

**REVISED
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 special meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Wednesday, April 5, 2006 at 1:00 p.m.** at the offices of Mobley Housing Group, located at 4014 Gunn Highway, Suite 250, Tampa, Florida 33624.

Present and constituting a quorum:

Leonard Johnson	Board Supervisor, Chairman
Tonja Stewart	Board Supervisor, Assistant Secretary
Jamie Goodman	Board Supervisor, Assistant Secretary
Marc Mobley	Board Supervisor, Assistant Secretary

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Morris Massey	District Counsel, Hill, Ward, & Henderson, P.A.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Presentation of the Minutes of the Board
of the Landowner's Meeting on January 6,
2006**

Mr. Hallberg stated that the next item on the agenda was the presentation of the minutes of the Landowner's meeting on January 6, 2006. He explained that no Board action was required regarding these minutes.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meetings on January 6,
February 24, and March 7, 2006**

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meetings on January 6, February 24, and March 7, 2006. He explained that the Board would be approving each meeting separately. Mr. Hallberg asked if there were any additions, deletions, or corrections to the minutes of the meeting held on January 6, 2006. Hearing none, he asked for a motion to approve.

On Motion by Ms. Stewart, seconded by Ms. Goodman, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on January 6, 2006 for K-Bar Ranch Community Development District.

Mr. Hallberg asked if there were any additions, deletions, or corrections to the minutes of the meeting held on February 24, 2006. Hearing none, he asked for a motion to approve.

On Motion by Ms. Goodman, seconded by Mr. Johnson, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on February 24, 2006 for K-Bar Ranch Community Development District.

Mr. Hallberg asked if there were any additions, deletions, or corrections to the minutes of the meeting held on March 7, 2006. Hearing none, he asked for a motion to approve.

On Motion by Mr. Mobley, seconded by Mr. Johnson, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on March 7, 2006 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for February
and March**

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for February and March. Mr. Hallberg stated that there were no expenditures listed on the February report for the period of January 1-31, 2006. He asked for a motion to approve.

On Motion by Mr. Mobley, seconded by Ms. Goodman, with all in favor, the Board approved the Operation and Maintenance Expenditures for February for K-Bar Ranch Community Development District.

Mr. Hallberg briefly reviewed the March expenditures for the period of February 1-28, totaling \$25,308.93. He asked if there were any questions. Mr. Mobley inquired whether the \$20,000 that the Developer paid to Rizzetta & Company, Inc. was in addition to the invoices included in these expenditures. Mr. Hallberg explained that the \$20,000 was a payment in accordance with the Developer Funding Agreement and as such was used to fund a portion of the District's expenses. With no further comments being heard, Mr. Hallberg asked for a motion to approve.

On Motion by Mr. Johnson, seconded by Mr. Mobley, with all in favor, the Board approved the Operation and Maintenance Expenditures for March (totaling \$25,308.93) for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2006-29, Re-Designating Assistant Secretaries

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2006-29, Re-designating Assistant Secretaries. He recommended that Tonja Stewart, Jamie Goodman, Marc Mobley and Sue Ellen Gehrke remain as Assistant Secretaries and he replace Tina Wells since he is presently serving as District Manager for the District.

On Motion by Mr. Johnson, seconded by Ms. Goodman, with all in favor, the Board approved Resolution 2006-29, Designating Tonja Stewart, Jamie Goodman, Marc Mobley, Nils Hallberg and Sue Ellen Gehrke as Assistant Secretaries for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Conveyance of Deeds and Right of Ways

Mr. Hallberg stated that the next item on the agenda was the consideration of the conveyance of deeds and right of ways. Mr. Massey distributed two documents to the Board stating that the first is a resolution relating to the conveyance of a deed for right of ways. He stated that Resolution 2006-31 approves the acceptance of a deed from Mobley Homes Florida, LLC for the public right of way for a portion of the Stonecreek Townhomes project and authorizes the Chairman of the District to execute the plats on the behalf of the District.

Mr. Massey stated that the resolution also authorizes the Supervisors to execute any subdividers, agreements or ancillary documents relating to the subdivision plat. He stated that a copy of the warranty deed is included as an attachment to the resolution. It was noted that the signature block on the deed will need to be revised naming only Mobley Homes Florida, LLC. as the grantor in the deed.

Ms. Stewart raised a question regarding how the appraisal process is handled and whether it is a function of the Developer or the District. Mr. Massey stated that this is addressed in the Funding and Acquisition Agreement. He explained that the appraisal must be completed by a MAI (Member, Appraisal Institute) appraiser that is mutually acceptable to both the Developer and the District. Mr. Masey briefly reviewed the purpose for the Funding and Acquisition Agreement stating that it allows the District to acquire the property from the Developer in advance of the bonds being issued. He explained that it relates to both the property and the improvements that will be made and provides a means for repayment of the Developer once the bonds are issued. Mr. Massey stated that in the case the bonds are never issued the property and the improvements would become a donation to the District.

