

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

July 27, 2010 Minutes of Meeting

Minutes of the Regular Meeting

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on Tuesday, July 27, 2010 at the office of Mobley Homes of Tampa, located at 14824 North Florida Avenue, Tampa, Florida 33613.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District to order on Tuesday, July 27, 2010 at 10:25 a.m.

Board Members Present and Constituting a Quorum:

Leonard Johnson Chairman
Marc Mobley Supervisor
Jamie Goodman Supervisor

Staff Members Present:

Brian Lamb District Manager, District Management Services, LLC
Anthony Canorro District Manager Assistant, District Management Services, LLC
Tonja Stewart District Engineer, WilsonMiller, Inc.
John DiGurda

2. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Regular Meeting on May 25, 2010 (Tab 1)

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting May 25, 2010.
MADE BY:	Supervisor Mobley
SECONDED BY:	Supervisor Goodman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously (0:01:09)

B. Consideration of Operations and Maintenance Expenditures June 2010 (Tab 2)

MOTION TO:	Approve the Operations & Maintenance expenditures for June 2010.
MADE BY:	Supervisor Mobley
SECONDED BY:	Supervisor Goodman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously (0:02:17)

44 C. Consideration of the Operations & Maintenance Expenditures July 2010 (Tab 3)
45

46	MOTION TO:	Approve the Operations & Maintenance Expenditures,
47		July 2010.
48	MADE BY:	Supervisor Mobley
49	SECONDED BY:	Supervisor Goodman
50	DISCUSSION:	None Further
51	RESULT:	Called to Vote: Motion PASSED
52		3/0 - Motion Passed Unanimously (0:02:17)

53
54 **3. OLD BUSINESS**
55 None
56

57 **4. BUSINESS ITEMS**

58 A. Review of Proposed FY 2011 Budget (Tab 4)
59 The Board reviewed the Proposed FY2011 Budget for K-Bar Ranch which consisted of the Budget
60 Introduction, Operating Budget Fund Balance Projections, Operating Budget Comparative Analysis,
61 General Fund 001 Descriptions, Debt Service Fund 200, Debt Service Amortization Schedule, Series
62 2006A Bonds, Capital Projects Fund and Schedule of Annual Assessments.
63

64 Mr. Altman addressed the Board regarding the collection of the unplatted lots and stated the Board would
65 need to decide on a collection method whether it is a developer funding agreement or an assessment
66 against the developer; in the past they were funded on a build out basis. Mr. Altman continued to state
67 there was some difficulty with the bonds a year ago at that point the assessments were put on the tax bill
68 to allow for the "catch-up" to occur; and that did occur. If it is the decision of the Board to go back to the
69 developer funding process, then they would want to get guidance from District Counsel because the
70 District is in that time frame where it is part resident and part developer so whatever process the District
71 decides to embark on it will be necessary to continue to follow that path; but that could save the developer
72 the collection cost and it would allow for the developer funding not to have to be grossed up because to
73 the discount that could be taken by someone who pays their taxes on time.
74

75 Mr. Altman continued to inform the Board the Management is proposing a flat budget; meaning no
76 increase in assessments.
77

78 B. Discuss Developer Funding (Tab 5)
79 The Board reviewed the developer funding agreement; an agreement between K-Bar Ranch Community
80 Development District a local unit of special-purpose government created and existing pursuant to Chapter
81 190, Florida Statutes, being situated entirely within Hillsborough County, Florida and Mobley Homes
82 Florida, LLC; Mobley Homes of Florida, Inc.; MJB of Florida LLC, Bassett Creek Lots, LLC and
83 Stonecreek Townhomes CDD (cumulatively, the "Developer").
84

85 C. General Matters of the District Management Services
86

87 **5. STAFF REPORTS:**

88 A. District Counsel
89

90 B. District Engineer

91 i. Corrective Easement Agreement (Tab 6)

92 The Board reviewed the "Corrective Operation and Maintenance of Drainage Facilities Easement. This
93 "Corrective Operations and Maintenance of Drainage Facilities Easement 9this "Easement Agreement")
94 dated November 4, 2008 (the "Effective Date"), is made by the Bassett Creek Estates Homeowner
95 Association, Inc. a Florida not for profit corporation ("Grantor"), in favor of the K-Bar Ranch Community
96 Development District ("Grantee"). Ms. Stewart noted the agreement was just basically a correction to the
97 name of the association.
98

99 MOTION TO: Approve Corrective Easement Agreement
100 MADE BY: Supervisor Mobley
101 SECONDED BY: Supervisor Goodman
102 DISCUSSION: None Further
103 RESULT: Called to Vote: Motion PASSED
104 3/0 - Motion Passed Unanimously (0:07:55)

105
106 ii. Update on Capital Improvements
107

108 C. District Manger

- 109 1. Financial Statements ending April 30, 2010 (Tab 7)
110 2. Financial Statements ending May 31, 2010 (Tab 7i)

111 The Board reviewed the financial statements ending April 30, 2010 and May 31, 2010. No action was
112 required or taken.
113

114 MOTION TO: Remove the existing Management Company and provide a
115 60 day termination notice to DMS.
116 MADE BY: Supervisor Mobley
117 SECONDED BY: Supervisor Goodman
118 DISCUSSION: None Further
119 RESULT: Called to Vote: Motion PASSED
120 3/0 - Motion Passed Unanimously (0:09:57)

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122 MOTION TO: Provide authority to the Chairman or Vice-Chairman to
123 appoint a replacement Management company and enter
124 into a Management contract.
125 MADE BY: Supervisor Mobley
126 SECONDED BY: Supervisor Goodman
127 DISCUSSION: None Further
128 RESULT: Called to Vote: Motion PASSED
129 3/0 - Motion Passed Unanimously (0:10:40)

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131 Tonja Stewart addressed and stated Bassett Creek in Phase 2A, I understand from the developer they are
132 permitted and ready to go to construction. Ms. Stewart continued to state that she will be soliciting bids
133 to enter into a contract for that work.

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MOTION TO:	Authorize the Chairman or Vice Chairman to enter into a contract for construction of Basser Creek
MADE BY:	Supervisor Mobley
SECONDED BY:	Supervisor Goodman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously (0:13:40)

6. ADJOURNMENT:

MOTION TO:	Adjourn the Regular Meeting of the K-Bar Ranch Community Development District for May 25, 2010.
MADE BY:	Supervisor
SECONDED BY:	Supervisor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously (0:07:23)

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on AUGUST 27, 2010

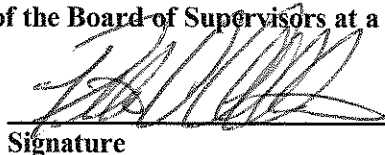


Signature

Leonard H. Johnson

Printed Name

Title:
 Chairman
 Vice Chairman

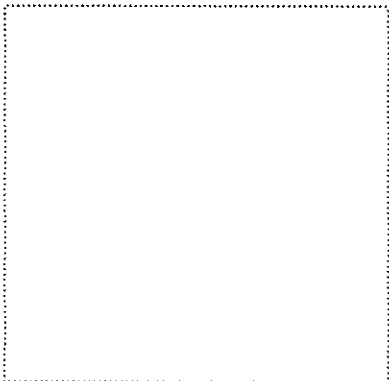


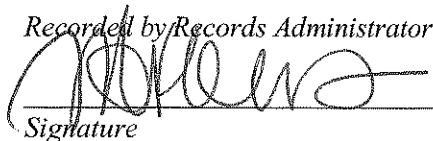
Signature

PETER A. AETMAN

Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator


Signature

Date