. Firebaugh, with all in favor, the Board approved the Petition to Vacate (portion of) Subdivision Plat relating to K-Bar Ranch CDD Parcel O for K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Lefere informed the Board that he will be planning on resigning from his current Board Supervisor seat at the next meeting. A discussion ensued.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lefere, seconded by Mr. Metropolis, with all in favor, the Board adjourned the meeting at 7:10 p.m. for K-Bar Ranch Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman