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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, January 16, 2013 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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At beginning of meeting:

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|-----------------|---------------------------|
| Mike Metropolis | Supervisor |
| Jamie Goodman | Outgoing Chairperson |
| Len Johnson | Outgoing Vice Chairperson |
| Sasha Goodman | Outgoing Supervisor |

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At Board member change over:

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| Betty Valenti | Chairperson |
| Chloe Firebaugh | Vice Chairperson |
| Joe Fulghum | Supervisor |
| Ryan Shears | Supervisor |
| Mike Metropolis | Supervisor |

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Also present were:

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|-----------------|-------------------------|
| John Daugirda | Manager |
| John Vericker | Attorney |
| Tonja Stewart | Engineer |
| Brad Van Rooyen | HOA Representative |
| Carlos Torres | Cornerstone Landscaping |

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

SECOND ORDER OF BUSINESS – Organizational Matters

Mr. Daugirda stated the landowner's election was held November 21, 2012 for the three seats up for election. Mr. Van Rooyen was elected; however, has declined the position of Supervisor.

1

2 **A. Oath of Office of Newly Elected Supervisors**

3 Mr. Daugirda, being a Notary Public of the State of Florida, administered the oath
4 of office to Michael Metropolis and Jamie Goodman; a copy of the oaths are attached
5 hereto and made a part of the public record.

6

7 **D. Resolution 2013-1 Canvassing and Certifying Results of Landowners**
8 **Election**

9 Mr. Daugirda stated Resolution 2013-1 canvasses and certifies the results of the
10 landowner's election. The number of votes and terms for each Board member are Ms.
11 Goodman with 113 votes for a four year term of office, Mr. Van Rooyen with 80 votes
12 for a four year term of office and Mr. Metropolis with 51 votes for a two year term of
13 office.

14

15 On MOTION by Mr. Johnson, SECONDED by Ms. Jamie Goodman, WITH ALL IN
16 FAVOR, the Board adopted Resolution 2013-1 Canvassing and Certifying the Results of
17 the Landowners Meeting.

18

19 Mr. Daugirda stated due to Mr. Van Rooyen's declining to serve, we have a
20 vacancy which is Seat #3 a four year term and we are looking for an appointment to fill
21 that seat.

22

23 On MOTION by Mr. Johnson, SECONDED by Ms. Jamie Goodman, WITH ALL IN
24 FAVOR, the Board appointed Ms. Betty Valenti to Seat # 3, expiring 2016.

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26 Mr. Daugirda, being a Notary Public of the State of Florida, administered the oath
27 of office to Ms. Betty Valenti; a copy of the oaths are attached hereto and made a part of
28 the public record.

29 Mr. Daugirda stated I understand we will be going through a Supervisor transition
30 today.

31 Ms. Jamie Goodman stated I hereby resign from the K-Bar Ranch District Board,
32 effective today.

33

1 On MOTION by Mr. Johnson, SECONDED by Ms. Sasha Goodman, WITH ALL IN
2 FAVOR, the Board accepted the resignation of Ms. Jamie Goodman Seat # 2.

3
4 Mr. Daugirda gave a Final Form 1, Financial Disclosure, to Ms. Jamie Goodman
5 and explained it needs to be filed with the supervisor of election in the county in which
6 you reside within 60 days from your resignation.

7 Mr. Daugirda requested an appointment to fill Seat #2.
8

9 On MOTION by Ms. Valenti, SECONDED by Mr. Johnson, WITH ALL IN FAVOR, the
10 Board appointed Ms. Chloe Firebaugh to Seat # 2, expiring 2016
11

12 Mr. Daugirda, being a Notary Public of the State of Florida, administered the oath
13 of office to Ms. Chloe Firebaugh; a copy of the oaths are attached hereto and made a part
14 of the public record.

15 Mr. Daugirda stated Mr. Johnson and Ms. Sasha Goodman will be submitting
16 their resignations today.

17 Mr. Johnson stated I hereby resign from the Board, effective immediately.

18 Ms. Sasha Goodman stated I hereby resign effective immediately.

19 Mr. Daugirda requested a motion to accept the resignations.
20

21 On MOTION by Ms. Valenti, SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR,
22 the Board accepted the resignations of Mr. Johnson Seat #4 and Ms. Sasha Goodman Seat
23 #5.
24

25 Mr. Daugirda gave a Final Form 1, Financial Disclosure, to Mr. Johnson, and Ms.
26 Sasha Goodman and explained it needs to be filed with the supervisor of election in the
27 county in which you reside within 60 days from your resignation.

