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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 June 18, 2013 was Reconvened on Wednesday, June 19, 2013 at 1:00 p.m. at the offices of M/I Homes, 4343 Anchor Plaza Parkway, Suite 200, 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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|-----------------|---------------|
| Betty Valenti   | Chairperson   |
| Chloe Firebaugh | Vice Chairman |
| Mike Metropolis | Supervisor    |
| Joe Fulghum     | Supervisor    |

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Also present were:

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|                |         |
|----------------|---------|
| Bruce St.Denis | Manager |
| John Daugirda  | Manager |

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

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**SECOND ORDER OF BUSINESS – Administration Items**

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**A. Approval of Minutes of May 15, 2013 Meeting**

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Mr. Daugirda stated each Board member received a copy of the minutes of the May 15, 2013 meeting, and requested any additions, corrections or deletions.

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It was noted that Jon Sours and Ryan Shear's names were misspelled, and on page 2 line 32 it is the 'Board decided to stay'

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On MOTION by Ms. Valenti, SECONDED by Mr. Fulghum, WITH ALL IN FAVOR, the Board approved the minutes of the May 15, 2013 meeting, as amended.

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**B. Financial statements as of May 2013**

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Mr. Daugirda presented the financial statements as of May 2013

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There being no further questions or comments,

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On MOTION by Ms. Firebaugh, SECONDED by Ms. Valiente, WITH ALL IN FAVOR, the Board accepted the financial statements as of May, 2013.

**C. Expenditures for May 2013**  
Mr. Daugirda presented the expenditures for May 2013.  
There being no further questions or comments,

On MOTION by Ms. Firebaugh, SECONDED by Mr. Metropolis, WITH ALL IN FAVOR, the Board accepted the expenditures for May, 2013.

**D. Ratification of Invoices/Proposals**  
Mr. Daugirda stated the invoices and proposals for Dave's Home Helper for \$360 and Johns Custom Fencing at \$5,832 were previously approved and requested ratification.

On MOTION by Ms. Valenti, SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR, the Board ratified the above mentioned invoices and proposals.

**E. Audit Committee Recommendation**  
Mr. Daugirda stated the audit committee recommends an RFP to include price, and we need the District' Board to ratify their recommendations.

On MOTION by Ms. Firebaugh, SECONDED by Ms. Valenti, WITH ALL IN FAVOR, the Board approved the Audit Committee recommendation of an RFP for Audit Services including price.

**THIRD ORDER of BUSINESS - Business Matters**

**A. Approval of Horner Mitigation and Maintenance Agreement**  
Mr. Daugirda presented the Horner Mitigation and Maintenance Agreement and requested a motion to approve.

Following discussion,

On MOTION by Ms. Valenti SECONDED by Ms. Firebaugh, WITH ALL IN FAVOR, the Board approved the Horner Mitigation and Maintenance Agreement.

- 1 **B. Updates**  
2 **B.1. Construction and Property Update**  
3 There being no report, the next item followed.  
4  
5 **B.2. Access Control System**  
6 This item was discussed at the workshop on June 18, 2013.  
7  
8 **B.3. Monument Lighting**  
9 This item was discussed at the workshop on June 18, 2013  
10  
11 **B.4. Round a-bout Landscape Design**  
12 Ms. Firebaugh stated I met with the landscape designer at Santec and we are  
13 looking to bring back something in July. I also talked with Ms. Stewart about looking  
14 into alternatives and the guidelines for the designs, and anticipate a potential concrete  
15 slab and electrical in case we want to put in a statute or fountain, and I asked Ms. Stewart  
16 to speak to RIPA regarding any damages that they have caused.  
17  
18 **B.5. Boundary Amendment**  
19 There being no report, the next item followed.  
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21 **C. Additional Matters**  
22 There being none, the next item followed.  
23  
24 **FOURTH ORDER OF BUSINESS - Staff Reports**  
25 **A. Manager**  
26 **A.1. Fertilization and Test Report**  
27 A copy of the report was included in the Advanced Board Package, copy of which  
28 is attached hereto and made a part of the permanent record.  
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30 **B. Engineer**  
31 There being no report, the next item followed.  
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33 **C. Attorney**  
34 There being no report, the next item followed.  
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1 **FIFTH ORDER OF BUSINESS – Workshops**

2 **A. Fiscal Year 2013-2014 Budget**  
3 **(Public hearing set for 8\21\2013)**

4 Mr. Metropolis stated as mentioned at the last meeting, we know that Parcel O  
5 will be paying for their own streetlights behind the gates, but it does not clearly delineate  
6 that in the budget, and how it will be accounted for.

7 Mr. St. Denis stated I received some information from Rick Woodville and I need  
8 to get with him to fully understand it and I will pass that on to Mr. Metropolis.

9 Mr. Daugirda reviewed the assessment tables and how the assessments are  
10 allocated for each of the different parcel types, along with the Parcel O special  
11 assessments allocated for their streetlights. Budget is in net terms, and assessments are in  
12 gross terms.

13 Mr. Metropolis requested the survey be sent out to all the residents, as those in  
14 attendance at the meeting may not be indicative of the residents as a whole.

15 A discussion was held regarding streetlights, contingency fund and the reserve  
16 fund, cleaning of sidewalks as a major impact, placing a fountain in the big lake.

17 Ms. Valenti will get some quotes on the sidewalk cleaning.

18 Ms. Valenti stated there are plans for the developer to make a monetary donation  
19 when the bonds close. The developer will be using the budget and the questioner from  
20 the residents to determine where to put the money.

21 Ms. Stewart stated I just wanted to go over with the Board the additional ADA  
22 expenditures and some other things were going to do to exhaust the 2006 funds. I have  
23 gathered all the final amounts the construction amounts contained, and the good news is  
24 we added another \$5,000 to the 2006 funds that will allow for the erosion repair to the  
25 lakes. The bottom line is the 2006 fund will be exhausted when we install the fence by  
26 the upland habitat area, and the erosion repairs, as well as any engineering services  
27 associated with this work. The 2011 account hold \$7,990.68 for the card reader. The  
28 reimbursement of the patio furniture is in the general fund. We have approximately  
29 \$3,930 left over. I am proposing we do some improvements to the playground as the  
30 mulch is not ADA compliant, and put in a ramp from the sidewalk to the mulch, and  
31 supplement the mulch to bring it up to code.

1 Ms. Valenti stated there is a drainage problem at the playground and the mulch  
2 will have to be taken out and install drainage to fix the problem before we put in new  
3 mulch. We need RIPA to do an analysis and find out from them how much it would cost  
4 to do the sock drains.

5 Ms. Stewart stated there are playground contractors that could do it for a better  
6 price then RIPA.

7 Ms. Valenti stated I used Gigliotti do the work at another the District and it cost  
8 around \$7,000; however, our area here is not as big.

9 Ms. Stewart stated I can contact RIPA to see if they could get the work done at  
10 possibly no cost as they are already on site.

11 Ms. Valenti asked Ms. Stewart about Austin Outdoor and the Peppermill Bahia.

12 Ms. Stewart explained that there was an increase area that was never spotted and  
13 had heavy weed growth.

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15 On MOTION by Mr. Metropolis, SECONDED by Mr. Fulghum, WITH ALL IN  
16 FAVOR, the Board approved \$3,168 for Austin Outdoor for Sodding of Missed Areas.

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18 Ms. Stewart asked Mr. Daugirda if the board could make a decision on the pool  
19 lift maintenance at \$135 a quarter.

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21 On MOTION by Ms. Valenti, SECONDED by Mr. Fulghum, WITH ALL IN FAVOR,  
22 the Board approved the Pool Lift Maintenance of \$135 per Quarter.

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24 **B. Pool and Facilities Rules, Regulations and Policies**  
25 **(Public Hearing set 7/17/2013)**

26 This item was discussed at the workshop meeting held on June 18, 2013.

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28 **SIXTH ORDER OF BUSINESS - Audience Comments**

29 There not being any, the next item followed.

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31 **SEVENTH ORDER OF BUSINESS - Supervisors Request**

32 There not being any, the next item followed.

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1 **SEVENTH ORDER OF BUSINESS - Supervisors Request**

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. Valenti, Seconded by Mr. Metropolis, WITH ALL IN FAVOR, the  
8 meeting was adjourned at 2:41 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 \_\_\_\_\_.

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Signature

  
Signature

\_\_\_\_\_  
Printed Name

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Printed Name

Title:  
 Secretary  
 Assistant Secretary

Title:  
 Chairperson  
 Vice Chairperson