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

9 The public hearing and regular meeting of the Board of Supervisors of the K-Bar  
10 Ranch Community Development District was held on Wednesday, August 22, 2012 at  
11 6:00 p.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**

15 Mr. Daugirda called the meeting to order.

16 The Board members introduced themselves for the record.

17 Present and constituting a quorum were:

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Jamie Goodman	Chairperson
Mike Metropolis	Supervisor
Sasha Goodman	Supervisor

24 Also present were:

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John Daugirda	Manager
Tonja Stewart	Engineer

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

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

37 **A. July 17, 2012**

38 **B. July 18, 2012**

39 Mr. Daugirda stated each Board member received a copy of the minutes of the  
40 July 17 and July 18, 2012 meetings, and requested any additions, corrections or deletions.

41 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 July 17, 2012 and July 18, 2012 meetings.

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**THIRD ORDER OF BUSINESS – Public Hearing to Consider the Adoption of the FY 2012-2013 Budget**

52 **A. Open Public Hearing**

53 Mr. Daugirda requested a motion to open the public hearing.

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2 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH  
3 ALL IN FAVOR, the Board opened the public hearing.  
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5 **B. Presentation and Discussion of Budget**

6 Mr. Daugirda stated the proposed budget is for \$373,882. There was discussion at  
7 the last meeting about reducing \$15,000 off field contingency, and \$15,000 off reserves  
8 reducing the budget by \$30,000. Everyone at the workshop liked the idea of a \$30,000  
9 reduction and we have a reasonable approach. The main contract for landscaping is  
10 \$73,764, irrigation maintenance \$3,000, and landscape replacement of \$8,700.

11 A discussion was held regarding reserves, contingency, and holiday lighting.

12 Mr. Daugirda stated Statement 1A shows the assessments per unit; the townhome  
13 is \$624.68 and single-family \$1,135.79. We have \$5,000 for the holiday lighting and the  
14 Decorating Elves gave us a quote. Page six is the debt service and that is a set rate on the  
15 amortization schedule and consistent with last year.

16 Are there any questions or comments on this business?

17 There not being any,  
18

19 **C. Close Public Hearing**

20 Mr. Daugirda requested a motion to close the public hearing.  
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22 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH  
23 ALL IN FAVOR, the Board closed the public hearing.  
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25 **D. Equalization of Assessments**

26 Mr. Daugirda stated as there are no changes that effect the assessments, there is  
27 no equalization of assessments necessary.  
28

29 **E. Resolution 2012-8 Annual Appropriations Resolution**

30 Mr. Daugirda reviewed Resolution 2012-8 and requested a motion to approve.  
31

32 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH  
33 ALL IN FAVOR, the Board adopted Resolution 2012-8, Annual Appropriations and  
34 Adoption of the Fiscal Year 2012-2013 Budget, as amended.  
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1 **F. Resolution 2012-9, Assessment Levy Resolution**

2 Mr. Daugirda reviewed Resolution 2012-9 and requested a motion to approve.

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4 **On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH**  
5 **ALL IN FAVOR, the Board adopted Resolution 2012-9 Assessment Levy Resolution for**  
6 **Fiscal Year 2012-2013.**

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8 **FOURTH ORDER OF BUSINESS - Business Matters**

9 **A. Construction and Property Update**

10 There being no report, the next item followed.

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12 **FIFTH ORDER OF BUSINESS – Staff Reports**

13 **A. Manager**

14 Mr. Daugirda furnished Mr. Metropolis the quote on the holiday lighting.

15 Mr. Metropolis stated I will try to get other residents involved on the holiday  
16 lights.

17 Mr. Daugirda stated I received quotes for the tree-trimming project. One from  
18 Green Works for 122 street trees in the amount of \$2,080. Cornerstone has a bid of  
19 \$3,050.

20 A discussion was held regarding trimming of the trees, establishment time of  
21 trees, and it was decided that this item would be tabled until a later time.