28 Mr. Daugirda requested appointments for Seat # 4 and Seat #5 expiring 2014

29 Mr. Ryan Shears and Mr. Joe Fulghum were appointed.

30 Mr. Daugirda requested a motion to accept.
31

1 On MOTION by Ms. Firebaugh, SECONDED by Ms. Valenti, WITH ALL IN FAVOR,
2 the Board appointed Mr. Ryan Shears to Seat #4 and Mr. Fulghum to seat #5, expiring
3 2014.
4

5 Mr. Daugirda, being a Notary Public of the State of Florida, administered the oath
6 of office to Mr. Ryan Shears and Mr. Joe Fulghum; a copy of the oaths are attached
7 hereto and made a part of the public record.
8

9 **B. Overview of Board Members and District Responsibilities**

10 Mr. Daugirda presented a supervisor information packet, a Form 1 – Statement of
11 Financial Interest and the Guide to the Sunshine Amendment and Code of Ethics for
12 Public Officers and Employees.

13 Mr. Daugirda further stated the District is a public entity and you are a public
14 official. The Board is bound by the Sunshine Law and various laws and rules of the State
15 of Florida including Chapter 190 and several others. Any materials kept by the
16 Supervisor or staff members in connection with the CDD are public records and it is
17 recommended they are kept in one location in case of a request separate from personal or
18 business records.

19 Mr. Metropolis welcomed the new Board members, and stated I am looking
20 forward to working with you, as is the rest of the community.
21

22 **C. Compensation of Board Members**

23 Mr. Daugirda stated in terms of compensation, there is a statutory provision for
24 \$200 per meeting. Please state for the record if you accept or waive compensation.

25 Mr. Metropolis, Ms. Valenti, Ms. Firebaugh, Mr. Shears and Mr. Fulghum waived
26 compensation.
27

28 **F. Resolution 2013-2 Election of Officers**

29 Mr. Daugirda reviewed the officers of the District and requested a nomination for
30 Chairperson.

31 Ms. Valenti was nominated as Chairperson.
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33 On MOTION by Ms. Firebaugh, SECONDED by Mr. Shears, WITH ALL IN FAVOR,
34 the Board elected Ms. Valenti as Chairperson.

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Mr. Daugirda requested a nomination for Vice Chairperson.

Ms. Firebaugh was nominated.

On MOTION by Ms. Valenti, SECONDED by Mr. Shears, WITH ALL IN FAVOR, the Board elected Ms. Chloe Firebaugh as Vice Chairperson.

Mr. Daugirda stated DPFPG will continue in its officer positions, and the remaining Board members will be Assistant Secretaries.

On MOTION by Ms. Valenti, SECONDED by Mr. Fulghum, WITH ALL IN FAVOR, the Board adopted Resolution 2013-2 Designating Officers as Chairman Betty Valenti; Vice Chairman Chloe Firebaugh; Secretary John Daugirda; Treasurer Rick Woodville; Assistant Treasurers John Daugirda and Maik Aagaard; Assistant Secretaries Mike Metropolis, Ryan Shears, Joe Fulghum, Carolyn Stewart and Jean Rugg.

THIRD ORDER OF BUSINESS- Administration Items

A. Approval of Minutes of August 21, 2012 Meeting

Mr. Daugirda stated each Board member received a copy of the minutes of the August 21, 2012 meeting, and requested any additions, corrections or deletions.

Corrections noted: Page 3 line 15, "...an informal committee..."; Page 3 line 20, ...trimming of the trees..."; and Page 4 line 25, "...and installation of the card...".

On MOTION by Ms. Valenti, SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR, the Board approved the minutes of the August 21, 2012 meeting, as amended.

Mr. Van Rooyen stated the HOA received very good feedback on the holiday lights in the community.

Mr. Metropolis stated there were problems with the holiday lights with every plug at the Amenity Center being on one circuit and it overloaded and popped the breaker. Dave's Home Helper stated Decorating Elves had issues with how the lights were installed. I tend to disagree. It was not that they installed the light improperly or did not tape off the plugs. It was too many plugs for one breaker so next year we will have to look at that. Bassett Creek signage does not have electricity at their monuments and some wanted to know why some have decorations and some didn't.

1 Mr. Daugirda stated we should have a site visit with the new developer to look at
2 these issues. Thank you, Mr. Metropolis, for your ideas for the holiday lighting.

3
4
5 **C. Resolution 2013-3 General Fund Budget Amendment #1 for FY 2012**

6 Mr. Daugirda reviewed the budget fund amendment and requested a motion to
7 approve.

8 Following discussion,

9
10 On MOTION by Ms. Firebaugh, SECONDED by Ms. Valenti, WITH ALL IN FAVOR,
11 the Board adopted Resolution 2013-3 General Fund Budget Amendment #1 for FY 2012.

