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

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The Recessed meeting of the Board of Supervisors of the K-Bar Ranch Community Development District held on February 28, 2011 reconvened on Thursday March 3, 2011 at 3:00 p.m. at the offices of Mobley Homes 14824 North Florida Avenue Tampa, Florida.

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FIRST ORDER OF BUSINESS - Roll Call

Mr. Daugirda called the meeting to order.

The Board members introduced themselves for the record.

Present and constituting a quorum were:

Jamie Goodman	Chairperson
Sasha Goodman	Supervisor
Vanderlyn Brown	Supervisor

Also present were:

John Daugirda	Manager
Tonja Stewart	District Engineer
Gina Grimes	District Counsel

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

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SECOND ORDER OF BUSINESS – Consideration of Documents Related to the Special Assessment Process

A. Consideration of Improvement Plan

Mr. Daugirda summarized the improvement plan and requested a motion to approve the improvement plan.

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On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH ALL IN FAVOR, the Board approved the Improvement Plan.
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1 **B. Consideration of Preliminary Assessment Methodology**

2 Mr. Daugirda stated page 1 summarizes the project involves a proposal to enter
3 into a recreational facilities lease with Amenity Investments with an option to purchase.
4 There would be an annual lease fee of \$77,112; and there is an escalation clause for a 4%
5 annual increase for 30 years. There is the operating and maintenance at \$30,000 and the
6 County tax collection charges of 8% at \$9,314 for a total year one cost of \$116,426.

7 The report sets forth the assessments standards of equal benefit and assessment
8 allocation. They are anticipating two categories for developed and undeveloped property
9 as displayed on page 4 table 2. Each developed house and lot will be equally assessed at
10 1.0 ERU. For the first year, developed property will be assessed \$435.08 and
11 undeveloped property at 0.4 ERU and a total assessment of \$174.03 per year. On page 9,
12 table 3, the estimated assessments, operating and maintenance and county collection fees
13 total \$116,426. Appendix 2 is a summary of the assessment roll in a table according to
14 the property owner. Appendix 3 sets forth the total cost of the project over the thirty
15 years.

16 Mr. Daugirda requested a motion to approve the preliminary assessment
17 methodology and the preliminary assessment roll.

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19 On MOTION by Ms. Sasha Goodman, SECONDED by Ms. Jamie Goodman, WITH
20 ALL IN FAVOR, the Board approved the preliminary assessment methodology and the
21 preliminary assessment roll.

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23 **C. Consideration of Resolution Declaring Special Assessments 2011-3**

24 Mr. Daugirda stated Resolution 2011-3 declares special assessments based upon
25 the leasehold interest and the operation and maintenance payments and county collection
26 fees over 30 years. It declares special assessments.

27 Mr. Daugirda requested a motion to adopt Resolution 2011-3.

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29 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL
30 IN FAVOR, the Board adopted Resolution 2011-3 Declaring Special Assessments.

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1 **D. Consideration of Resolution Calling for Public Hearing to Impose Special**
2 **Assessments 2011-4**

3 Mr. Daugirda reviewed Resolution 2011-4 setting the public hearing to impose
4 special assessment, and requested a motion for adoption.

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6 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH
7 ALL IN FAVOR, the Board Adopted Resolution 2011-4 calling for a Public Hearing to
8 be held on April 4, 2011 at 10:00 a.m. to Impose Special Assessments.

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10 **E. Other Additional Documentation or Matters**

11 Mr. Daugirda summarized the letter and attachments that will be sent to the
12 residents and all property owners.

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14 **THIRD ORDER OF BUSINESS – Staff Reports**

15 **A. Manager**

16 **B. Attorney**

17 **C. Engineer**

18 There being no additional staff reports, the next item followed.

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20 **FOURTH ORDER OF BUSINESS – Supervisor Request and Audience Comments**

21 There were no requests or comments.

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23 **FIFTH ORDER OF BUSINESS – Adjournment**

24 Mr. Daugirda requested a motion to adjourn.

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26 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Brown, WITH ALL IN
27 FAVOR, the meeting was adjourned at 3:24 p.m.

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

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

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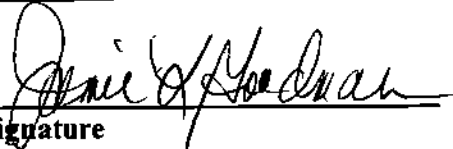
1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
2 publicly noticed meeting held on Mar 17, 2011.

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Signature

John D'Augirda
Printed Name

Title:
 Secretary
 Assistant Secretary


Signature

Jamie L. Goodman
Printed Name

Title:
 Chairman
 Vice Chairman