
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Tuesday, January 23, 2007 at 10:00 a.m.** at the offices of Mobley Housing Group located at 4014 Gunn Hwy., Suite 250, Tampa, Florida 33618.

Present and constituting a quorum:

Leonard Johnson
Tim Hohl
Marjorie Williams
Marc Mobley

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present were:

Nils Hallberg
Gina Grimes
Marjorie Williams

District Manager, Rizzetta & Company, Inc.
District Counsel, Hill, Ward & Henderson, P.A.
Representative, Mobley Housing Group

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hallberg called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

**Administration of Oath of Office to Newly
Appointed Supervisor**

Mr. Hallberg stated that he swore Ms. Williams into office prior to the onset of the meeting. He explained that as a Notary Public in the State of Florida he is authorized to administer the Oath of Office.

Mr. Hallberg welcomed Ms. Williams to the Board and explained that per Florida Statute, each Board member is entitled to collect a sum of up to \$200 per meeting with a maximum of \$4,800 annually for their attendance at Board meetings. He stated that the Board may choose to waive the option of payment for Board meeting attendance as policy, as is the case with this Board, or allow individual Board members to either accept or waive the compensation. Mr. Hallberg asked Ms. Williams if she wished to receive compensation. Ms. Williams declined compensation at this time.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Audit
Selection Committee Meetings on
November 28 and December 28, 2006**

Mr. Hallberg stated that the next item on the agenda would be the consideration of minutes of the Audit Selection Committee's meetings on November 28 and December 28, 2006. He stated that the Board will be considering each meeting separately. Mr. Hallberg asked the Board to review the minutes from the November 28th meeting and let him know if there were any additions, deletions, or corrections. Ms. Grimes stated that this is the meeting where the selection criteria were approved. Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Mobley, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the minutes of the Audit Selection Committee meeting on November 28, 2006 for K-Bar Ranch Community Development District.

Mr. Hallberg asked the Board to review the minutes from the December 28th meeting and let him know if there were any additions, deletions, or corrections. Hearing none, Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Johnson, seconded by Mr. Mobley, with all in favor, the Board of Supervisors approved the minutes of the Audit Selection Committee meeting on December 28, 2006 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting on November 28,
2006**

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on November 28, 2006. Mr. Hallberg asked if there were any additions, deletions, or corrections to the minutes. Hearing none, he asked for a motion to approve.

On Motion by Mr. Johnson seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on July 28, 2006 for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for December
and January**

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for December and January. He stated that he would be asking the Board to consider each month separately.

Mr. Hallberg briefly reviewed the expenditures for the period of November 1-30, 2006 totaling \$295.92. He stated that this was for advertising the meeting schedule and asked if there were any questions. Hearing none, Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Johnson, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the Operation and Maintenance expenditures for December totaling \$295.92 for K-Bar Ranch Community Development District.

Mr. Hallberg briefly reviewed the expenditures for the period of December 1-31, 2006 totaling \$67,138.00, and asked if there were any questions. A question was raised regarding the payment listed as the Small Business Association. Upon further investigation it was determined to be a payment to the State Board of Administration and not the Small Business Administration as stated on the register. Mr. Hallberg stated that this was not an expense but rather a transfer into an interest bearing account as an investment. Mr. Mobley asked that a column be added to the register providing a budget variance amount by line item after each of the expenditures. Mr. Hallberg stated that he would speak with accounting regarding this request. Mr. Mobley asked that he receive copies of the actual invoices, as well as the Chairman. With no further comments being heard, he asked for a motion to approve.

On a Motion by Mr. Mobley, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the Operation and Maintenance expenditures for January totaling \$67,138.00 (as amended) for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Series 2006 Construction Requisitions #8-#11

Mr. Hallberg stated that the next item on the agenda was the consideration of the Series 2006 Construction Requisitions #8-#11 (all backup documents are on file at the District Office). He stated that all of the requisitions are payable to WDG Construction, Inc. in the amounts of \$172,241.97, \$109,822.49, \$137,025.41 and \$476,118.37 respectively. Ms. Grimes stated that the form of the payment requisition being used was approved at the bond closing. She stated that in reviewing the back-up for all of the requisitions processed to date, it was discovered that only one bill of sale was completed to cover all of the purchases. Ms. Grimes stated that she will be preparing individual ones rather than lumping everything into one to alleviate any confusion in the future. Mr. Hallberg stated that the requisitions have been approved by both the Chairman and the District Engineer. He asked for a motion to approve.

On a Motion by Mr. Mobley, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved Requisitions #8-#11 for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Recommendation from Audit Selection
Committee**

Mr. Hallberg stated that the next item on the agenda was the recommendation from the Audit Selection Committee. He stated that after ranking each of the four firms submitting proposals; McDirmit Davis had 98 points, Valiente Hernandez had 94, Grau & Associates 85 and Bashor Legendre had 56. Mr. Hallberg stated that based on these rankings, the Committee is recommending that the Board engage the firm of McDirmit Davis to complete the financial audit for Fiscal Year 2005/2006, with an option to renew for an additional two years should the Board decide to do so. Following a brief discussion, Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Johnson, seconded by Mr. Mobley, with all in favor, the Board of Supervisors approved the Audit Committees' recommendation engage the firm of McDirmit Davis to complete the financial audit for Fiscal Year 2005/2006 with an option to renew for an additional two years should the Board decide to do so for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Grimes stated that she was asked by Mr. Mobley to explain the process of collecting the assessments via the tax roll. She stated that the Board passed a Resolution declaring its intent to utilize the Uniform Method of Collection through the Tax Collectors Office. Ms. Grimes stated that in the spring the Board will enter into an agreement with the Property Appraiser and the Tax Collector to collect the assessments on the tax bill. She stated that over the summer the Board will approve the assessment levels and the assessment roll to be forwarded to the Tax Collector. Mr. Hallberg stated that this will be handled by the Financial Department. A brief discussion ensued on the timing of the budget process and whether going on the tax roll will create high tax bills for the Developer.

B. District Engineer

Not present.

C. District Manager

No report.

NINTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Hallberg stated that the next item on the agenda was Supervisor requests and audience comments. There were no audience members in attendance other than individuals identified at the beginning of the meeting.

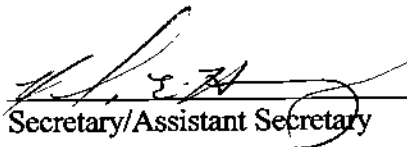
Mr. Hallberg asked if there were any Supervisor requests. A brief discussion ensued regarding whether there was a need to hold a February meeting. Mr. Hallberg stated that he would prefer to leave it on the schedule at this time in case something pressing does develop, but if not he will send out a notification cancelling the meeting.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Hallberg stated that there were no other agenda items to come before the Board. He asked for a motion to adjourn.

On a Motion by Mr. Mobley, seconded by Mr. Johnson, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 10:30 a.m. for K-Bar Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman