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

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The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District held on Monday, April 4, 2011 at 10:00 a.m. at the offices of Mobley Homes, 14824 North Florida Avenue, Tampa, Florida.

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FIRST ORDER OF BUSINESS - Roll Call

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Mr. Daugirda called the meeting to order.

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The Board members introduced themselves for the record.

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Present and constituting a quorum were:

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Jamie Goodman	Chairperson
Sasha Goodman	Supervisor
Vanderlyn Brown	Supervisor

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Also present were:

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John Daugirda	Manager
Gina Grimes	District Counsel
Ken Knight	Tampa Tribune

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

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SECOND ORDER OF BUSINESS – Public Hearing on the Imposition of Special Assessments

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- A. Discussion of Improvement Plan
 - B. Discussion of Preliminary Assessment Methodology
 - C. Public Comment and Testimony
 - D. Equalization of Assessments
 - E. Adoption of Resolution 2011-5, Imposition of Special Assessments

Ms. Grimes stated this is a public hearing for the levy of special assessments for an amenity/recreation center that includes a pool. Prior to this meeting, notice was sent to all property owners within the CDD. At the last meeting, we adopted a resolution that authorized us to go forward with providing notice to all property owners. We had some responses from some of the residents and as a result, the consultants had an informational meeting last Thursday night at the New Tampa Library. We had given the residents various documents in advance as they had made public records request. They were up to

1 speed on the project with the information that was provided to them. They had their
2 attorney there, Ms. Beth Crane, and five to six members of the Stone Creek and Bassett
3 Creek Home Owners Alliance, which is a new organization for the homeowners. At the
4 meeting, staff did a short presentation of the proposed special assessments and how we
5 arrived at the dollar amount.

6 Their attorney asked several questions as well as several members of the Home
7 Owners Alliance. We worked though the 2006 bond issue, and the question they raised
8 was whether it was used to pay for any of the cost of the amenity center. It was not.
9 They confirmed that they were provided that information and they agreed. We went into
10 a lot of the details of the proposed lease for the amenity center. There was discussion on
11 the proposed budget for the operation and maintenance of the amenity center. They
12 asked a question about the warranty, permitting as they had some documentation that it
13 was permitted as a residential pool not as a commercial pool and additional questions
14 about the contractor.

15 We are still in the process of working on the terms of the lease with Amenity
16 Center LLC and they were present at the meeting to answer questions. The homeowners
17 gave us a lot of specific questions and areas of concern which we will follow up on as we
18 negotiate the lease. We are going to go back and look at some of the items in the
19 proposed operations and maintenance budget to see what we can do to adjust those in
20 accordance to their questions. We committed to coming back to the Board today to ask
21 for a motion to continue this special assessment hearing for at least 30 days. We have a
22 lot of work to do in those 30 days. They want to make sure the homeowners in the area
23 are able to attend so for that reason they would like to have it at the New Tampa Library
24 after 5:00 p.m.

25 The residents would like the Board to consider the appointment of a resident in
26 the interim pending the November 2012 election to help with the transition period. Mr.
27 Daugirda will forward the minutes to some of the residents who have requested them.
28 The consultants may have another informational meeting with the residents before the
29 public hearing to try to work out some of the problems.

30 I recommend we continue this meeting to May 17, 2011 at 6:00 p.m. at the New
31 Tampa Library.

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THIRD ORDER OF BUSINESS – Public Comments

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS - Adjournment


Mr. Daugirda requested a motion to CONTINUE the meeting to May 17, 2011 at 6:00 p.m. located at the New Tampa Library.

On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Brown, WITH ALL IN FAVOR the meeting was continued to May 17, 2011 at 6:00 p.m. at the New Tampa Regional Library, 10001 Cross Creek Boulevard, Tampa, Florida.

**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.*

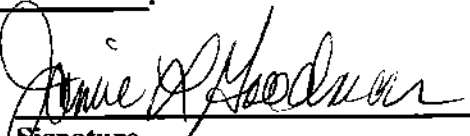
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on May 12, 2011.



Signature

John DAUGIRDA
Printed Name

Title:
 Secretary
 Assistant Secretary



Signature

JAMIE L. GOODMAN
Printed Name

Title:
 Chairman
 Vice Chairman