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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 May 16, 2012 reconvened on Wednesday, **June 13, 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
Len Johnson	Vice Chairman
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
Brad Van Rooyen	HOA Manager
Scott Bird	HOA Manager

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

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Cornerstone Landscaping

Mr. Daugirda introduced Mr. Torres from Cornerstone and asked Mr. Metropolis to explain the situation.

Mr. Metropolis stated I received several complaints from residents regarding the condition of the landscaping around the amenity center and the main drive into the community. The residents focused on the trees and the tree rings and they do not like the conditions. Around the pond area the grass is tall. I am looking for comments from Cornerstone to let the people know an answer to the situation.

Mr. Torres stated in the contract you receive 40 cuts a year of the St. Augustine grass, but we are doing more. With the rain, we have been cutting more.

1 Ms. Stewart discussed the difference between St. Augustine and Bahia grass and how
2 the number of times it is mowed and the height are important for the grass to maintain a good
3 look.

4 Mr. Torres stated with St. Augustine grass we normally go 4 to 5 inches and Bahia
5 grass it varies on the rain or no rain. Last week we started sending three crews to your
6 property. One is to do just the detail work which is the trimming and pruning of the shrubs
7 and weeding. We have a mow crew that was out yesterday and then we have a crew that
8 strictly mows the ponds. The edging of the curbs is 20 times a year.

9 Mr. Metropolis stated I agree with Ms. Stewart we should let the residents know what
10 we are paying for so they know what to expect.

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12 The record will reflect that Mr. Johnson joined the meeting.

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14 Mr. Metropolis asked if Cornerstone trims the trees do they need to be cut back
15 again?

16 Mr. Torres responded they do trim the trees and it is time to trim them again;
17 however, they only go so high in the tree.

18 Ms. Stewart stated I want to discuss with Cornerstone about assisting with the
19 roundabout and the trees by the amenity center as the trees do not work for that area. I would
20 like to ask Cornerstone to make suggestions to us on what they would recommend. Then the
21 Board could discuss it and revise the contract if needed.

22 Mr. Van Rooyen showed pictures of some the landscaping issues.

23 Ms. Stewart suggested they have the Stone Creek and Bassett Creek landscape and
24 annuals the same.

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26 On MOTION by Mr. Johnson SECONDED by Ms. Jamie Goodman, WITH ALL IN
27 FAVOR, the approved a common developed theme for the front landscaping at Stone Creek
28 and Bassett Creek.

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30 Ms. Jamie Goodman asked did we add money into the budget for the next years'
31 additional landscaping?

1 Mr. Daugirda responded we do have a contingency. I added \$30,000 in to that fund
2 and we will discuss it further when we get to the budget.

3 Ms. Jamie Goodman stated the tree thinning would need to come out of that fund.

4 Mr. Daugirda stated that is correct.

5 Ms. Stewart stated in this area there is a lot of clay in the soil. We are finding that the
6 soil is the problem for the trees.

7 Mr. Torres stated we fertilize the trees four times a year and I can bump that up.

8 Ms. Stewart stated I will be in touch with Mr. Torres to assist in the improvements.

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10 **SECOND ORDER OF BUSINESS – Fiscal Year 2012-2013 Budget**

11 **A. Presentation of Proposed Budget**

12 Mr. Daugirda stated this is the draft budget. On page one it is proposed to go up
13 \$100,000. At the last meeting, the Board added in \$30,000 for reserves and \$5,000 for
14 holiday decorations. The street lighting went up because we added another contract. It went
15 from \$45,000 to \$58,000. The landscaping went from \$58,000 to \$73,700 due to the
16 additional service areas we added. I put in \$30,000 for field contingency.

17 Mr. Van Rooyen stated I think the \$30,000 in the contingency fund is excessive and it
18 might be better to reduce that and add more later if needed.

19 Ms. Jamie Goodman stated the \$30,000 in the reserves is because the new lots
20 coming on will affect the budget later on in 2013.

21 Mr. Daugirda stated actually we have two components. One is for replacement of any
22 items as needed. The second is for a working capital component. It is nice to have three
23 months' worth of money until the tax bill money comes in. We need operating capital.

24 Ms. Jamie Goodman stated we have a new common area coming on with 33 lots.

25 Ms. Stewart stated that leaves 56 units to complete that area.

26 Ms. Jamie Goodman stated I don't think the landscape budget will cover that.

27 Ms. Stewart stated that is what the contingency is for.

28 Mr. Daugirda stated right now we are budgeted for 378 units.

29 Discussion was held regarding the assessments in K-Bar Ranch compared to other
30 surrounding communities.

1 Mr. Daugirda stated we are required to send all the residents a letter telling them the
2 assessments are proposed to go up and there will be a public hearing. I will complete the
3 draft and send it to the Board for any input.

4 Ms. Stewart stated at Live Oak the CDD is \$800, the O&M is \$400 and the HOA is
5 \$1,500 for a single family for a total of \$2,700.

6 Mr. Daugirda asked does the Board want to leave the budget as it is or change it?

7 Ms. Jamie Goodman responded we should wait until the final hearing if we are going
8 to reduce it.

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10 **B. Consideration of Resolution 2012-7, Approving Proposed Budget and**
11 **Setting Public Hearing**

12 Mr. Daugirda stated Resolution 2012-7 approves the draft budget and sets the public
13 hearing to adopt the budget. A motion to approve the draft budget and to set the public
14 hearing for August 22, 2012 at 6:00 p.m. is in order.

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16 On MOTION by Mr. Johnson SECONDED by Ms. Jamie Goodman, WITH ALL IN
17 FAVOR, the Board adopted Resolution 2012-7 approving the Proposed FY 2012-2013
18 Budget and Setting the Public Hearing for August 22, 2012 at 6:00 p.m. at the New Tampa
19 Regional Library, 10001 Cross Creek Boulevard, Tampa, Florida, 33647.

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21 **THIRD ORDER OF BUSINESS – Other Matters**

22 Mr. Metropolis stated there was a memorial for the people killed in the car wreck.

23 Ms. Stewart stated that is a city street so we need to call public works department to
24 perform any work.

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26 **FOURTH ORDER OF BUSINESS – Staff Reports**
27 **Manager**

28 There being no report the next item followed.

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30 **District Counsel**

31 There being no report the next item followed

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33 **District Engineer**

34 Ms. Stewart stated I do want to work with Cornerstone on the roundabout and the
35 amenity center. I think we need to do something with the trees at the amenity center. The

1 plan is to put paving stones around the external portion of the roundabout so trucks can drive
2 over it and place some landscaping in the middle.

3 I also have a proposal to remove the lock on the pool gate and replace it with a lever.
4 The proposal is \$380 and it will come out of the construction account. I have contacted the
5 contractor with the pool lift. He said the city rejected the permit and the design. I am not
6 sure why as I have seen the same design at other communities. The government did extend
7 the date to have it put in by January 2013.

8 Mr. Metropolis stated the concern is that the handicapped people are paying for the
9 pool, but cannot use it. Should they be charged while they cannot use it?

10 Mr. Straley responded if they are able to get in the amenities center.

11 Mr. Metropolis stated they can't because of the lock on the pool gate.

12 Mr. Straley stated we need to get in compliance so we are doing what the law
13 requires.

14 Mr. Daugirda requested that Ms. Stewart get the lock on the gate removed.

15 Mr. Metropolis reported that there was a turtle in the pool and the pool cleaning
16 company should come and remove it.

17 Mr. Daugirda stated I spoke to the cleaning company and they agreed to watch for
18 and cure such problems.

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20 **FIFTH ORDER OF BUSINESS – Financial Statements**

21 **A. May 2012 Financials**

22 Mr. Daugirda reviewed the May 2012 financial statement and requested a motion to
23 accept.

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25 On MOTION by Ms. Jamie Goodman SECONDED by Mr. Johnson, WITH ALL IN
26 FAVOR, the Board accepted the May 2012 financials.

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28 **B. Requisitions 2012-13 thru 2012-16**

29 Mr. Daugirda reviewed the requisitions and requested approval.

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31 On MOTION by Ms. Jamie Goodman SECONDED by Mr. Johnson, WITH ALL IN
32 FAVOR, the approved construction requisitions 2012-13 thru 2012-16.

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1 **SIXTH ORDER OF BUSINESS - Supervisors Requests and Audience Comments**

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

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4 **SEVENTH ORDER OF BUSINESS – Adjournment**

5 There being no further business a motion to adjourn was requested.

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7 On MOTION by Mr. Johnson SECONDED by Ms. Jamie Goodman, WITH ALL IN
8 FAVOR, the meeting was adjourned at 11:20 a.m.

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

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

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

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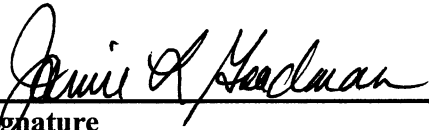
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Signature

John DAVIDIDA
Printed Name

Title:
 Secretary
 Assistant Secretary



Signature

JAMIE L. GOODMAN
Printed Name

Title:
 Chairperson
 Vice Chairperson