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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, December 21, 2011 at 10:00 a.m. at the offices of
11 Stantec, 2205 North 20th Street, Tampa, Florida.
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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	Mike Metropolis	Supervisor

27 Also present were:

28	John Daugirda	Manager
29	Mark Straley	Attorney
30	Tonja Stewart	Engineer
31	Ken Knight	Reporter

32 Mr. Daugirda established a quorum of the Board was present.
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Organizational Matters

37 ➤ **Acceptance of Resignation of Mr. Marc Mobley**

38 Mr. Daugirda stated I received the resignation of Marc Mobley and request a motion
39 to accept.

40 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Brown, WITH ALL IN FAVOR
41 the Board accepted the resignation of Mr. Marc Mobley.

42 ➤ **Appointment of Supervisor to the Unexpired Term of Office [11/2012]**

43 Mr. Daugirda requested a nomination to fill the open supervisor seat.
44

1 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Brown, WITH ALL IN FAVOR
2 the Board nominated Mr. Metropolis to fill the open supervisor seat.

3
4 Mr. Metropolis accepted the nomination.

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6 ➤ **Oath of Office of Newly Appointed Supervisor**

7 Mr. Daugirda, being a Notary Public of the State of Florida, administered the oath of
8 office to Mr. Metropolis; a copy of which is attached hereto and made a part of the
9 permanent record.

10
11 ➤ **Overview of District Responsibilities and Purpose**

12 Mr. Daugirda stated the new CDD supervisor will be responsible for filing a Form 1
13 with the Supervisor of Elections in the county in which you reside within 30 days.

14 Mr. Daugirda presented a new supervisor information packet, Form 1 - Statement of
15 Financial Interest and the Guide to the Sunshine Amendment and Code of Ethics for public
16 officers and employees to Mr. Metropolis.

17 Mr. Daugirda further stated the District is a public entity and you are a public official.
18 The Board is bound by the Sunshine Law and various laws and rules of the State of Florida
19 including Chapter 190 and several others. Any materials kept by the Supervisor or staff
20 member in connection with the CDD are public records and it is recommended they are kept
21 in one location for access in case of a request for CDD records. Mr. Daugirda explained the
22 Sunshine Law and ethical duties to the supervisor.

23 Discussions were held regarding the upcoming election procedures for November
24 2012 based on the number of registered voters as of April 1st; and the SBHAC future plans..

25
26 ➤ **Compensation of Supervisor**

27 Mr. Daugirda reviewed the compensation for being on the Board and asked Mr.
28 Metropolis if he wanted to accept or waive compensation.

29 Mr. Metropolis waived compensation.
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1 ➤ **Officer Structure**

2 Mr. Daugirda reviewed the Board of Supervisors structure and asked the Board if
3 they wanted to make any changes. The Board retained the officer slate and appointed Mr.
4 Metropolis as Assistant Secretary.

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6 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH ALL
7 IN FAVOR the Board approved Jamie Goodman as Chairman, Leonard Johnson as Vice
8 Chairman, John Daugirda as Secretary, Richard Woodville as Treasurer, Jean Rugg, Carolyn
9 Stewart, Mike Metropolis, Vanderlyn Brown and Sasha Goodman as Assistant Secretaries.

10

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

12 **A. Approval of Minutes of November 16, 2011 Meeting**

13 Mr. Daugirda stated each Board member received a copy of the minutes of the
14 November 16, 2011 Board meeting and requested any additions, corrections or deletions.

15 There not being any,

16

17 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
18 FAVOR, the Board approved the Minutes of the November 16, 2011 Meeting.

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20 **B. Acceptance of Check Register as of December 14, 2011**

21 Mr. Daugirda reviewed the check register as of December 14, 2011 and requested a
22 motion to accept.

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24 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Brown, WITH ALL IN FAVOR,
25 the Board accepted the check register as of December 14, 2011.

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27 **THIRD ORDER OF BUSINESS – Business Items**

28 **A. Consideration of Street Light District Dissolution**

29 Ms. Stewart stated District Counsel is working on a resolution to allow the dissolution
30 of the Street Lighting District that was beyond Bassett Creek Estates.