12
13 Ms. Firebaugh requested Mr. Woodville contact her regarding the \$20,000
14 developer contribution.

15
16 **B. Financial Statements as of September 30, 2012**

17 Mr. Daugirda reviewed the financial statement and requested a motion to accept.

18
19 On MOTION by Ms. Valenti, SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR,
20 the Board accepted the September 30, 2012 financial statement.

21
22 **Financial Statements as of December 31, 2012**

23 Mr. Daugirda reviewed the financial statements as of December 31, 2012 and
24 requested a motion to accept.

25
26 On MOTION by Ms. Valenti, SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR,
27 the Board accepted the December 31, 2012 financial statement.

28
29 **FOURTH ORDER OF BUSINESS - Business Matters**

30 **A. Construction and Property Update**

31 Ms. Firebaugh asked Mr. Torres, are we up to date on payment?

32 Mr. Torres stated more than we were.

33 Ms. Stewart stated during the last phase of construction there was a lot of damage
34 done to the round-about and I have received proposals from Cornerstone to make those
35 repairs, as well as try to protect it better. We also included the landscaping at the

1 clubhouse as there is a problem with the soil in that area. I have to put in a fence along
2 the upland habitat area in phase one. With the new developer's that has been resolved.

3 Mr. Torres reviewed the proposed plans for the projects mentioned by Ms.
4 Stewart.

5 Mr. Torres stated as of February 1, Cornerstone will be operating as Austin
6 Outdoors.

7 Mr. Metropolis stated I don't think the residents should be paying for damage
8 done by the construction contractors, and indicated the developer should pay of that
9 damage. We provide photo proof, and they contractors deny doing the damage.
10 Additionally, we were told there is another construction route.

11 Ms. Valenti stated I understand from our other communities that Austin Outdoor
12 did take over the landscaping, but the chemical program was handled by Cornerstone.

13 Mr. Torres stated the uniforms and company logo is changing, but it is the same
14 people handling the same programs.

15 A discussion was held regarding possible repairs to the round-a-bout, moving in a
16 positive direction with the new developer, and additional construction access point.

17 Ms. Firebaugh stated I am very hands on and I will want to meet with Mr. Torres
18 and Ms. Stewart at the site and talk to the builders.

19 Mr. Van Rooyen reported that on the east side of Water Maple, the
20 builders/contractors leave trash, wash paint buckets and they don't remove the silt fence
21 when they are finished. There is also about six foot high vegetation along the residents'
22 lots.

23 Ms. Firebaugh stated the CDD needs to send a notice to the builders that they
24 need to clean up and remove the silt fence when they are done. Mr. Torres, can you look
25 at what needs to be done and let me know?

26 Mr. Torres responded yes I will.

27 Ms. Firebaugh asked are the weeds in the common area?

28 Mr. Van Rooyen stated it is on the slope within the conservation area

29 Ms. Firebaugh stated in our other communities the slope is the homeowner's
30 responsibility. I will need to see it in person, and look at the plans and Deed Restrictions
31 documents.

1 Mr. Van Rooyen stated some homeowners' want the conservation areas cut
2 backed, or mowed and maintained. My suggestion is small signage posting it is a
3 conservation area. We also have Pepper Grass along another conservation area as well.

4 Ms. Stewart suggested monthly e-mails to the homeowners to remind them of the
5 conservation areas and that they are protected.

6 A discussion was held regarding referring residents to gator hotline, and
7 communication.

8 Mr. Daugirda was requested to provide a monthly report from the District
9 Manager after his drive through of the District.

10 Mr. Van Rooyan stated if you wish, we can also provide a monthly report of what
11 we have received or reviewed regarding CDD property only.

12 Ms. Valenti stated that would be fine. You can forward it to Mr. Daugirda and he
13 can make it part of his report.

14

15 **B. Ratification of GNP Arbitrage Calculation Engagement Letter**

16 Mr. Daugirda reviewed the GNP engagement letter and requested a motion to
17 ratify.

18

19 On MOTION by Ms. Valenti, SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR,
20 the Board ratified the GNP Arbitrage Calculation Engagement Letter.

21

22 **C. Acceptance of 2012 Arbitrage Calculation Report on Series 2011 Bonds**

23 Mr. Daugirda reviewed the 2012 Arbitrage report on the 2011 Bonds and
24 requested a motion to accept.

25

26 On MOTION by Ms. Valenti, SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR,
27 the Board accepted the 2012 Arbitrage Calculation Report on the Series 2011 Bonds.

28

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

30 **A. Manager**

31 Mr. Daugirda stated I welcome the new developers to board and our office will
32 assist in any way we can through the transition, and we look forward to working with
33 you.

