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

10 The Recessed Meeting of the Board of Supervisors of the K-Bar Ranch Community
11 Development District held on December 21, 2011 at 10:00 a.m. reconvened on Friday,
12 January 6, 2012 at 10:00 a.m. at the offices of Stantec, 2205 North 20th Street, Tampa,
13 Florida.
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20 **FIRST ORDER OF BUSINESS – Roll Call**

21 Mr. Daugirda called the meeting to order.

22 The Board members introduced themselves for the record.

23 Present and constituting a quorum were:

24	Jamie Goodman	Chairperson
25	Sasha Goodman	Supervisor
26	Michael Metropolis	Supervisor

27 Also present were:

28	John Daugirda	Manager
29	Mark Straley	Attorney
30	Tonja Stewart	Engineer

31 Mr. Daugirda established a quorum of the Board was present.
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38 **SECOND ORDER OF BUSINESS – Business Items:**

39 **A. Discussion on Boundary Amendments**

40 Mr. Daugirda stated Mr. Straley is preparing the petition, Ms. Stewart is preparing the
41 engineers report and DPFG is preparing the statement of regulatory cost and any other
42 supporting documents that may be required.

43 Ms. Stewart stated since Mr. Metropolis is now on the Board representing the
44 Community I want to explain the details to him so he understands what this is about and can
45 report to the community.

46 Ms. Stewart provided a brief overview of the history of the District and the boundary
47 amendment.

1 Ms. Stewart stated the transportation briefing on the roads with a 5 to 10 year plan
2 show Parcels O & Q. It is anticipated 221 new homes will be added for a total at the end of
3 the development for a total of 1,999 units. Parcel Q was not in the plan and that is why we
4 are doing a boundary amendment.

5 Mr. Straley stated the process for expanding the District's boundaries is governed by
6 State Statute. There is a lot of documentation that needs to be prepared in a form, including
7 the legal descriptions in the area we are proposing to expand into the District. The petition
8 will include the construction cost estimates, which Ms. Stewart will put together as well as
9 the infrastructure to be built in this new parcel being added into the District. There will be a
10 public hearing in front of Tampa City Council.

11 Ms. Stewart asked can the services be done through the CDD and have the developer
12 re-pay the CDD for the professional services or should our contract be directly with the
13 developer?

14 Mr. Straley responded the District will be the petitioner so it makes sense that we bill
15 the District. We are looking for the Board to authorize District staff to prepare the petition
16 and secondly to authorize the Chairman to execute the petition so we can file it with the City.
17

18 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
19 FAVOR, the Board authorized staff to prepare the petition for boundary amendment and
20 authorize the Chairman to execute the petition.
21

22 Mr. Daugirda recommended a motion be passed to authorize staff to do the work and
23 to bill for the work and reimbursement from the developer for the boundary amendment.
24

25 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
26 FAVOR, the Board authorized agreements with Attorney, Engineer and District Manager on
27 an hourly basis for services for the boundary amendment and developer reimbursement of
28 costs; and the Chair was authorized to execute the agreements.
29

30 **B. Assessment on New bonds**

31 Mr. Daugirda stated the first step in this process is to get the boundary amendment
32 done and the Ordinance issued from the City. The second process is issue a small bond
33 series to fund the construction. It will be three or four months for the boundary amendment

1 and maybe another two months for the bond process. The assessments will be applied to the
2 new properties at comparable rates similar to the existing properties.

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4 **C. Other Items**

5 There not being any, the next item followed.

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

8 **A. Manager**

9 Mr. Daugirda stated we talked about mulch at the last meeting and Cornerstone gave
10 us a price of \$38 per cubic yard which is less than Valley Crest. They have been to the
11 property. I asked them to analyze it and whether there was frost damage requiring
12 replacement plants all at once or in phases. I will let you know the response. We will
13 analyze in April to recommend whether to install mulch and /or new plants after the cold is
14 over and see if we need anything at that time.

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16 **B. Attorney**

17 There being no report, the next item followed.

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19 **C. Engineer**

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

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

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

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25 **SIXTH ORDER OF BUSINESS – Adjournment**

26 There being no further business,

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28 **On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN**
29 **FAVOR, the Board meeting was adjourned at 10:23 a.m.**

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

33 **Each person who decides to appeal any decision made by the Board with respect to any*
34 *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



Signature

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Printed Name

JAMIE L. GOODMAN

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairperson
- Vice Chairperson