

# K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

August 24, 2010 Minutes of Meeting

## Minutes of the Regular Meeting

The continued meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on Tuesday, August 24, 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. Altman called the regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District to order on Tuesday, August 24, 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:

Peter Altman	District Manager, District Management Services, LLC
John Daugirda	Development Planning & Financing Group

### 2. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Regular Meeting on July 27, 2010 (Tab 1)  
The Board reviewed the minutes for the July 27, 2010.

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting July 27, 2010.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Goodman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously (0:02:26)

B. Consideration of Operations and Maintenance Expenditures August 2010 (Tab 2)  
The Board reviewed the Operations & Maintenance expenditures for August 2010.

MOTION TO:	Approve the Operations & Maintenance expenditures for August 2010.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Goodman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously (0:03:06)

44 3. **OLD BUSINESS**  
45 None

47 4. **BUSINESS ITEMS**

48 A. Open the Budget Public Hearing  
49

50	MOTION TO:	Open the public hearing for the Proposed FY2011
51		Operating Budget
52	MADE BY:	Supervisor Johnson
53	SECONDED BY:	Supervisor Goodman
54	DISCUSSION:	None Further
55	RESULT:	Called to Vote: Motion PASSED
56		3/0 - Motion Passed Unanimously (0:04:00)

57

58 It was noted there were no members of the general public available at the time of the public hearing for  
59 the proposed operating FY2011 budget.

60

61	MOTION TO:	Close the public hearing for the Proposed FY2011
62		Operating Budget
63	MADE BY:	Supervisor Johnson
64	SECONDED BY:	Supervisor Goodman
65	DISCUSSION:	None Further
66	RESULT:	Called to Vote: Motion PASSED
67		3/0 – Motion passed unanimously

68

69 B. Consideration of Resolution 2010-03 Adoption of the FY2011 Budget

70 The Board reviewed Resolution 2010-03 the annual appropriation resolution of the K-Bar Ranch  
71 Community Development District relating to the annual appropriations and adopting the budget for the  
72 fiscal year beginning October 1, 2001 and ending September 30, 2011. It was noted to amend the  
73 adoption date to Tuesday, August 24, 2010.

74

75	MOTION TO:	Approve Resolution 2010-03 the annual appropriation
76		resolution of the K-Bar Ranch Community Development
77		District relating to the annual appropriations and adopting
78		the budget for the fiscal year beginning October 1, 2001
79		and ending September 30, 2011; amending the adoption
80		date to August 24, 2010.
81	MADE BY:	Supervisor Johnson
82	SECONDED BY:	Supervisor Goodman
83	DISCUSSION:	None Further
84	RESULT:	Called to Vote: Motion PASSED
85		3/0 – Motion passed unanimously

86 Further discussion ensued regarding the unplatted lands and the debt collection. Management will be  
87 responsible for preparing the tax roll for the platted lots. Mr. Altman informed the Board the decision to  
88 put the unplatted lots on the tax roll will be the decision of the Chairman or Vice-Chairman. It was  
89 concluded that the Chairman and/or the Vice-Chairman will contact Management by the September 7,  
90 2010 regarding their decision to place the unplatted lots on the tax roll or not.

91  
92 C. Consideration of Resolution 2010-05 Composing Special Assessments  
93 The Board reviewed Resolution 2010-05 a resolution of the Board of Supervisors of K-Bar Ranch  
94 Community Development District imposing special assessments and certifying the assessment roll;  
95 providing a severability clause; and providing an effective date.  
96

97	MOTION TO:	Approve Resolution 2010-05 a resolution of the Board of
98		Supervisors of K-Bar Ranch Community Development
99		District composing special assessments and certifying the
100		assessment roll; providing a severability clause; and
101		providing an effective date; the Chairman and/or the Vice-
102		Chairman will contact Management by the September 7,
103		2010 regarding their decision to place the unplatted lots on
104		the tax roll.
105	MADE BY:	Supervisor Johnson
106	SECONDED BY:	Supervisor Goodman
107	DISCUSSION:	None Further
108	RESULT:	Called to Vote: Motion PASSED
109		3/0 – Motion passed unanimously (0:17:06)

