
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, August 17, 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:

Sandra Oram	District Manager, Rizzetta & Co., Inc.
Tracy Robin	District Counsel, Straley & Robin
Tonja Stewart	Stantec, District Engineer
Tyree Brown	Operations Manager, Rizzetta & Co., Inc.
Steve Small	LMP

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Oram called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Audience Members commented or asked the following questions:

- Lock on the back pool gate is not working.
- Issues with damaged fences near amenity center.
- Bike rack is lying on the deck and it needs to be installed.
- Question about re-zoning of school districts.
- Need to update policies and rules for pool and other amenities.
- Asked for dumpster options at the amenity center.
- Question about HOA handling of Access Cards.
- Question about pond bank mowing.

- Request to add speed limit signs on outbound lane of the community.
- Question about development of new park area in the community.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
Held on June 15, 2016**

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved the Regular Meeting Minutes held on June 15, 2016 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for May,
June, July 2016**

There were questions about several invoices, including Horner Environmental and M/I Homes roundabout reimbursement.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board ratified, as amended above, the Operation & Maintenance Expenditures for May 2016 (\$35,895.94), June 2016 (\$43,821.15), and July 2016 (\$40,861.60) for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for May,
June, July 2016 for Amenity Center**

It was requested that Mr. Roethke verify that the \$18,106.15 came out of the Amenity Account.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board ratified the Operation & Maintenance Expenditures for Amenity Center for May 2016 (\$18,163.15), June 2016 (\$0.00), and July 2016 (\$22,557.18) for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Resignation Letters from
Board Supervisors**

This item was tabled until the November 2016 meeting.

SEVENTH ORDER OF BUSINESS

**Consideration of Appointment to Vacant
Board Supervisor Seats**

This item was tabled until the November 2016 meeting.

EIGHTH ORDER OF BUSINESS

**Administer Oath of Office to Newly
Appointed Officers**

This item was tabled until the November 2016 meeting.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2016-08, Re-
Designating Officers**

This item was tabled until the November 2016 meeting.

TENTH ORDER OF BUSINESS

**Presentation of Field
Inspection Reports**

Mr. Brown reviewed his report with the Board and discussed several landscape items. Mr. Brown informed the Board that some damaged fences near the amenity center will be replaced free of charge by LMP.

A tree was damaged by a resident on July 30, 2016, and the Board would like Mr. Roethke to follow up with filing a claim with the resident's insurance to cover the cost of replacing the tree.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Aquatic
Plantings**

Ms. Oram presented the proposal for aquatic plantings.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board approved the aquatic planting proposal from Blue Water Aquatics and chose options A, B and C for a total cost of (\$6,750.00) for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals from LMP

Ms. Oram presented the proposals from LMP. A discussion ensued.

On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board approved the proposals from LMP for K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposal for Playground
Mulch**

Ms. Oram presented two proposals for playground mulch. A discussion ensued and the Board would like for the funds to pay for the mulch be taken from the recreation account

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved the proposal from LMP for a total cost of (\$1,530.00) and for the funds to pay for it be taken from the recreation account for K-Bar Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposal for Basset Creek Monument

Ms. Oram presented a proposal from Cornerstone for the Basset Creek monument to the Board. A discussion ensued and the Board would like two additional proposals at the next meeting. This item has been tabled until the next meeting.

FIFTEENTH ORDER OF BUSINESS

Consideration of Proposals for Alligator Signage

Ms. Oram presented several proposals for Alligator signage.

On a Motion by Mr. Metropolis, seconded by Mr. Bowersox, with all in favor, the Board approved the proposal from Sign-A-Rama's design A with a total cost of (\$881.00) for K-Bar Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

Consideration of Proposal for Holiday Decor

Ms. Oram presented a proposal from Illuminations Holiday Lighting for holiday decor to the Board. A discussion ensued and the Board decided to sign a three year contract to get a 5% discount on price.

On a Motion by Mr. Metropolis, seconded by Mr. Bowersox, with all in favor, the Board decided to sign a three year contract to get a 5% discount on price with Illuminations Holiday Lighting for K-Bar Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-09, Re-designating Secretary

Ms. Oram presented Resolution 2016-09 to the Board, which re-designates Eric Dailey as Secretary to the District.

On a Motion by Mr. Metropolis, seconded by Ms. Valenti, with all in favor, the Board adopted resolution 2016-09 for K-Bar Ranch Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-10, Re-designating Assistant Treasurer

Ms. Oram presented Resolution 2016-10 to the Board, which re-designates Shawn Wildermuth as Assistant Treasurer to the District.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board adopted resolution 2016-10 for K-Bar Ranch Community Development District.

NINETEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-11, Re-designating Treasurer

Ms. Oram presented Resolution 2016-11 to the Board, which re-designates Joseph Kennedy as Treasurer to the District.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board adopted resolution 2016-11 for K-Bar Ranch Community Development District.

TWENTIETH ORDER OF BUSINESS

Public Hearing of Fiscal Year 2016/2017 Budget

Open Public Hearing

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board opened the Public Hearing for K-Bar Ranch Community Development District.

Ms. Oram reviewed the final budget for Fiscal Year 2016/2017 with the Board and entertained various questions from the audience and from the Board. A discussion ensued regarding potential savings due to the reduction in Hillsborough County collection costs and bond refinancing. These savings reduced the debt service assessments on the budget, but the Operations & Maintenance assessments to residents are identical to the previous fiscal year.

Close Public Hearing

On a Motion by Mr. Metropolis, seconded by Mr. Bowersox, with all in favor, the Board closed the Public Hearing for K-Bar Ranch Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

Consideration of Resolution 2016-12, Adopting Final Budget for Fiscal Year 2016/2017

Ms. Oram presented Resolution 2016-12 to the Board, which will adopt the final budget for Fiscal Year 2016/2017.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board adopted Resolution 2016-12 for K-Bar Ranch Community Development District.

**TWENTY-SECOND ORDER OF BUSINESS Consideration of Resolution 2016-13,
Imposing Special Assessments for Fiscal
Year 2016/2017**

Ms. Oram presented Resolution 2016-13 to the Board, which will impose special assessments and certify the assessment roll for fiscal year 2016/2017.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board adopted Resolution 2016-13 for K-Bar Ranch Community Development District.

**TWENTY-THIRD ORDER OF BUSINESS Consideration of Resolution 2016-14,
Adopting Fiscal Year 2016/2017 Meeting
Schedule**

Ms. Oram presented Resolution 2016-14 to the Board, which will adopt the meeting schedule for fiscal year 2016/2017.

On a Motion by Mr. Metropolis, seconded by Ms. Valenti, with all in favor, the Board adopted Resolution 2016-14 for K-Bar Ranch Community Development District.

TWENTY-FOURTH ORDER OF BUSINESS Staff Reports

- A. **District Counsel**
No Report.
- B. **District Engineer**
Ms. Stewart discussed her charges in the amount of \$8,000 for surveying work that was completed for Heron Preserve. A discussion ensued regarding who should pay her fee: Lennar or the CDD. Mr. Lefere will check to see if Lennar will split the cost.
- C. **District Manager**
Ms. Oram stated that the next Board of Supervisors' regular meeting will be held on Wednesday, September 21, 2016 at 6:00 p.m., at the New Tampa Regional Library.

TWENTY-FIFTH ORDER OF BUSINESS

Supervisor Requests

Ms. Valenti discussed street light and irrigation service payments that were made by the Laurel Vista HOA, and requested to have the CDD reimburse the HOA \$11,325.48 for street light costs.

On a Motion by Ms. Firebaugh, seconded by Mr. Bowersox, with all in favor, the Board approved to reimburse the HOA (\$5,000.00) now with a True Up agreement at the time the TECO accounts are transferred for K-Bar Ranch Community Development District.

TWENTY-SIXTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Metropolis, seconded by Mr. Bowersox, with all in favor, the Board adjourned the meeting at 8:22 p.m. for K-Bar Ranch Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman