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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 15, 2013 was Reconvened on Monday, June 3, 2013 at 1:10 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

Ms. Rugg called the meeting to order.

The Board members introduced themselves for the record.

Present and constituting a quorum were:

Betty Valenti	Chairperson
Chloe Firebaugh	Vice Chairperson
Mike Metropolis	Supervisor

Also present were:

Jean Rugg	Manager
Bruce St. Denis	Manager
Maik Aagaard	DPFG (via telephone)

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

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SECOND ORDER OF BUSINESS – Business Matters

A. Fiscal Year 2013/2014 Budget

A.1. Presentation

Ms. Rugg stated we are continuing the discussion on the budget of the 2013/2014 that has been revised based on last month's discussions.

Ms. Valenti stated Parcel O, which is 97 lots, is not on the budget that is being platted right now. The Board has approved a boundary amendment and the expansion includes Parcel Q which will be 121 lots. We will have to anticipate expenses for line items for that since it won't happen until July of next year. We will need to add in \$5,060 yearly for mitigation expenses. We will also have streetlights. Parcel O streetlights within the community will be \$2,040 a month allocated to Parcel O only.

1 A discussion was held regarding Parcel O in relation to the pond drainage system
2 within the District, the HOA responsibilities within the gated community, and the
3 allocation of Parcel O Assessments on the tax roll which will be an additional cost for
4 them only.

5 Ms. Valenti stated the east-west roadway 15 streetlights will be approximately
6 \$500 a month. We will be adding seven ponds before the end of this fiscal year. Three
7 of the ponds are actually the roadway and four our within Parcel O. We will also add
8 nine ponds in March for Parcel Q. We could take the cost of the current ponds and
9 double them for the approximate cost. Second thing is Austin Outdoor landscaping and
10 the amount of roadway we are adding, as Parcel Q would come online in this year's
11 budget. Based upon the cost of our current contract we should add at least half of that
12 amount for the landscaping.

13 A discussion was held regarding the workshop budget presentation; how Parcel Q
14 revenue allowance will be reflected in the budget for an off-roll direct bill to Lennar for
15 the expenses allocated to Parcel Q, or the use of a budget amendment for the increases
16 when the Parcel Q is in the District with a direct bill to the landowners for direct related
17 expenses, and taking from reserves for the CDD related expenses; Parcel O lots being
18 added to the budget with the amounts associated with them only, and Parcel Q being done
19 by a budget amendment.

20 Ms. Valente stated we will have to add more in landscaping for the new areas. I
21 figure \$30,000 to the landscaping for a total of total of \$132,000. Currently our lake and
22 pond maintenance is budgeted at \$10,200 and we are definitely adding seven ponds so
23 that should go to \$16,000 total.

24 Additional discussions related to aquatic weed control to \$15,760; monitoring
25 mitigation to \$6,700; street lights at \$81,000; the increase in insurance to \$17,500.

26 Ms. Valente stated at our last meeting we talked about a reserve study and the fee
27 was \$2,800. It has not been provided yet, but I anticipate having it for our workshop.

28 A discussion was held regarding the installation and the cost of the new pool
29 security system; \$2,400 will be added for the security and Wi-Fi system at the pool; the
30 agenda for the next meeting and workshop; a development of a cash flow analysis for the

1 remaining fiscal year; types of capital improvements, doing an informal survey at the
2 meeting regarding improvements.

3 Mr. Metropolis responded the developer's contribution should be clearly outlined
4 in the letter rather than "on the assessment methodology at the office."

5 Ms. Valenti stated it may be all platted, and they are paying the same as the
6 residents.

7 Ms. Rugg stated we can reflect that in letter.

8 The Board and staff reviewed and verified all the changes to the budget,
9 separating of the amounts for Reserves and Capital Repair and Replacements;
10 development of presentation for the workshop.

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12 **A.2. Resolution 2013-5 Approving Proposed Budget and Setting Public Hearing**

13 Ms. Rugg presented Resolution 2013-5 and requested a motion to approve the
14 proposed budget and set the public hearing for August 21, 2013 at 1:00 p.m. at 4343
15 Anchor Plaza Parkway, Suite 200, Tampa, Florida.

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17 On MOTION by Ms. Valenti, SECONDED by Mr. Metropolis, WITH ALL IN FAVOR,
18 the Board adopted Resolution 2013-5, Approving the Proposed Budget and Setting the
19 Public Hearing is set for August 21, 2013 at 1:00 p.m. at 4343 Anchor Plaza Parkway,
20 Suite 200, Tampa, Florida.

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22 **A.3. Review of O&M Assessment Letter**

23 This was discussed earlier in the meeting.

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25 **B. Additional Matters**

26 There not being any, the next item followed.

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28 **THIRD ORDER OF BUSINESS – Staff Reports**

29 There being no reports, the next item followed.

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31 **FOURTH ORDER OF BUSINESS – Audience Comments**

32 There not being any, the next item followed.

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1 **FIFTH ORDER OF BUSINESS- Supervisors Requests**
2 There not being any, the next item followed.

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4 **SIXTH ORDER – Adjournment**
5 There being no further business,

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7 On MOTION by Mr. Metropolis, SECONDED by Ms. Firebaugh, WITH ALL IN
8 FAVOR, the meeting was adjourned at 3:32 p.m.

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

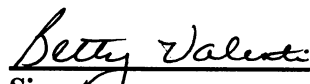
11 **Each person who decides to appeal any decision made by the Board with respect to any*
12 *matter considered at the meeting is advised that person may need to ensure that a*
13 *verbatim record of the proceedings is made, including the testimony and evidence upon*
14 *which such appeal is to be based.*

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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 8.21.2013.

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21 Signature

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21 _____
21 Signature

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23 _____
24 Printed Name

23 _____
24 Printed Name

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26 Title:
27 Secretary
28 Assistant Secretary

26 Title:
27 Chairperson
28 Vice Chairperson

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