110  
111 C. Consideration of Resolution 2010-04 FY2010/2011 Annual Meeting Schedule  
112 The Board reviewed Resolution 2010-04 a resolution of the Board of Supervisors of the K-Bar  
113 Community Development District designating date, time and location for regular meetings of the Board  
114 of Supervisors and providing for an effective date. Discussion ensued regarding the dates of the  
115 scheduled meetings.  
116

117	MOTION TO:	Approve Resolution 2010-04 a resolution of the Board of
118		Supervisors of the K-Bar Community Development
119		District designating date, time and location for regular
120		meetings of the Board of Supervisors and providing for an
121		effective date.
122	MADE BY:	Supervisor Mobley
123	SECONDED BY:	Supervisor Johnson
124	DISCUSSION:	None Further
125	RESULT:	Called to Vote: Motion PASSED
126		3/0 – Motion passed unanimously (0:20:24)

127  
128  
129  
130

131 D. Announcement of Landowner Election  
132 It was announced the landowner election for K-Bar Ranch will be held on Tuesday, November 23, 2010.  
133 Management will be responsible for advertising the landowner election for K-Bar Ranch for Tuesday,  
134 November 23, 2010.  
135

136	MOTION TO:	Schedule the K-Bar Ranch landowner election for
137		Tuesday, November 23, 2010.
138	MADE BY:	Supervisor Mobley
139	SECONDED BY:	Supervisor Johnson
140	DISCUSSION:	None Further
141	RESULT:	Called to Vote: Motion PASSED
142		3/0 – Motion passed unanimously (0:21:47)

143  
144 E. Discuss Developer Funding  
145 The Developer Funding was previously discussed earlier in the meeting.  
146

147 F. General Matters of the District Management Services  
148 It was noted there would be no need for a September meeting. It was concluded that District  
149 Management Services would also end at the end of the fiscal year. Chairman Johnson announced the new  
150 Management Company as DPGF.  
151

152	MOTION TO:	Approve the CDD Management agreement with
153		Development Planning and Financing Group as dated
154		August 24, 2010.
155	MADE BY:	Supervisor Johnson
156	SECONDED BY:	Supervisor Mobley
157	DISCUSSION:	None Further
158	RESULT:	Called to Vote: Motion PASSED
159		3/0 – Motion passed unanimously (0:25:50)

160  
161 5. ADJOURNMENT:  
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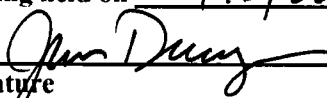
163	MOTION TO:	Adjourn the Regular Meeting of the K-Bar Ranch
164		Community Development District for August 24, 2010.
165	MADE BY:	Supervisor Mobley
166	SECONDED BY:	Supervisor Johnson
167	DISCUSSION:	None Further
168	RESULT:	Called to Vote: Motion PASSED
169		3/0 - Motion Passed Unanimously (0:26:23)

170

171 \*These minutes were done in summary format.

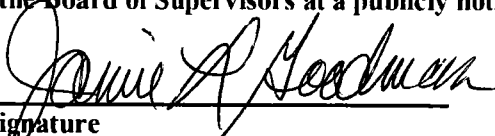
172 \*Each person who decides to appeal any decision made by the Board with respect to any matter  
173 considered at the meeting is advised that person may need to ensure that a verbatim record of the  
174 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

175 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
176 meeting held on 2/16/2011.

177   
178 \_\_\_\_\_  
179 Signature

180 John DAUGGERA  
181 \_\_\_\_\_  
182 Printed Name

183  
184 Title:  
185  Secretary  
186  Assistant Secretary  
187  
188  
189  
190

  
\_\_\_\_\_  
Signature

JAMIE L. GOODMAN  
\_\_\_\_\_  
Printed Name

Title:  
 Chairperson  
 Vice Chairperson