1

2 **B. Attorney**

3 There being no report, the next item followed.
4

5 **C. Engineer**

6 Ms. Stewart asked when Lennar is ready to plat the area, please send me the draft
7 plats for the land use and make sure we are aware of any lands coming to the District.
8 The home builders need to do proper grading and make sure they are in compliance for
9 the approved master drainage plan, master grading plans and handicap ADA ramp details.

10 I had asked Mr. Woodville to check to see if there were any lands that were built
11 that still has not been conveyed to the city or county so we can clean it up prior to the
12 upcoming audit. I have been assessing the various lands currently in Stonecreek
13 Townhomes, Bassett Creek Estates Phases 1, 2A and 2B. When Mr. Mark Mobley was
14 involved he wanted the HOA to own everything so we did an easement to the District so
15 the District could maintain those areas. We want the HOA to convey those lands to the
16 CDD for the District to maintain. This is basic clean-up.

17 If the HOA wants to continue to maintain the three western ponds in Stonecreek
18 Townhomes, we need to get those deeds completed.

19 The City of Tampa has made the District obligated to maintain sidewalks and
20 street trees; and the District did take actions last year to pass that obligation onto the
21 homeowners for the abutting sidewalk and street trees.

22 Mr. Vericker stated I will work on the deeds for the ponds as they should be
23 owned by the CDD.

24 A discussion was held regarding the deeds for the ponds, an amendment to the
25 HOA declarations to take care of the street tree and sidewalks.

26 Ms. Stewart stated I have good news; we found that TECO overcharged us for the
27 street lights, so we are under budget in that line item, and we received a \$12,000 check.

28 Mr. Firebaugh asked Ms. Stewart, can you send the Board a report on the projects
29 and a list of issues and prioritize them?
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31 **SIXTH ORDER OF BUSINESS – Audience Comments**

32 There not being any, the next item followed.

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SEVENTH ORDER OF BUSINESS - Supervisors Request

A discussion was held regarding the meeting time, date and locations.

Board consensus was from March and forward, the Board will meet on the third Wednesday at 1:00 p.m. at MI Homes offices in Tampa. Meetings for the Budget will be held at 5:00 p.m. for June and July at the New Tampa Library.

Ms. Valenti stated if you can send all contracts/agreements and resolutions to me, and I'll make workbooks for all of the supervisors.

Mr. Fulghum asked when did the infrastructure begin?

Ms. Stewart stated it was started in 2006, 2007.

Ms. Fulgham asked is there a mechanism in place to review those items annually on a proactive basis?

Ms. Stewart responded yes, and it was not until 2011 that we acquired the amenity center, and we do annual inspections. For the large ponds, I had a contractor put in a liquid polymer on the slope, and I hoping it will limit the erosion. I have been monitoring it, and the slopes are okay, and have not seen anything that needs to be repaired.

It is important we bring our stormwater ponds up to compliance with water quality information, and I hoping we will implement an aquatic planting program in this upcoming budget for littoral shelves and pond perimeters.

Mr. Stewart stated we need to do a CDD boundary amendment.

Ms Valenti stated we need an authorization to expand for Parcel Q and remove the Krusen portion.

Ms. Stewart stated we do have a basis to start from. I have given it to Mr. Veriker to take a look at it.

Mr. Daugirda stated we could do a motion to begin the expansion boundary process.

On MOTION by Ms. Valenti, SECONDED by Mr. Fulghum, WITH ALL IN FAVOR, the Board authorized and approved an Expansion/Modification Petition of District Boundaries for Parcel Q and Krusen Parcel; subject to Chair, Attorney and Manager reviewing and finalizing documentation.

1 **EIGHTH ORDER OF BUSINESS – Adjournment**

2 Mr. Daugirda requested a motion to continue the meeting too February 20, 2013
3 at 1:00 p.m. at Stantec offices.

4

5 **On MOTION by Ms. Firebaugh, SECONDED by Mr. Shears, WITH ALL IN FAVOR,**
6 **the Board continued the meeting to February 20, 2013 at 1:00 p.m. at the Stantec offices.**

7

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

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

13

14 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
15 **publicly noticed meeting held on February 20, 2013.**

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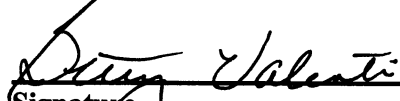
17 
18 _____
19 Signature

20
21 John DAUGIRDA
22 Printed Name

23

24 **Title:**
25 **Secretary**
26 **Assistant Secretary**

27

17 
18 _____
19 Signature

20
21 BETTY VALENTI
22 Printed Name

24 **Title:**
25 **Chairperson**
26 **Vice Chairperson**