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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 February 16, 2011 at 10:00 a.m. at the offices
11 of Mobley Homes 14824 North Florida Avenue 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	Leonard Johnson	Vice Chairperson
25	Vanderlyn Brown	Supervisor

26 Also present were:

27	John Daugirda	Manager
28	Tonja Stewart	District Engineer
29	Maik Aagaard	DPFG
30	Gina Grimes	District Counsel

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

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37 **SECOND ORDER OF BUSINESS – Business Administration**

38 **A. Minutes of August 24, 2010 Board Meeting**

39 **B. Minutes of November 23, 2010 Board Meeting**

40 **C. Minutes of December 6, 2010 Board Meeting**

Mr. Daugirda stated each Board member received a copy of the minutes of the August 24, November 23, and December 6, 2010 Board meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Johnson, SECONDED by Ms. Goodman, WITH ALL IN FAVOR the Board approved the minutes of August 24, November 23, and December 6, 2010 Board meetings.

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D. Acceptance of Financial Statements as of January 2011
Mr. Daugirda reviewed the financial statements as of January 2011.

Ms. Stewart asked what is the engineering budget for 2011?

Mr. Daugirda responded the budgeted amount was \$5,000 for general work, and you are over that amount to date.

Ms. Stewart stated the amount was set before the construction project.

Mr. Daugirda stated thru January the engineering expenses are \$5,581. The District is on track with the assessment collections. The direct collections for O&M are \$38,000 for which there is an installment schedule and the budgeted amount is \$76,000. For the on roll assessment you have collected \$58,000 of the \$82,000.

Ms. Stewart asked what is District Counsel's budget?

Mr. Daugirda responded it is \$5,000. There is a special project authorization letter sent for the project expenditures. The remainder of the budget is on track.

On MOTION by Mr. Johnson, SECONDED by Ms. Jamie Goodman, WITH ALL IN FAVOR the Board approved the financial statements of January 2011.

E. Approval of Requisitions 2011-56 to 2011-66

Mr. Daugirda reviewed requisitions 2011-56 to 2011-66. The requisitions have been approved by the Developer and the Chairman.

On MOTION by Mr. Johnson, SECONDED by Ms. Goodman, WITH ALL IN FAVOR the Board approved Requisitions 2011-56 to 2011-66.

THIRD ORDER OF BUSINESS – Business Items:

A. Activity Center

Mr. Daugirda stated the Hill Ward agreement identifies the special work Ms. Grimes is involved with based on her hourly rates. We recommend you approve the agreement.

On MOTION by Mr. Johnson, SECONDED by Ms. Goodman, WITH ALL IN FAVOR the Board approved the agreement with Hill Ward for the activity center and annexation projects.

1 Mr. Daugirda stated the District is negotiating a Lease Agreement with Bassett
2 Creek Amenity LLC for the amenity center. We are going to ask that this meeting be
3 continued to look at the proposed assessments and to schedule a public hearing.

4 Ms. Grimes stated we would also like authorization to negotiate the lease with the
5 landlord.

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7 On MOTION by Mr. Johnson, SECONDED by Ms. Goodman, WITH ALL IN FAVOR
8 the Board authorized staff to proceed with negotiating the lease for the activity center and
9 propose scheduling of the public hearing.

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11 **B. Annexation**

12 Ms. Grimes stated we need authorization to prepare the petition to expand the
13 CDD boundaries in accordance with the map provided by the District engineer. We will
14 bring to the next meeting the prepared petition that we have on the amenity center and
15 once accepted, we can move forward with the boundary expansion.

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17 On MOTION by Mr. Johnson, SECONDED by Ms. Goodman, WITH ALL IN FAVOR
18 the Board authorized District Counsel to prepare a petition to expand the CDD
19 boundaries in accordance with the map provided by the District engineer.

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21 Ms. Stewart stated I just want to make sure that if there is a shortfall this year that
22 we have the ability to ask the developer to offset the shortfall. Based on the projects, do
23 we have a forecasted shortfall?

24 Mr. Daugirda responded we will be analyzing the information and bring our
25 findings back at the next meeting. We are on track with our administrative budget and
26 there is probability where we will need supplemental funding due to these projects. The
27 field operations are on track.

28 Ms. Stewart stated Ms. Grimes and I can determine where the budget stands, talk
29 to the developer and bring back our findings to the next meeting.

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

32 **A. Manager- Preview of Fiscal Year 2012 Budget**

33 Mr. Daugirda summarized the 2012 budget. At the May meeting we will
34 introduce the draft budget and at the July meeting we will ask for approval of the final

1 budget. Over the next month, if you can review and identify any budget items needed or
2 any shortfalls, we can put together the most accurate draft budget.

3 Ms. Goodman asked as lots are developed, does the landscaping continue or does
4 the contract need to be amended or rebid to include it?

5 Mr. Daugirda responded we can just amend the contract to include the additional
6 work.

7 Ms. Goodman stated we may also need to include funds for any damaged plant
8 materials due to the freeze.

9 Mr. Daugirda stated we have a budget of \$6,000 for landscape replacement.

10 Ms. Stewart stated we also should have a drainage map so the District knows
11 where all the structures are for maintenance.

12 Ms. Stewart stated additionally, the sidewalk construction is in the RIPA contract;
13 however, should be through the District.

14 Ms. Grimes stated I was asked to review the Street Lighting Agreements for
15 Basset Creek to assign them over to the CDD. We talked about turning those over to the
16 so they are not independently billed. Currently the agreement is between MJB and
17 TECO as opposed to the CDD and TECO. Does the CDD have any agreements with
18 TECO?

19 Ms. Stewart responded we just did one for Phase 2 lighting.

20 Ms. Grimes stated maybe we can work with TECO to get those worked in the one
21 agreement.

22 Ms. Stewart stated I was wondering if the Street Lighting District with the City
23 needs to be dissolved first.

24 Ms. Grimes stated they can be done together. When we meet with Ms. Johnson
25 next week, we can discuss that with her.

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27 **B. Attorney**

28 There being no report, the next item followed.

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30 **C. Engineer- Construction Update**

31 There being no report, the next item followed.

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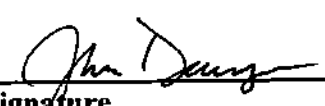
FIFTH ORDER OF BUSINESS – Supervisor Request and Audience Comments
There not being any, the next item followed.

SIXTH ORDER OF BUSINESS – Adjournment
Mr. Daugirda requested a motion to continue the meeting to February 28, 2011 at 10:00 a.m. at Mobley Homes.

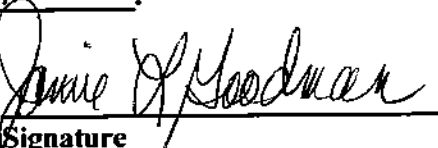
On MOTION by Mr. Johnson, SECONDED by Ms. Goodman, WITH ALL IN FAVOR the meeting was continued to February 28, 2011 at 10:00 a.m. at Mobley Homes.

**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 May 17, 2011.



Signature
John DAUGIRDA
Printed Name



Signature
JAMIE L. GOODMAN
Printed Name

Title:
 Secretary
 Assistant Secretary

Title:
 Chairman
 Vice Chairman