

**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 20, 2014 at 6:00 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Blvd. Tampa, Florida 33647.

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 (via phone)</b>
Ryan Shears	<b>Board Supervisor, Assistant Secretary</b>
Brady LeFere	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Tyree Brown	<b>Operations Manager, Rizzetta &amp; Co., Inc.</b>
Tracy Robin	<b>District Counsel, Straley &amp; Robin</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Brad van Rooyen	<b>Home Encounter</b>
Tim Gay	<b>Illuminations Holiday Lighting</b>
Dana Bryant	<b>Austin Outdoor</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**

A Resident asked the board to introduce themselves and provide background.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of  
the Board of Supervisors' Meeting  
held on July 16, 2014**

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board approved the minutes from July 16, 2014 for K-Bar Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Ms. Valenti commented that Vanguard has not provided the services contracted and the board would like to hold back payment of the next invoice if the services within the contract are not performed.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board ratified the Operation & Maintenance expenditures for July 2014 totaling (\$23,698.56) for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of Landscape and  
Aquatics Update for July**

Mr. Roethke presented the Operations Report for July to the board, which includes landscape and aquatics issues. Mr. Brown reviewed the report in more detail for the board, and entertained questions from the board as well. Ms. Valenti discussed issues with some bent fences and suggested that the District take care of any repairs. Mr. Bryant mentioned that Austin Outdoor would pay for partial costs of these repairs.

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscape RFP  
(under separate cover)**

Mr. Roethke distributed the landscape RFP package to the board and Mr. Brown reviewed the details of the RFP package. A discussion ensued regarding several items in the RFP, including pond banks, top choice treatments, and references.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh with all in favor, the Board approved the landscape RFP package as presented and appointed Mike Metropolis to check references for K-Bar Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Contract for  
Operations Services**

Mr. Roethke presented a revised contract for Operations Services and noted that this includes oversight of the pool service and janitorial service, which was requested last meeting. Ms. Firebaugh requested that monitoring of the dog waste stations is included. Mr. Brown confirmed he can do this, and Mr. Roethke will have it added to the contract.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board approved proposal from Rizzetta & Company, Inc. for Operations Services at a cost of \$500.00 per month for K-Bar Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for  
Holiday Decor**

Mr. Roethke presented proposals for Holiday Décor to the board. Mr. Gay discussed the proposal from Illuminations Holiday Lighting and entertained questions from the board.

On a Motion by Mr. LeFere, seconded by Mr. Shears, with all in favor, the Board approved the proposal from Illuminations for Holiday Décor at a cost of (\$5,250.00) for K-Bar Ranch Community Development District.

*(Tim Gay from Illuminations left the meeting while in progress at 6:30pm)*

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for  
Additional Pond Maintenance from  
Blue Water Aquatics**

Mr. Roethke presented a proposal from Blue Water Aquatics to add nine ponds to their current Aquatic contract. This includes 8 ponds in Parcel Q and 1 pond in the new Mobley section. The total cost for maintenance of all ponds will be \$1,775.00 per month.

On a Motion by Ms. Valenti, seconded by Mr. Shears, with all in favor, the Board approved the proposal from Blue Water Aquatics which will add nine ponds to their Aquatic Contract, increasing the total contract price to \$1,775.00 monthly for K-Bar Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposal for  
Fence Repair from Austin  
Outdoor**

Mr. Roethke presented a proposal for a small fence repair from Austin Outdoor that was noted in last month's landscape inspection report. Ms. Valenti discussed the District fixing these issues earlier in the meeting.

*(Ms. Stewart joined the meeting in progress at 7:00 p.m.)*

**ELEVENTH ORDER OF BUSINESS**

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

Mr. Roethke presented one proposal for the Basset Creek monument lighting. However, due to issues with the location of this monument, it may need to be moved before any lighting can be added. Ms. Stewart detailed these problems with the Board, and specifically mentioned that the monument is partially located in a right-of-way, which will cause issues if lighting is to be added with the monument in the current location. A lengthy discussion ensued regarding options for how to resolve this issue. District Staff will provide options on moving the location of the monument at the next meeting.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Upland Habitat  
Deed**

Mr. Roethke presented a previously executed Upland Habitat Deed to the Board. Ms. Stewart provided some history on this Special Warranty Deed. This area was dedicated from Krusen-Douglas to the CDD in April 2013, but they are now requesting to have this deeded back to them. A discussion ensued regarding the pros and cons of this deed.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved the transfer of the Upland Habitat Deed to Krusen-Douglas (subject to confirmation by Krusen-Douglas on what the land will be used for) for K-Bar Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for  
CDD Website**

Mr. Roethke presented a proposal for a CDD website and Mr. Metropolis discussed the details of the proposal with the Board. A discussion ensued regarding the logistics of updating CDD information on the website.

