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**MINUTES OF MEETING  
K-BAR RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

9 The Regular Meeting of the Board of Supervisors of the K-Bar Ranch Community  
10 Development District held on Wednesday, October 19, 2011 at 10:00 a.m. at the offices of  
11 Stantec/ Wilson Miller, 2205 North 20<sup>th</sup> Street, Tampa, Florida.  
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19 **FIRST ORDER OF BUSINESS – Roll Call**

20 Mr. Daugirda called the meeting to order.

21 The Board members introduced themselves for the record.

22 Present and constituting a quorum were:

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Jamie Goodman	Chairperson
Sasha Goodman	Supervisor
Vanderlyn Brown	Supervisor

30 Also present were:

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John Daugirda	Manager
Mark Straley	Attorney
Tonja Stewart	Engineer
Brad Van Rooyen	HE
Nick Crook	Valley Crest Landscaping
Terry McClain	Valley Crest Landscaping
Mike Metropolis	Resident
Biff Craine	Stone Creek/Bassett Creek Alliance Attorney

Mr. Daugirda established a quorum of the Board was present.

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32 **Valley Crest Landscape Contract**

33 Mr. Daugirda stated we have representatives present from Valley Crest and they need  
34 to leave before noon so I would like to bring up this topic prior to the second order of  
35 business.

36 The engineer has provided a map of all the areas in phase one and two that are the  
37 responsibility of the CDD. We now have a clear picture on the landscaping responsibilities.

38 Mr. Daugirda outlined the present landscape scope of services and budgetary  
39 conditions.

1 A discussion was held on the landscaping, current procedures on weed and  
2 fertilization treatments, the advantages of having the same company doing the HOA and  
3 CDD landscaping, and the plans to improve the landscape with Valley Crest representatives.

4 The Board requested staff to continue discussions with Valley Crest reduce their  
5 proposal for maintenance, to contact Naturescapes for pricing, and suggested that the CDD  
6 and the HOA confer with Steve King at Rainmaker regarding more beneficial pricing.

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8 **SECOND ORDER OF BUSINESS – Business Administration Items:**

9 **A. Approval of Minutes of July 13, July 20, July 26, and August 2, 2011 Meetings**

10 Mr. Daugirda stated each Board member received a copy of the minutes of the July  
11 13<sup>th</sup>, July 20<sup>th</sup>, July 26<sup>th</sup> and the August 2, 2011 Board meetings and requested any additions,  
12 corrections or deletions.

13 There not being any,

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15 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Brown, WITH ALL IN  
16 FAVOR, the Board approved the Minutes of the July 13, July 20, July 26, and August 2,  
17 2011 Meetings.

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19 **B. Acceptance of Financial Statements as of August 2011**

20 **C. Approval of Requisitions 2012-1 and 2012-2**

21 Mr. Daugirda presented the financial statements as of August 2011 and the  
22 Requisitions 2012-1 and 2012-2 and requested a motion to accept and approve.

23 Mr. Metropolis commented that Pools by Mike should reimburse the developer or the  
24 CDD for the money spent to fix the leak in the pool as the pool should still be under  
25 warranty.

26 Ms. Stewart stated that is between the developer and Pools by Mike.

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28 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH ALL  
29 IN FAVOR, the Board approved the financial statements as of August 2011, and  
30 Requisitions 2012-1 and 2012-2.

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32 **THIRD ORDER OF BUSINESS - Ratification of Pool Service Agreement**

33 Mr. Daugirda requested a motion to ratify the Pool Service Agreement.

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1 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Brown, WITH ALL IN  
2 FAVOR, the Board ratified the Pool Service Agreement with Hawkins Service Company.  
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4 **FOURTH ORDER OF BUSINESS – Staff Reports**

5 **A. Manager - Amenity Center Update**

6 Mr. Daugirda stated the transition of the pool to the District has been completed and  
7 we have set-up various service agreements.

8 Mr. Metropolis commented about drainage at the front gate and pool area, access  
9 through the front gate, lights on at the center all night, and need of light sensors in the  
10 bathrooms.

11 Ms. Stewart stated I am looking for the best alternative of the front gate access and  
12 security, and wheelchair accessibility. I am monitoring the front gate drainage. I have made  
13 several visits and have not seen any mold. I will monitor the situation. We are working on  
14 resolving drainage around the amenity center in connection with the work on Phase 2B. The  
15 landscaper will adjust irrigation during the heavy rainfall periods.

16 Mr. Van Rooyen asked can the small pond at the park have some plants put in the  
17 pond to dress it up?

18 Ms. Stewart stated we will need put some aquatic plants in the pond..

19 The Board authorized installing \$50 of aquatic beneficial plants at the small pond  
20 near the pool area.

21 Mr. Metropolis asked is the Board willing to accept the donation for the cameras at  
22 the pool?

23 Mr. Daugirda stated I had a vendor take a look at putting cameras at the amenity  
24 center and they made a proposal to install four cameras that will either record to a DVD or  
25 send the signal to a computer monitor. The proposal is for \$3,874.36 and that does not  
26 include internet monitoring.

27 Mr. Metropolis stated my offer is to donate a four camera outdoor profession  
28 surveillance system and Mr. John Gaudette is willing install the cameras for a couple of  
29 hundred dollars. The cameras will record to a DVD and at this phase there will not be any  
30 internet monitoring.

31 Mr. Van Rooyen stated I will be happy to coordinate with Mr. Metropolis to install  
32 video monitoring signs.

1 Mr. Daugirda stated we have miscellaneous funds in the amount of \$1,200 for the  
2 Amenity Center.

3 Following discussion,  
4

5 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH ALL  
6 IN FAVOR, the Board Accepted the Donation of the Cameras; Authorized the purchase and  
7 installation of Video Monitoring Signage; and Approved the Installation of the Camera  
8 System in the Amount Not to Exceed \$300.

9  
10 **C. Engineer – Annual Project Report on Special Assessment Bonds**

11 Mr. Daugirda requested the Engineer speak to the Board regarding dead trees and  
12 sidewalk repair.

13 Ms. Stewart stated the city requires by the Bassett Creek Estates Phase 2A plat that  
14 the CDD is obligated for the responsibility of the street trees and sidewalk. It is usually  
15 Board policy to require residents to be responsible for trimming street trees, replacing any  
16 dead trees in their front yard, and sidewalk maintenance.

17 Mr. Daugirda stated we could make it a policy.

18 Mr. Straley stated sidewalks are a common CDD problem and we have things in place  
19 to cover the District from a lawsuit. Do you have someone who is doing a community  
20 inspection?

21 Ms. Stewart stated we can do annual inspections and report things that we find to the  
22 Board for correction.

23 A discussion was held regarding checking the HOA documents on trees, the initial  
24 installation of the trees, homeowner's responsibility for removal and replacement of trees and  
25 fixing of sidewalks, and tree options for replacements.

26 Ms. Stewart stated the next phase of the project is the Phase 2B construction for the  
27 next 30 plus units. I received three proposals, QGS, Central Concrete and Ripa. The  
28 proposals for the construction project were reviewed, and RIPA at \$1,045,108.70 was the  
29 best bid. We could search for lower bids with advertising. We also have the Faulkner  
30 Engineering proposal for GEO technical engineering services at \$18,250. I would like to get  
31 the Board's authorization to move forward. Permits are in the process of being issued.  
32 Construction can be started in the month of November.

1 A discussion was held regarding options notifying the homeowners of what is going  
2 on with the construction and what to expect.

3 Ms. Stewart outlined the requisition process for construction payments.

4 Mr. Straley stated I looked at the contractor's initial agreements for Phase I, and the  
5 previous completion agreements and found them to be in order.

6 Ms. Stewart stated we have the Street Lighting Agreement and I have been searching  
7 for a company other than TECO and have been unable to come up with anything. I will  
8 bring back my final findings at the next meeting.

