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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 was held on Wednesday, February 15, 2012 at 10:00 a.m. at the offices of Stantec, 2205 North 20th Street, 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
Mike Metropolis	Supervisor

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Also present were:

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John Daugirda	Manager
Mark Straley	Attorney
Tonja Stewart	Engineer
John Vericker	Straley and Robin

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

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SECOND ORDER OF BUSINESS – Business Administration Items:

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A. Approval of Minutes of December 21, 2011 Meeting

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Mr. Daugirda stated each Board member received a copy of the minutes of the December 21, 2011 Board meeting and requested any additions, corrections or deletions.

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There not being any,

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On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN FAVOR, the Board approved the Minutes of the December 21, 2011 Meeting.

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B. Approval of Minutes of January 6, 2012 Meeting

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Mr. Daugirda stated each Board member received a copy of the minutes of the January 6, 2012 Board meeting and requested any additions, corrections or deletions.

1 There not being any,

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3 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
4 FAVOR, the Board approved the Minutes of the January 6, 2012 Meeting.

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6 **C. Acceptance of Check Register as of January 2012**

7 Mr. Daugirda reviewed the check register as of January 2012 and requested a motion
8 to accept.

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10 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
11 FAVOR, the Board accepted the check register as of January 31, 2012.

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

14 **A. Consideration of Resolution 2012-4 Street Light District Dissolution and**
15 **Transfer to the District**

16 Mr. Vericker stated there are two street light matters. The first one is Resolution
17 2012-4 that authorizes me to go to the city and dissolve this agreement since the CDD wants
18 to take over that responsibility. This is in the Stone Creek area.

19 Ms. Stewart stated for clarification this is for the entry road not the lights within
20 Stone Creek.

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22 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
23 FAVOR, the Board adopted Resolution 2012-4 Pertain to the Provision of Entry Streetlights
24 in the Stonecreek Townhomes; Authorizing Certain Officers to Enter into Agreements on
25 Behalf of the CDD in Substantially the Forms Attached Hereto; and Providing for a Method
26 of Determining the Payment from Landowners Within the CDD in Consideration for the
27 Provision of Streetlights.

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29 Mr. Daugirda stated we have another resolution that pertains to street lighting.

30 Mr. Vericker stated I was told by Ms. Stewart that the city did not set up a Streetlight
31 District in Bassett Creek to the neighborhoods. We need to enter into an agreement with
32 TECO so that resolution would be number 2012-5 authorizing the Chairman to sign the
33 TECO agreement for the Bassett Creek neighborhood.

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1 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
2 FAVOR, the Board adopted Resolution 2012-5 Pertaining to a TECO Streetlight Agreement
3 for Bassett Creek; and Authorizing the CDD Chairman to sign the Agreement.
4

5 Mr. Vericker stated we need to send a resolution to TECO that identifies the officer
6 structure.

7 Mr. Daugirda read the Board of Supervisors structure into the record and requested
8 adoption of Resolution 2012-6.
9

10 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
11 FAVOR, the Board adopted Resolution 2012-6 Election of officers: Chairman Jamie
12 Goodman, Vice Chairman Leonard Johnson, Secretary John Daugirda, Treasurer Rick
13 Woodville, John Daugirda and Maik Aagaard Assistant Treasurer, Mike Metropolis, Sasha
14 Goodman, Vanderlyn Brown, Carolyn Stewart and Jean Rugg as Assistant Secretaries.
15

16 **B. Ratification of Resolution 2012-3 Authorizing the Submittal of a Petition to**
17 **Expand the District**

18 Mr. Daugirda stated Resolution 2012-3 authorizes the submittal of a petition to
19 expand the District. Previously the Board granted permission to file the petition and we need
20 a motion to ratify Resolution 2012-3.
21

22 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
23 FAVOR, the Board ratified Resolution 2012-3 Authorizing the Submittal of a Petition to
24 Expand the District.
25

26 **C. Update on Boundary Amendment Matter**

27 Mr. Daugirda stated the working group has been compiling the various documents for
28 the boundary amendment and I believe it is just about ready for submittal to the county.

29 Mr. Straley stated we are waiting on a couple of exhibits and as soon as Ms. Stewart
30 completes the construction cost we should be in good shape.

31 Mr. Stewart stated I should have that done today.
32
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1 **D. Consideration of GNP Engagement Letter to Perform Arbitrage Calculations**
2 **For Series 2011 Bonds**

3 Mr. Daugirda introduced the arbitrage engagement letter and explained the purpose of
4 the arbitrage calculations.

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6 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
7 FAVOR, the Board approved the GNP engagement letter to perform arbitrage calculations
8 for Series 2011 bonds.

9
10 **E. Discussion Regarding Round-a-Bout**

11 Ms. Stewart stated I have been waiting until the construction is over to move forward
12 with this. The HOA would like to bring HOA members or residents in to the loop so
13 accurate information can be passed on. I will begin an e-mail trail with that today so
14 everyone knows what is going on in the community and you can share that information with
15 the residents. There has been a notice sent to the trucking company reminding them that they
16 need to follow the speed limit. There is a possibility that the round-a-bout may be eliminated
17 based on the configuration of the roadway networks. Since we do not know exactly what is
18 going to happen with the city, it may be a few months before we know anything.

19 A discussion was held regarding the trucks running over the round-a-bout and
20 beautifying the area, and the communication efforts.

21 Mr. Daugirda stated I will contact the landscaper to make the area where the trucks
22 have run over the sod to make it look better.

23
24 **FOURTH ORDER OF BUSINESS – Staff Reports**

25 **A. Manager**

26 **A.1. Amenity Center Update**

27 Mr. Daugirda stated I ran a report on the property tax exemptions.

28 Ms. Stewart stated I spoke to District Counsel about some errors that are on the
29 property appraiser's records regarding Stone Creek. I believe District Counsel needs to do
30 some clean up with the property appraiser's records.

31
32 **A.2. Landscape Maintenance Update**

33 Mr. Daugirda stated we had the area freshened up with new mulch.

1 Mr. Metropolis stated I did follow up with Mr. Gaudette on the broken camera and he
2 said it did not work when he installed it.

3

4 **A.3. Pond Maintenance**

5 There being no report, the next item followed.

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7 **B. Attorney**

8 There being no further report, the next item followed.

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10 **C. Engineer**

11 There being no further report, the next item followed.

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

14 Mr. Metropolis stated I have not heard back from the HOA Manager regarding the no
15 soliciting signs. It is becoming a problem and he has been saying he is going to put up the
16 surveillance signs and the no soliciting signs for about the past two months.

17 A discussion was held and Mr. Metropolis will follow up with the HOA Manager and
18 Mr. Daugirda will do the same.

19 Ms. Stewart stated I will follow up with Shawn on the ADA lift for the pool. We also
20 need to address the playground area mulch.

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22 **SIXTH ORDER OF BUSINESS – Adjournment**

23 There being no further business,

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25 On MOTION by Ms. Jamie Goodman SECONDED by Ms. Sasha Goodman, WITH ALL IN
26 FAVOR, the meeting was adjourned at 10:30 a.m.

27

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

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


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Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on April 18, 2012.



Signature

John DAURIDA
Printed Name

Title:
 Secretary
 Assistant Secretary



Signature

JAMIE L. GOODMAN
Printed Name

Title:
 Chairperson
 Vice Chairperson