22 Mr. Daugirda stated we were asked to report out streetlights to TECO and Ms.  
23 Stewart reported that TECO has repaired all the burnt out streetlights.

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25 **B. Attorney**

26 There being no report, the next item followed.

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28 **C. Engineer**

29 Ms. Stewart stated since the last meeting, the HOA manager said that they would  
30 be willing to help with the cost of the roundabout improvements. We got a price from  
31 Cornerstone on cleaning up some of the dirt areas, which was a couple of thousand  
32 dollars. I have some plant material for the upland habitat area that is about \$2,500. I  
33 spoke to Mr. Torres regarding the landscaping and pavers for the roundabout and they  
34 said it will be about \$16,000 as the paving stone are expensive.

1 Ms. Goodman stated we will ask the field manager for the name of some other  
2 suppliers to look into buying the pavers from another source.

3 Ms. Stewart stated it looks like around \$35,000 for the entire project we want to  
4 do. You have \$15,000 in the construction account so you will not be able to do the  
5 roundabout in three month.

6 Ms. Jamie Goodman stated we need to table the roundabout improvements until I  
7 can meet again with the developer.

8 Ms. Stewart stated the other two items are the trees and the drainage at the  
9 amenity center.

10 Ms. Jamie Goodman stated we need to prioritize the projects.

11 A discussion was held regarding the various projects.

12 Ms. Stewart stated we need to put in sod, clean up the dirt areas and weed areas  
13 behind residents' homes. We need to move forward with that and take the money from  
14 the construction account. I also think we need to plant in the upland habitat and that will  
15 be about \$4,500 so you will only have \$10,000 left. The funding will come from the  
16 2006 and 2011 construction accounts. I would like to get approval from the Board to  
17 move forward.

18 Ms. Stewart presented the proposal for the gate cards and the card reader for a  
19 proposal price of \$3,500.

20 Discussion was held regarding key cards and the reader.

21 Mr. Daugirda requested a motion to approve the three projects as discussed.  
22

23 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH  
24 ALL IN FAVOR, the Board approved use of the 2006 and 2011 construction funds for  
25 the installation of sod, replant the upland habitat, and installation of the card reader and  
26 the cards.

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28 **SIXTH ORDER OF BUSINESS – Financial Statements**

29 **A. July 2012 Financials**

30 Mr. Daugirda reviewed the financial statement and requested a motion to approve.  
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32 On MOTION by Ms. Jamie Goodman, SECONDED by Ms. Sasha Goodman, WITH  
33 ALL IN FAVOR, the Board approved the July 2012 financial statement.

1 **SEVENTH ORDER OF BUSINESS - Supervisors Request and Audience Comments**  
2 There not being any, the next item followed.


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4 **EIGHTH ORDER OF BUSINESS – Adjournment**  
5 There being no further business,

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7 **On MOTION by Ms. Sasha Goodman, SECONDED by Ms. Sasha Goodman, WITH**  
8 **ALL IN FAVOR, the meeting was adjourned at 7:07 p.m.**

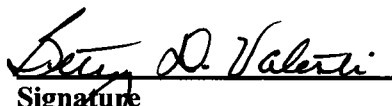
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10 *\*These minutes were prepared in summary format.*

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*  
13 *verbatim record of the proceedings is made, including the testimony and evidence upon*  
14 *which such 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 January 16 2013**

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20 \_\_\_\_\_  
21 **Signature**  
22 **John Daugirda**  
23 \_\_\_\_\_  
24 **Printed Name**

25  
26 **Title:**  
27  **Secretary**  
28  **Assistant Secretary**

19   
20 \_\_\_\_\_  
21 **Signature**  
22 **BETTY D. VALENTI**  
23 \_\_\_\_\_  
24 **Printed Name**

25  
26 **Title:**  
27  **Chairperson**  
28  **Vice Chairperson**