31 Ms. Jamie Goodman asked is that what they are seeing on the tax bills for Stone
32 Creek?

33 Ms. Stewart responded yes, and I understand that these street light bills have a history
34 to where they were never taxed or paid. The District will be taxed in 2012. I will coordinate
35 with the City and complete the transfer of the streetlight responsibility to the CDD.

1 **B. Review of Boundary Amendment Matter**

2 Ms. Stewart stated plans are for the CDD to move forward with the boundary
3 amendment to include Parcels O and Q into the District. We will be adding 221 units and the
4 developer will pay for the amended ordinance which will take 90 to 120 days to obtain. We
5 should consider having an educational workshop for the residents and we want to make sure
6 they know that Tamarind will be a major connector road.

7 Mr. Straley stated we will petition the city and it will take the 90 to 120 days to
8 complete. We cannot move forward until this is done and should have the petition ready for
9 the Board in January.

10 Further discussions related to the bond issues for the installing the infrastructure for
11 the annexed parcels; time frame for the boundary amendment process; potential of holding a
12 resident workshop regarding the boundary amendment and development visions for the
13 parcels; and continuation of this meeting for the sole purpose of the boundary amendment.
14

15 **C. Consideration of Upland Habitat Deed**

16 Ms. Stewart stated we had complaints from residents regarding cows roaming the
17 Habitat. We spoke to Krusen Douglas who owns the majority of the ranch. It has been
18 approved to give a deed to the land from Krusen Douglas to the District with an option for
19 them to reacquire it if the land becomes developable. We need to complete the transfer in
20 December so that the District can apply for a governmental ad-valorem tax exemption. The
21 Developer will cover any maintenance and fencing costs.

22 Mr. Straley stated I need the Board to approve accepting the deed to the land with
23 Krusen Douglas retaining the right to reacquire the land when it becomes ready to develop.
24

25 On MOTION by Ms. Jamie Goodman SECONDED by Mr. Metropolis, WITH ALL IN
26 FAVOR, the Board approved accepting a deed to the land with Krusen Douglas able to
27 reacquire the land when it becomes ready to develop.
28

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

30 **A. Manager**

31 **A.1. Amenity Center Update**

32 Mr. Daugirda stated the cameras were installed at the activity center. Mr. Metropolis
33 will confer with the contractor to see about a refund for the cost of the fourth replacement
34 camera. The Developer and Mr. Brad Van Rooyen of the HOA are discussing whether

1 Bright House cable service at no cost to the CDD can be utilized by the activity center for
2 monitors.

3

4 **A.2. Landscape Maintenance Update**

5 Mr. Daugirda stated Cornerstone has started service as the landscape maintenance
6 contractor. We have not received a response from Mr. Van Rooyen regarding the HOA
7 portion of the landscape maintenance. I will follow up with him. I have asked Cornerstone
8 to be proactive in any findings and recommendations as they work through the area.

9

10 **A.3. Pond Maintenance**

11 Mr. Daugirda stated there is nothing to report on pond maintenance.

12

13 Mr. Daugirda stated we will also apply for the tax exemption for the park. If you
14 know of any other transferred taxable parcels let me know so we can apply for the tax
15 exemption for them.

16

17 **B. Attorney**

18 There being no report, the next item followed.

19

20 **C. Engineer**

21 There was no further report, the next item followed.

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

24 There being no requests or comments the next item followed.

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26 **SIXTH ORDER OF BUSINESS – Adjournment**

27 The meeting was continued to January 6, 2012 at 10:00 a.m.

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29 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
30 FAVOR, the meeting was continued to January 6, 2012 at 10:00 a. m. at the offices of
31 Stantec, 2205 North 20th Street, Tampa, Florida 33605

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

34 **Each person who decides to appeal any decision made by the Board with respect to any*
35 *matter considered at the meeting is advised that person may need to ensure that a verbatim*

1 *record of the proceedings is made, including the testimony and evidence upon which such*
2 *appeal is to be based.*

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4 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
5 publicly noticed meeting held on February 15 2012

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Signature

Printed Name

Title:
 Secretary
 Assistant Secretary


Signature

JAMIE L. GOODMAN
Printed Name

Title:
 Chairperson
 Vice Chairperson