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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, July 18, 2012 at 10:00 a.m. at the offices of Stantec, 2205 North 20<sup>th</sup> 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	Vice Chairperson
Mike Metropolis	Supervisor
Sasha Goodman	Supervisor

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Also present were:

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John Daugirda	Manager
John Vericker	District Counsel
Tonja Stewart	Engineer
Brad Van Rooney	HOA Manager
Scott King	HOA
Carlos Torres	Cornerstone

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

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**SECOND ORDER OF BUSINESS – Approval of Minutes of Meeting**

A. **May 16, 2012**

B. **June 13, 2012**

Mr. Daugirda stated each Board member received a copy of the minutes of the May 16 and June 13, 2012 meetings, and requested any additions, corrections or deletions.

There not being any,

On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH ALL IN FAVOR, the Board approved the minutes of the May 16, 2012 and June 13, 2012 meetings.

1 **THIRD ORDER OF BUSINESS - Business Matters**

2 **A. Discussion of Proposed FY 2012-2013 Budget**

3 Mr. Daugirda stated we had a workshop with the residents and they came up with  
4 a proposal to reduce the budget by \$30,000.

5 Mr. Metropolis stated everyone seemed to agree to have a reserve, the operating  
6 and contingency items for \$30,000 each. A lot of the residents thought the \$30,000 had a  
7 large impact on the community. The residents proposed that we reduce each account to  
8 \$15,000 and start smaller and build the contingency.

9 Mr. Daugirda stated the total amount on the budget is \$373,000 before that if we  
10 take out \$30,000 it is roughly 8% reduction.

11 Mr. Metropolis stated there are only three issues. The two \$30,000 accounts and  
12 the \$5,000 holiday lights account. The request is for Mr. Daugirda to get quotes for the  
13 holiday lights.

14 Ms. Jamie Goodman stated I believe the reason for the contingency is the  
15 additional lots coming on. I am not sure if that increase is in the landscaping budget.

16 Mr. Metropolis stated I think the new areas are included in the proposed budget.

17 Ms. Stewart stated the landscape budget does cover the new areas.

18 Mr. Daugirda stated the landscape contract is \$73,000. It is budgeted for the  
19 current scope of work.

20 Ms. Jamie Goodman stated I thought that was why we put the two \$30,000  
21 contingencies in because we did not know what the cost of the landscaping in the  
22 common areas would be.

23 Mr. Daugirda stated I suggest that today the Board leave the draft budget as is;  
24 and if it is the intent of the Board to cut the budget by \$30,000 off the reserve fund we  
25 can do that at the August meeting, pending further refinement of the landscaping  
26 numbers.

27 Ms. Jamie Goodman asked do we have an accurate price on insurance?

28 Mr. Daugirda responded we never get the final quote until after the budget is  
29 adopted, however we projected the amounts. In the meantime, they are going to shop  
30 around to get the best possible deal. It is a timing issue.

31 Mr. Metropolis stated once everything was explained, the residents understood  
32 what we are trying to do with this budget.

1 **Landscape Contract**

2 Mr. Metropolis stated many of the residents are complaining about the  
3 landscaping mostly around the pond areas. There are some issues about the trees and the  
4 bark-mulched areas. After the landscapers have been on-site there is water dripping from  
5 the hoses that are by the trees. We would like Mr. Torres to explain exactly what  
6 Cornerstones responsibilities are and the residents believe they need to step up their  
7 service.

8 Ms. Stewart stated landscaping for all the communities I work for seems to be one  
9 of the most sensitive issues. We need to settle the residents down because I understand  
10 Cornerstone from an industry standard as they are doing a good job. There may be some  
11 communication problems between us and staff people.

12 Mr. Metropolis stated they were complaints about the developer's trailer. The  
13 residents at the end of the meeting knew the difference between developer property and  
14 the CDD property. We just need a clarification of the exact responsibilities so I can  
15 clearly explain it to the residents and stop the confusion.

16 Ms. Stewart stated I will send Mr. Metropolis and Mr. Van Rooyen the landscape  
17 map so they can share it with the residents.

18 Mr. Torres stated we have some ideas for the round-a-bout as I get pictures all  
19 the time and we fix them the best we can under the circumstances. I would propose that  
20 we install pavers, redesign the round-a-bout, and add landscaping to the amenity center.

21 Mr. Van Rooney asked can the palm trees be removed as they do not look good?

22 Mr. Torres responded we may need to add some chemicals to help them along.

23 Mr. Van Rooney stated if there is a way to add more fertilizer throughout and  
24 make things greener that would go a long way with making the residents happy.

25 Mr. Torres stated a lot of it is the condition of the soil.

26 Mr. Vericker stated I would not distribute this map until you have the correct  
27 boundaries of who is responsible for what areas.

28 Ms. Stewart stated the map will be made available for any resident once it is  
29 completed.

30 Discussion was held regarding the sprinkler system, running when it is raining,  
31 soil conditions, rain sensors, and possible solutions.

1 Mr. Daugirda asked is there a quote on the round-a-bout project?

2 Mr. Torres stated I am working on that.

3 Ms. Stewart stated I have several projects I would like to combine as a package  
4 and I will get those to Cornerstone. I think with the money left in the construction fund  
5 and some assistance from the developer it is possible.

6 Mr. Van Rooyen stated I can speak to the HOA to see if they would like to share  
7 some of the cost, as it is a benefit to the entire community.

8 Mr. Daugirda stated we are talking about taking \$30,000 out of the budget so how  
9 would this be funded.

10 Ms. Stewart stated I did not expect the District to pay for this. The funds will  
11 come from the three parties we just discussed.

12 Mr. Van Rooyen asked Mr. Torres, what is the mowing schedule?

13 Mr. Torres stated we do a weekly mowing from April to October on Mondays.  
14 Twice a month we mow the pond banks and then do detail work on Thursdays. I will  
15 provide you with various memos to help keep the residents informed.

16 A discussion was held regarding the streetlights that are burnt out.

17 The engineer will confer with TECO on the matter and Mr. Daugirda will make a  
18 site visit to identify the pole numbers on the lights that are out and report them to TECO.

19 Mr. Metropolis stated the residents were complaining about the trees covering  
20 over the light from the streetlights.

21 Ms. Stewart stated the electric company and the developer do not work together  
22 on location of the street lights. There is nothing that can be done to prevent that from  
23 happening. As the trees grow higher more of the street light will come through.

24 Mr. Van Rooyen asked can the trees be cut so the street lights would come  
25 through?

26 Ms. Stewart responded we spoke about this before and the trees are not the  
27 CDD's responsibility it is the homeowners.

28 Mr. Van Rooyen stated these trees are in the common area.

29 Ms. Stewart stated if that is the case, then the CDD can get proposals on street  
30 tree trimming.

31 Mr. Daugirda stated we got a proposal and the Board said it was too much money.

1 Mr. Van Rooyen stated I received a great price from a contractor and will get the  
2 name and number to Mr. Daugirda.

3

4 **B. Acceptance of Audit for FYE September 30, 2011**

5 Mr. Daugirda stated this is a clean audit and they agree that all our financial  
6 statements are presented fairly in material respect to the financial position of the District.  
7 As of September 30, 2011, the District is in conformity with general accounting  
8 principles in the United States. Under the opinion letters, page 24, internal control is  
9 where they look for weaknesses and they found no defencices that they consider material  
10 weaknesses. Page 25 indicates there is no deviation or problems with conformity with  
11 laws and contracts. They have no recommended changes and our accountant reviewed  
12 the figures.

13 Mr. Daugirda requested a motion to accept.

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15 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH  
16 ALL IN FAVOR, the Board accepted the fiscal year ending September 30, 2011.

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18 **C. Construction and Property Update**

19 There being no report, the next item followed.

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21 **D. Meeting Dates for FY 2013**

22 Mr. Daugirda presented the fiscal year 2013 meeting schedule and requested a motion  
23 to approve.

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25 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH  
26 ALL IN FAVOR, the Board adopted the fiscal year 2013 meeting schedule.

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28 **E. Landowner Election Notifications**

29 Mr. Daugirda reviewed the landowner election notification scheduled for  
30 November 21, 2012. There are three seats open.

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32 **FOURTH ORDER OF BUSINESS – Staff Reports**

33 **A. Manager**

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

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1 **B. Attorney**  
2 There being no report, the next item followed.  
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4 **C. Engineer**  
5 Ms. Stewart stated we had a situation that has come up regarding the pool gate.  
6 We have conflicting regulations on the child safety rule that requires the handle be 54”  
7 high. The conflict is that the ADA requires for handicap for it not to exceed 48”. I did  
8 not want to be the responsible deciding which regulation we comply with.

9 Mr. Daugirda stated I have a potential solution for that. If we do one then it  
10 violates the other. One option would be to put the card reader lower.

11 Ms. Stewart stated all we are trying to do is make the lock ADA compliant. The  
12 ADA does not comply with child safety.

13 Mr. Vericker stated I will review the information Ms. Stewart has gathered.

14 Mr. Metropolis stated we should send a letter to all the residents and let them  
15 know what problems we are running into, as the person in the wheel chair pays the same  
16 assessment as everyone else and cannot use the pool.

17 Mr. Daugirda stated we need to get a solution and fix the problems.

18 The Board authorized staff to get three quotes on making the gate ADA and child  
19 safety compliant.

20 Mr. Metropolis asked is everyone okay with me sending out an e-mail letting the  
21 residents know we are working on a solution to the pool problems?

22 The Board approved Mr. Metropolis notifying the residents.  
23

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

25 **A. June 2012 Financials**

26 **B. Requisitions 2012-17 and 2012-18**

27 Mr. Daugirda reviewed the June financial statement and requisitions and  
28 requested a motion to approve.  
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30 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH  
31 ALL IN FAVOR, the Board approved the June 2012 financial statement and ratified  
32 requisitions 2012-17 and 2012-18.  
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34 **SIXTH ORDER OF BUSINESS - Supervisors Request and Audience Comments**

35 There being no further business, the next item followed.

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**SEVENTH ORDER OF BUSINESS – Adjournment**

There being no further business,

On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH ALL IN FAVOR, the meeting was adjourned at 11:45 a.m.

*\*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 August 22, 2012.

  
\_\_\_\_\_  
Signature

John DAVIGIDA  
\_\_\_\_\_  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

  
\_\_\_\_\_  
Signature

JAMIE L. GOODMAN  
\_\_\_\_\_  
Printed Name

Title:  
 Chairperson  
 Vice Chairperson