

**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, July 16, 2014 at 1:00 p.m.** at the offices of M/I Homes located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634

Present and constituting a quorum were:

Betty Valenti	<b>Board Supervisor, Chairman</b>
Chloe Firebaugh	<b>Board Supervisor, Vice Chair</b>
Mike Metropolis	<b>Board Supervisor, Assistant Secretary</b>
Joe Fulghum	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Tracy Robin	<b>District Counsel, Straley &amp; Robin</b>
Tonja Stewart	<b>District Engineer, Stantec (via phone)</b>
Brady LeFere	<b>Lennar Homes</b>
Brad van Rooyen	<b>Home Encounter</b>

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**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of  
the Board of Supervisors' Meeting  
held on June 18, 2014**

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved the minutes from June 18, 2014 for K-Bar Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations and  
Maintenance Expenditures for  
June 2014**

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board ratified the Operation & Maintenance expenditures for June 2014 totaling (\$25,783.01) for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resignation of Joe  
Fulghum**

Mr. Roethke presented a resignation letter from Board Supervisor, Joe Fulghum.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board accepted the resignation from Joe Fulghum for K-Bar Ranch Community Development District.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board appointed Brady LeFere to the Board of Supervisors for K-Bar Ranch Community Development District.

Mr. Roethke read the Oath of Office and Mr. LeFere responded in the affirmative. Mr. Roethke discussed the Sunshine Law regulations with Mr. LeFere, and Mr. LeFere confirmed he is familiar with the Sunshine Law. Mr. Roethke informed Mr. LeFere that he is eligible to receive \$200.00 compensation for attending each CDD meeting. Mr. LeFere declined compensation.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-  
22, Designating Assistant Secretary**

Mr. Roethke presented Resolution 2014-22, Designating Brady LeFere as Assistant Secretary and removing Joe Fulghum.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh with all in favor, the Board adopted Resolution 2014-22, Designating Brady LeFere as Assistant Secretary for K-Bar Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Landscape Maintenance Update**

Mr. Roethke presented the landscape maintenance report for June to the Board. Mr. Metropolis noted that several items in the report have not been addressed, including issues with rain sensors and trees not being trimmed. Ms. Valenti discussed issues with Austin Outdoor as well and recommended putting the contract out to bid.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board wants to view an RFP landscape package to put the current service out to bid for K-Bar Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for Operations Services**

Mr. Roethke presented a proposal for Operations Services to the Board. Ms. Valenti asked if this contract can also include oversight of the pool and janitorial services. Mr. Roethke will confirm this and will provide an updated proposal at the next meeting.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for Basset Creek Monument Lighting**

Mr. Roethke presented a proposal from Metcalf Enterprises to add lighting to the Basset Creek monument. Mr. Metropolis requested District Staff to obtain bids for full electric services to be installed rather than solar power. Mr. Roethke will reach out to obtain these bids for the next meeting.

**TENTH ORDER OF BUSINESS**

**Consideration of TECO Lighting Proposal**

Mr. Roethke presented a TECO lighting proposal that needs board ratification. This is for the new Mobley section of the District.

On a Motion by Mr. LeFere, seconded by Mr. Metropolis, with all in favor, the Board approved TECO lighting proposal including a deposit of \$950.00 to be paid by the developer and a monthly cost of (\$480.42) for K-Bar Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Establishment of an Audit  
Committee**

Mr. Roethke requested that the board establish an audit committee to discuss the details of an audit RFP for the next Fiscal Year.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board set the current Board of Supervisors as the Audit Committee and set the date, time, and location of the Audit Committee Meeting as August 20, 2014 at 5:45pm at the New Tampa Regional Library for K-Bar Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-23, Designating the Location of the District's Record of Proceedings**

Mr. Roethke presented Resolution 2014-23, which will designate 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 as the District's Record Office.

On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board adopted Resolution 2014-23 which designated the location of the District's Record of Proceedings for K-Bar Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Resolution 2014-24, Designating a Date, Time and Location for a Landowner's Meeting; Providing for Publication; Providing for an Effective Date**

Mr. Roethke presented Resolution 2014-24 to the board. This will set the date, time, and location of the Landowner's Meeting.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board adopted Resolution 2014-24, setting the date, time and location of the Landowner's Meeting as November 19, 2014 at 6:00 pm at the New Tampa Regional Library for K-Bar Ranch Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Transfer of  
SWFWMD Permits (under  
separate cover)**

Mr. Roethke presented a SWFWMD permit for Parcel O that needs to be transferred to the District. Ms. Stewart added that she has reviewed this area and it is ready to be transferred.

On a Motion by Mr. LeFere, seconded by Mr. Metropolis, with all in favor, the Board approved the SWFWMD permit transfer for Parcel O to the CDD for K-Bar Ranch Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Robin noted that the PLOM for the bond issue took place this morning, and the pre-closing is scheduled for July 17, 2014.

**B. District Engineer**

Ms. Stewart discussed some erosion issues with ponds which will be monitored and repaired in the future.

Ms. Stewart discussed a re-plat to Phase 2D and 2C in Basset Creek. Some items in this plat need to be revised, and the documents have been distributed to the board.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board allowed Chair to sign off on the final re-plat document for K-Bar Ranch Community Development District.

Ms. Stewart noted that there was a small error in the Engineer's Report for Parcel O-1, one of the exhibits mistakenly included data from the Parcel Q Engineer's Report. This has been updated and the board has received revised copies of the Report.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved the July 10th update to the Parcel O-1 Engineer's Report for K-Bar Ranch Community Development District.

**C. District Manager**

Mr. Roethke stated that the next Board of Supervisors' meeting will be held on August 20, 2014 at 6:00 p.m. at the New Tampa Regional Library.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Valenti noted that SWFWMD has accepted the mitigation sites in Parcel O-1 and the East-West Roadway.

Ms. Valenti requested that street lights from Parcel O-1, Parcel Q and Stone Creek be moved to the CDD budget for the next Fiscal Year. A discussion ensued regarding the pros and cons of this transfer. Mr. Metropolis stated some potential issues residents may have with this change.

On a Motion by Mr. LeFere, seconded by Ms. Firebaugh, with all in favor, the Board approved to move all street lighting contracts to the CDD budget, with final numbers to be determined at the final budget hearing for K-Bar Ranch Community Development District.

Mr. Metropolis asked when the second access road will be open to the District. Ms. Stewart mentioned that this is a political issue with the City and County right now and there is no update at the moment. Ms. Valenti and District Staff will attempt to get an update from the City.

Mr. Metropolis discussed a community bulletin board to be added near the entrance of the District. A discussion ensued.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved a not-to-exceed amount of (\$2,500.00) for a community sign to be installed for K-Bar Ranch Community Development District.

Mr. Metropolis discussed adding a website for the District and would like to move forward with getting this set up as soon as possible. He has worked with a few website developers and requested proposals which he will present at a future meeting.

Mr. Metropolis requested an update on the completion of the roundabout. Ms. Valenti confirmed that the installation should take place a week from this Friday.

Mr. Van Rooyen noted that there are some residents who have cut back into the conservation area. Mr. Roethke requested names and addresses for the offenders in order to send a letter instructing them to stop encroachment immediately.

Ms. Firebaugh asked Ms. Stewart for an update on the street trees to be installed by the original developer in common area on Mistflower Lane. Ms. Stewart will follow up and will provide an update at the next meeting.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. LeFere, seconded by Mr. Metropolis, with all in favor, the Board adjourned the meeting at 2:49 p.m. for K-Bar Ranch Community Development District.

  
Secretary / ~~Assistant Secretary~~

  
Chairman / Vice Chairman