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10 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH ALL  
11 IN FAVOR, the Board approved Entering into an Agreement with RIPA \$1,045,108.70,  
12 subject to confirmation through advertising for better pricing.

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14 On MOTION by Ms. Sasha Goodman, SECONDED by Ms. Jamie Goodman, WITH ALL  
15 IN FAVOR, the Board approved the Funding and Completion Agreement with the Developer  
16 for Phase 2B.

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18 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Brown, WITH ALL IN  
19 FAVOR, the Board approved the Faulkner Engineering Agreement for GEO Technical  
20 Services in the Amount of \$18,250.

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22 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH ALL  
23 IN FAVOR, the Board authorized the Chairman/Vice Chairman to Enter into a Street  
24 Lighting Agreement.

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26 **B. Attorney**  
27 There being no report, the next item followed.

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29 **FIFTH ORDER OF BUSINESS – Supervisors Requests and Audience Comments**

30 Mr. Craine stated we need communication with the HOA, CDD and the community.  
31 It should be considered appointing a resident to the CDD Board as an HOA alliance to  
32 communicate effectively to the residents to assist in the transition to a full resident Board.  
33 We had asked at the meetings held for the pool to have one of the CDD Board Members  
34 resign and appoint a resident and were told that it would happened. That has not happened  
35 and we want to know if and when it will or why not.

1 Mr. Metropolis stated I worked with the District on the pool purchase. The  
2 community was upset about the pool and the cost. People were communicating that to  
3 residents. I read the documents, went to the meetings and explained to the community the  
4 cost of the pool was not what people thought it was. Mr. Marc Mobley stated he would step  
5 down and I would be considered to sit on the Board. However, three months has passed and  
6 I have not received an answer from anyone. The community wants a resident on the Board.

7 Ms. Jamie Goodman stated there is a reason for that. There have been e-mails  
8 coming from the homeowners to the HOA and others that were not appropriate. All the e-  
9 mails are negative and will not help this community.

10 Mr. Metropolis stated most of the complaints have been about Greenacres and since  
11 they resigned, I have heard nothing but good things about Mr. Van Rooyen. The only way to  
12 stop it is to put a resident on the Board and someone who the community trusts. I also do not  
13 understand how things are twisted around, and help advise the residents of the facts not  
14 fiction.

15 Ms. Stewart stated I have spoken to Mr. Mobley and he understands the importance  
16 of the transition from the CDD to the homeowners. He wants to make sure the person  
17 coming on the Board is positive, and has the understanding that the community is a  
18 development and he is the developer. The person would be responsible to educate and  
19 inform the residents.

20 Mr. Metropolis stated I would take the oath for the Board and abide by that oath.  
21 This is not just for me it is for the whole community.

22 A further discussion was held regarding the resident transition and advantages of  
23 early transition, improved communication, differences between HOA, CDD and builder  
24 issues, and number of estimated registered voters to turn over to general elections.

25 Ms. Stewart stated lastly, the annual report for bond compliance regarding  
26 infrastructure matters has been filed.

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28 **SIXTH ORDER OF BUSINESS – Adjournment**

29 There being no further business,

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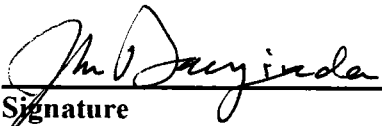
31 **On MOTION by Ms. Brown, SECONDED by Ms. Jamie Goodman, WITH ALL IN**  
32 **FAVOR, the meeting was adjourned at 12:09 p.m.**

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*\*These minutes were prepared in summary format.*

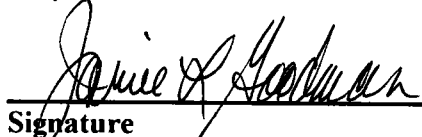
*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on NOVEMBER 16, 2011.

  
Signature

John DAUGIRDA.  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

  
Signature

JAMIE L GOODMAN  
Printed Name

Title:  
 Chairperson  
 Vice Chairperson