Mr. Massey explained that both documents are being presented to allow the District to proceed with the Platting process with the City of Tampa. Mr. Hallberg asked if it would be appropriate to execute the first document and line through the incorrect signature block. Mr. Massey stated that it could either be handled that way or the changes could be made prior to signature, as long as it is executed today.

Mr. Hallberg asked for a motion to approve Resolution 2006-31, Accepting the deed from Mobley Homes Florida, LLC for the public right of way for a portion of the Stonecreek Townhomes project and authorizing the Chairman of the District to execute the plats on the behalf of the District.

<p>On Motion by Mr. Johnson, seconded by Ms. Goodman, with all in favor, the Board approved Resolution 2006-31, accepting the deed (as amended) from Mobley Homes of Florida, LLC for the public right of way for a portion of the Stonecreek Townhomes project and authorizing the Chairman of the District to execute the plats on the behalf of the District for K-Bar Ranch Community Development District.</p>

Mr. Hallberg asked for a motion to approve Resolution 2006-32, Approving the Funding and Acquisition Agreement.

On Motion by Mr. Johnson, seconded by Ms. Goodman, with all in favor, the Board approved Resolution 2006-32, Approving a Funding and Acquisition Agreement for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2006-26,
Designating the Date, Time and Place of
Public Hearing on Rules of Procedure**

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2006-26, designating the date, time and place for holding the Public Hearing on the Rules of Procedure. He stated that Staff is recommending May 26, 2006. Following a brief discussion it was decided that May 19, 2006 would be a better date based on the 26th falling on a holiday weekend. The time was set at 9:00 a.m. and the location at the office of Mobley Housing Group.

On Motion by Mr. Mobley, seconded by Ms. Goodman, with all in favor, the Board approved Resolution 2006-26, Designating May 19, 2006 at 9:00 a.m. at the office of Mobley Housing Group, located at 4014 Gunn Hwy, Suite 250, Tampa, FL 33614 for holding the Public Hearing on the Rules of Procedure for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2006-27,
Setting the Date, Time and Place of Public
Hearing on the Uniform Method of
Collection**

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2006-26, setting the date, time and place for holding the Public Hearing on the Uniform Method of Collection. He recommended that the meeting be set in conjunction with the meeting scheduled on May 19th.

On Motion by Mr. Johnson, seconded by Ms. Goodman, with all in favor, the Board approved Resolution 2006-27, Setting May 19, 2006 at 9:00 a.m. at the office of Mobley Housing Group, located at 4014 Gunn Hwy, Suite 250, Tampa, FL 33614 for holding the Public Hearing on the Uniform Method of Collection for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2006-28,
Approving a Proposed Budget and Setting
the Date, Time and Place of Public
Hearing on Fiscal Year 2005/2006 Budget**

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2006-28, approving a proposed budget and setting the date, time and place for holding the Public Hearing on adopting the Fiscal Year 2005/2006 Budget. He recommended that the meeting be set in conjunction with the meeting scheduled on May 19th. It was noted that the resolution also includes a Developer Funding Agreement.

On Motion by Ms. Goodman, seconded by Mr. Mobley, with all in favor, the Board approved Resolution 2006-28, approving the proposed budget and a Developer Funding Agreement and setting May 19, 2006 at 9:00 a.m. at the office of Mobley Housing Group, located at 4014 Gunn Hwy, Suite 250, Tampa, FL 33614 for holding the Public Hearing on the Fiscal Year 2005/2006 budget for K-Bar Ranch Community Development District.

Mr. Mobley requested that the money allocated for a District website be removed from the budget as the decision has been made not to have a website at this time.

TENTH ORDER OF BUSINESS

**Consideration for Compensation for
Board Members**

Mr. Hallberg stated that the next item on the agenda was the consideration of adopting a policy regarding compensation of Board Members for attending Board meetings. He explained that Florida Statute does allow for Board Members to be compensated up to \$4,800 a year and it is up to the Board whether to accept or waive this compensation. Mr. Mobley stated that he would like to table this item until the May 19, 2006 meeting.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Massey stated that the minutes of the meeting during which the District Engineer was selected should be altered to include a statement that the bids were ranked according to the Consultants' Competitive Negotiation Act statutes. It was noted that a copy of the Contract with WilsonMiller, Inc. for District Engineering Services needs to be forwarded to the District office.

- B. District Engineer
Not present.

- C. District Manager
No report.

TWELFTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

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

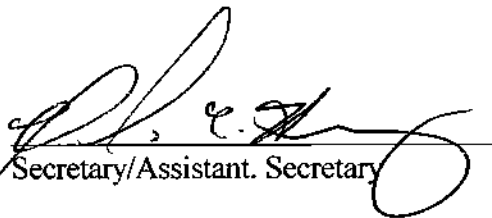
Mr. Hallberg asked if there were any Supervisor requests. There were none.

THIRTEENTH 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 Motion by Mr. Johnson, seconded by Mr. Mobley, with all in favor, the Board adjourned the Board of Supervisors' meeting at 1:25 p.m. for K-Bar Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman