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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, November 16, 2011 at 10:00 a.m. at the
11 offices of Stantec/ Wilson Miller, 2205 North 20th 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:

23	Jamie Goodman	Chairperson
24	Sasha Goodman	Supervisor
25	Vanderlyn Brown	Supervisor

26 Also present were:

27	John Daugirda	Manager
28	Mark Straley	Attorney (via telephone)
29	Tonja Stewart	Engineer
30	Mike Metropolis	SBC HAC President
31	Brad Van Rooyen	Home Encounter
32	Scott Bird	Home Encounter

33 Mr. Daugirda established a quorum of the Board was present.
34
35

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

37 **A. Approval of Minutes; October 19, 2011 Meeting**

38 Mr. Daugirda stated each Board member received a copy of the minutes of the
39 October 19, 2011 Board meetings and requested any additions, corrections or deletions.

There not being any,

On MOTION by Ms. Jamie Goodman SECONDED by Ms. Brown, WITH ALL IN FAVOR, the Board approved the October 19, 2011 Board Meeting Minutes.

1 **THIRD ORDER OF BUSINESS - Business Items**

2 **A. Consideration of Resolution 2012-1, Budget Amendment for FY 2011**

3 Mr. Daugirda stated Resolution 2012-1 is for the budget amendment for Fiscal
4 Year 2011. The amendment reconciles on a line item basis the actuals to what is
5 budgeted. It is going from \$158,666, plus additional money from the fund balance
6 forward was added which leads to an amended budget of \$198,329. There were some
7 extra expense requirements for legal and engineering. I motion to adopt the resolution is
8 in order.

9 Following discussion,

10
11 On MOTION by Ms. Sasha Goodman SECONDED by Ms. Brown, WITH ALL IN
12 FAVOR, the Board adopted Resolution 2012-1, Budget Amendment for Fiscal Year
13 2011.

14
15 **SECOND ORDER OF BUSINESS – Business Administration Items: (Continued)**

16 **B. Acceptance of Financial Statements as of September 2011**

17 Mr. Daugirda presented the financial statements as of September 2011 and
18 requested a motion to approve.

19
20 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Brown, WITH ALL IN
21 FAVOR, the Board approved the Financial Statements as of September 2011.

22
23 **C. Approval of Requisition 2012-2**

24 Mr. Daugirda presented Requisition 2012-2 for Florida Leak Locators for pool
25 repairs, and requested a motion to ratify.

26
27 On MOTION by Ms. Sasha Goodman SECONDED by Ms. Brown, WITH ALL IN
28 FAVOR, the Board ratified Requisition 2012-2.

29
30 **FOURTH ORDER OF BUSINESS – Staff Reports**

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

32 **A.1. Amenity Center Update**

33 **A.4. Cameras Update**

34 Mr. Daugirda stated the cameras are being installed and they need surge
35 protection. We will check with Mobley to see if they can provide Bright House internet
36 access.

1 Mr. Metropolis gave a report on the progress of the camera installation and
2 discussion was held regarding the purchase of a surge protector and internet service
3 provided by Bright House.

4 Mr. Daugirda requested ratification for the approval of the camera installation in
5 the amount not to exceed \$700.

6
7 **On MOTION by Ms. Sasha Goodman SECONDED by Ms. Brown, WITH ALL IN**
8 **FAVOR, the Board ratified the expenditure for the security cameras at the amenity center**
9 **in the amount not to exceed \$700.**

10
11 Ms. Stewart stated I have \$5,000 for the handicap ramp and handicap pool lift.
12 We have \$1,000 for the restroom doors and the front gate to become ADA compliant.

13
14 **A.2. Landscape Maintenance**

15 Mr. Daugirda stated we budgeted roughly \$65,900 for landscape, irrigation and
16 amenity center maintenance. There is a line item of \$8,700 for landscape replacement.
17 Valley Crest gave a proposal of \$120,000 to cover maintenance for phase one and two. I
18 asked them to reduce that amount and they came back with \$90,000. I told them we
19 needed it lower, they came back with \$78,000 for the CDD portion and \$24,700 for the
20 HOA portion for a total of \$102,700. Cornerstone gave us a bid of \$73,746.00 for the
21 CDD portion and \$28,944 for the HOA. It is in the best interest of the community that
22 you have one vendor doing all the landscaping. Rainmaker came in at \$84,000 for the
23 CDD plus \$32,000 for the HOA for a total of \$116,000.

24 A discussion was held on quality of maintenance, irrigation repairs, contract
25 terminations, pricing, and economies of scale for have one vendor for both CDD and
26 HOA.

27 The Board consensus was to terminate Valley Crest for landscape maintenance
28 and the hiring of Cornerstone to begin service as of January 1st; and it was suggested that
29 Cornerstone be asked to do a pre-Christmas clean up at no charge.

30
31 **On MOTION by Ms. Sasha Goodman SECONDED by Ms. Brown, WITH ALL IN**
32 **FAVOR, the Board approved the termination of Valley Crest Landscaping.**
33

1 On MOTION by Ms. Brown SECONDED by Ms. Sasha Goodman, WITH ALL IN
2 FAVOR, the Board approved the hiring of Cornerstone Landscaping proposal for the
3 CDD portion at \$73,746 per year to start as of January 1, 2012; Chairperson was
4 authorized to execute the agreement.

5
6 **Fiscal Year 2010 Audit**

7 Mr. Daugirda presented the 2010 Audit Report and stated it is a positive audit.
8 There are no problems and no recommendations for change. The report on page one
9 stated that the financial statements have been presented fairly in all material respects and
10 in conformity with generally accepted accounting principles. The District accountant is
11 in agreement with the financial statements in the report. The report on internal control
12 over financial reporting stated that they did not identify any deficiencies in internal
13 control over financial reporting that they would consider to be material weaknesses.
14 They tested for rule compliance and found no instances of noncompliance.

15 Mr. Daugirda requested a motion to accept the 2010 Audit Report.

16
17 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Brown, WITH ALL IN
18 FAVOR, the Board accepted the Fiscal Year Ended September 30, 2010 Audit.

19
20 **A.5. Pond Maintenance**

21 Mr. Daugirda stated at the last meeting we requested that the pond maintenance
22 company put some beneficial plants in the small pond and that has been completed.

23
24 **A.3. Supervisors Update**

25 Ms. Stewart stated there was a meeting with the developer and it was determined
26 that it would be appropriate to bring Mr. Metropolis onto the Board. We are not ready to
27 make the switch at this point, but it will happen. Is there a timeframe recommendation to
28 move Mr. Metropolis on the Board?

29 Mr. Straley responded we will need to get a resignation from Mr. Marc Mobley
30 and the remaining Board members can appoint a new member.

31 Ms. Stewart stated I spoke to the developer in regard to future parcels in the
32 community for the boundary of the District. I met with the engineer yesterday and they
33 will be adding this to our current master plan. Once I get this completed, I will send a

1 note to Mr. Daugirda to follow up with the developer and Mr. Marc Mobley for his
2 resignation.

3 Mr. Metropolis stated I met Mr. Tim Mobley and he did say the resignation was
4 forth coming.

5
6 **B. Attorney – Resolution 2012-2**

7 Mr. Straley stated this resolution is regarding the final assessments associated
8 with Series 2011 Bonds for the recreational facilities and it reflects a slight reduction in
9 the assessment levels.

10 Mr. Daugirda stated the Series 2011 Bond was issued at \$680,000, under the
11 estimated amount \$700,000. This resolution adopts the final supplemental assessment
12 allocation report dated August 2, 2011 and sets forth the specific terms of the District's
13 \$680,000 Special Assessments Bonds, Series 2011.

14

15 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Brown, WITH ALL IN
16 FAVOR, the Board Adopted Resolution 2012-2, Adopting the Final Supplemental
17 Assessment Allocation Report Dated August 2, 2011 and Setting Forth the Specific
18 Terms of the District's \$680,000 Special Assessment Bonds, Series 2011.

19

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

21 Ms. Stewart stated the annual consulting report which is a part of bond
22 compliance has been filed.

23 Also, the RIPA construction contract has been signed and the Faulkner
24 engineering has the contract for geotechnical work.

25

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

27 Mr. Metropolis asked will there be a letter going out to the residents advising
28 them of the new assessment amount and giving them an opportunity to pay it off in full?

29 Mr. Daugirda responded they can send an e-mail to my office indicating that they
30 want to pay off the assessments and our assessment manager will send that information to
31 them.

32 Ms. Stewart stated I received a phone call from a resident about cows wandering
33 into the upland habitat preserve area. I am researching this and will let you know the
34 outcome.

1 Mr. Metropolis stated someone is telling the residents it is illegal for the cows to
2 be there.

3 Ms. Stewart stated it is not illegal, but the environmental people do not want the
4 cows in the preserve area. I have communicated with the resident and I will keep them
5 updated on the problem.

6

7 **SIXTH ORDER OF BUSINESS – Adjournment**

8 There being no further business,

9

10 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH
11 ALL IN FAVOR, the meeting was adjourned at 10:55 p.m.

12


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

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

18

19 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
20 publicly noticed meeting held on DECEMBER 21, 2011.

21

22 
23 _____
24 Signature

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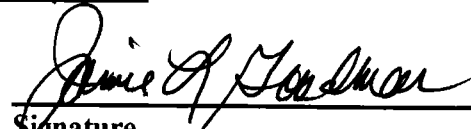
26 JOHN DAUGIRDA
27 Printed Name

28

29 Title:

- 30 Secretary
31 Assistant Secretary

32

22 
23 _____
24 Signature

25 JAMIE L. GOODMAN
26 Printed Name

29 Title:

- 30 Chairperson
31 Vice Chairperson