This agenda item was tabled until the next meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Addendum to  
Dissemination Agreement**

Mr. Roethke presented an addendum to the Dissemination Agreement between Rizzetta & Company and the District. This is a general house keeping item that will allow Rizzetta to send an invoice for the recent bond issue. This cost is already budgeted for within the cost of issuance for the 2014 bonds.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board approved the addendum to the Dissemination Agreement with Rizzetta & Company, Inc. (allows for a \$1,000.00 payment from the cost of issuance of the Series 2014 Bonds) for K-Bar Ranch Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for  
Roundabout Sign Posts (*under  
separate cover*)**

Mr. Roethke distributed a proposal for roundabout sign posts. Ms. Valenti discussed the details of the proposal with the Board. Mr. Metropolis asked some questions regarding the completion of the roundabout. A discussion ensued regarding the height of the cranes in the roundabout. Mr. Metropolis requested a competitive bid to be considered at the next meeting.

This agenda item was tabled.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for Pressure Washing (*under separate cover*)**

Mr. Roethke distributed a proposal for pressure washing services, and Ms. Valenti mentioned that the Developer will reimburse the District for the full cost of the pressure washing services.

On a Motion by Ms. Firebaugh, seconded by Mr. Shears, with all in favor, the Board approved the proposal from Jerry's Pressure Washing (\$3,500.00 – to be reimbursed by the Developer) for K-Bar Ranch Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for Landscape Refurbishment (*under separate cover*)**

Mr. Roethke distributed a proposal for landscape refurbishment from Cornerstone. Ms. Valenti discussed the details of this proposal with the Board.

On a Motion by Mr. Lefere, seconded by Ms. Firebaugh, with all in favor, the Board approved the Cornerstone proposal for landscape refurbishment (\$3,610.45) for K-Bar Ranch Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Discussion Regarding Amenity Center Improvements**

Ms. Valenti discussed a number of items that are in the planning stages of be added to the Amenity Center area and gave a Power Point presentation with all the items that will be installed. Included in this new construction will be an outdoor fitness area, bike racks, benches, grills, picnic tables, a new playground and a zip line. These are being installed by the Developer in mid-November and will not result in an additional expense to the residents.

**NINETEENTH ORDER OF BUSINESS**

**Presentation of Resolution 2014-25, Annual Meeting Schedule for Fiscal Year 2014/2015**

Mr. Roethke presented Resolution 2014-25 to the Board. The Board set evening meeting dates, which take place at 6:00 p.m. at the New Tampa Regional Library during the months of November, January, March, May, June, August and September. All meetings will take place on the third Wednesday of the month.

On a Motion by Mr. LeFere, seconded by Ms. Firebaugh, with all in favor, the Board adopted Resolution 2014-25, setting the annual meeting schedule for fiscal year 2014/2015 for K-Bar Ranch Community Development District.

**TWENTIETH ORDER OF BUSINESS**

**Consideration of Audit Committee Recommendation**

Mr. Roethke informed the Board that motion is needed to ratify the actions of the Audit Review Committee.

On a Motion by Mr. LeFere, seconded by Ms. Valenti, with all in favor, the Board ratified the Audit Review Committee's selections for K-Bar Ranch Community Development District.

**TWENTY-FIRST ORDER OF BUSINESS**

**Public Hearing of Fiscal Year 2014/2015 Budget; Consideration of Resolution 2014-26, Adopting Final Budget for Fiscal Year 2014/2015; Consideration of Resolution 2014-27, Imposing Special Assessments**

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

Ms. Valenti gave a Power Point presentation which discussed the details of the budget. A discussion ensued regarding several line items in the budget. Several changes were made, including an increase to the street light item and corresponding decreases to Capital Reserves and landscape replacement.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board adopted Resolution 2014-26, approving the final budget for fiscal year 2014/2015 for K-Bar Ranch Community Development District.

Mr. Roethke presented Resolution 2014-27 to the Board.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board adopted Resolution 2014-27, imposing special assessments for fiscal year 2014/2015 for K-Bar Ranch Community Development District.

On a Motion by Ms. Valenti, seconded by Mr. LeFere, with all in favor, the Board closed the public hearing for K-Bar Ranch Community Development District.

**TWENTY-SECOND ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**  
No report.

**B. District Engineer**  
Ms. Stewart discussed platting issues that were previously approved at last month's meeting. The new documents are ready for the Chairman to execute.

Ms. Firebaugh asked for an update on the street tree issues at Mistflower Lane from the previous Developer. Ms. Stewart will have an update to provide at the next meeting.

**C. District Manager**  
Mr. Roethke stated that the next Board of Supervisors' meeting will be held on Wednesday, September 17, 2014 at 1:00 p.m. at M/I Homes.

**TWENTY-THIRD ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Valenti distributed a SWFWMD permit with the City of Tampa that needs to be executed for the East-West Roadway.

On a Motion by Mr. LeFere, seconded by Ms. Firebaugh, with all in favor, the Board accepted the SWFWMD permit for the East-West Roadway for K-Bar Ranch Community Development District.

Ms. Valenti stated that Mobley installed the standard channel signs instead of the decorative signs in their new section. Ms. Stewart will follow up to see if Mobley can switch these out.

Mr. Metropolis asked for an update on the bulletin board installation at the community entrance. Mr. Roethke gave a status update and will have this completed shortly. Mr. Metropolis requested to have the black decorative posts used to install this bulletin board.




**TWENTY-FOURTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Firebaugh, seconded by Mr. Shears, with all in favor, the Board adjourned the meeting at 8:55 p.m. for K-Bar Ranch Community Development District.

  
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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman

