

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, April 24, 2007 at 10:25 a.m.** at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue., Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

Tim Hohl
Marjorie Williams
Jamie Goodman

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

Also present were:

Nils Hallberg
David Peters
Tonja Stewart

District Manager, Rizzetta & Company, Inc.
District Counsel, Hill, Ward & Henderson, P.A.
District Engineer, WilsonMiller, Inc.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the Audit
Selection Committee Meeting on January
23, 2007**

Mr. Hallberg stated that the next item on the agenda was be the consideration of minutes of the Audit Selection Committee's meeting on January 23, 2007. He asked the Board to 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 Ms. Goodman, seconded by Mr. Hohl, with all in favor, the Board of Supervisors approved the minutes of the Audit Selection Committee meeting on January 23, 2007 for K-Bar Ranch Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting on January 23, 2007**

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on January 23, 2007. 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 Ms. Goodman seconded by Mr. Hohl, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 23, 2007 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for February, March and April. He stated that he would be asking the Board to consider each month separately. Mr. Hallberg briefly reviewed the February expenditures for the period of January 1-31, 2007 totaling \$10,032.91. He asked if there were any questions regarding any of these invoices. Mr. Hohl inquired whether Mr. Mobley was provided a copy of the invoices as requested. Mr. Hallberg confirmed that he had. With no further comments being heard, Mr. Hallberg asked for a motion to approve.

On a Motion by Ms. Goodman, seconded by Mr. Hohl, with all in favor, the Board of Supervisors approved the Operation and Maintenance expenditures for February totaling \$10,032.91 for K-Bar Ranch Community Development District.

Mr. Hallberg briefly reviewed the March expenditures for the period of February 1-28, 2007 totaling \$8,287.56 and asked if there were any questions. Mr. Hohl inquired about the number of invoices from Media General. Mr. Hallberg explained that every time the District changes a meeting date or location it has to be advertised. With no further comments being heard, he asked for a motion to approve.

On a Motion by Ms. Goodman, seconded by Mr. Hohl, with all in favor, the Board of Supervisors approved the Operation and Maintenance expenditures for March totaling \$8,287.56 for K-Bar Ranch Community Development District.

Mr. Hallberg briefly reviewed the April expenditures for the period of March 1-31, 2007 totaling \$5,428.90 and asked if there were any questions. Hearing none, he asked for a motion to approve.

On a Motion by Ms. Goodman, seconded by Mr. Hohl, with all in favor, the Board of Supervisors approved the Operation and Maintenance expenditures for April totaling \$5,428.90 for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2007-01, Re-designating an Assistant Treasurer

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2007-01, re-designating an Assistant Treasurer for the District. He explained that when the District was established Stacey Thomas as company controller was named as Assistant Treasurer. However, she is no longer employed by Rizzetta & Company, Inc. and Steve Murman has replaced her as company controller. Mr. Hallberg recommended that Steve Murman be named as Assistant Treasurer and asked for a motion to approve Resolution 2007-01. He stated that Mr. Rizzetta will remain as the Treasurer.

On a Motion by Mr. Hohl, seconded by Ms. Goodman, with all in favor, the Board of Supervisors approved Resolution 2007-01, re-designating Steve Murman as Assistant Treasurer for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Peters stated that he has several items to present to the Board relating to the conveyance of the Phase I right-of-way. He stated that an appraisal was completed to set the price for the right-of-way and it must be mutually agreed upon by both the District and the Developer according to the Funding and Acquisition Agreement. Mr. Peters explained that the property must also have a good title, be acceptable to the District and be free of any incumbencies. Following a brief discussion, the Board approved the appraiser who completed the appraisal on the property.

On a Motion by Mr. Hohl, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved Riggins, Atkinson, Combs, & Associates, Inc. as the appraiser of the Phase I right-of way property for K-Bar Ranch Community Development District.

Mr. Peters presented a Funding and Acquisition Agreement to the Board relating to the conveyance of the Phase II right-of-way to the District with funding coming from the remaining existing bond proceeds, with the balance to be funded from the next bond series. He stated that the Board will be approving the terms of the agreement and the Special Warranty Deed and not the actual funding at this time.

Ms. Stewart reviewed related issues with the City of Tampa regarding the Title for this property and the possibility that the District may not be allowed to reimburse the Developer. It was noted that a legal description of the property will be attached to the document. Following a brief discussion on this topic, Mr. Hallberg asked for a motion to approve the agreement and the Special Warranty Deed.

On a Motion by Mr. Hohl, seconded by Ms. Goodman, with all in favor, the Board of Supervisors approved the Funding and Acquisition Agreement and the Special Warranty Deed for the Phase II right-of way property for K-Bar Ranch Community Development District.

Mr. Hallberg presented Resolution 2007-02, stating that it approves the Funding and Acquisition Agreement by and between the District and Mobley Homes Florida, LLC and MJB of Florida, LLC relative to the funding and acquisition of property and improvements by the district known as Bassett Creek Extension Phase 2; authorizing execution thereof by the chairman of the District; and providing for an effective date. He asked for a motion to approve the resolution.

On a Motion by Mr. Hohl, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved Resolution 2007-02 for K-Bar Ranch Community Development District.

B. District Engineer

Ms. Stewart reviewed requisitions that have been paid relating to the water mains. She explained that an agreement was entered into between the Developer and the water department and it appears that in order for the District to reimburse the Developer the agreement should have been between the District and the City. Ms. Stewart stated that she would be evaluating the situation with Ms. Grimes and bringing the issue back to the Board at the next meeting. It was stated that Mr. Mobley is aware of the situation. Following a brief discussion, it was decided to authorize the Chairman to execute all utility agreements for the District pending review by both the District Engineer and District Counsel.

On a Motion by Mr. Hohl, seconded by Ms. Goodman, with all in favor, the Board of Supervisors authorized the Chairman to execute all utility agreements for the District pending review by both the District Engineer and District Counsel for K-Bar Ranch Community Development District.

C. District Manager

Mr. Hallberg stated that the next meeting is scheduled for May 22, 2007 in this office at 10:00 a.m. Mr. Hohl stated that the Board would like to change the meeting location to 14824 N. Florida Avenue, Tampa, FL 33613. Mr. Hallberg confirmed that this would be the location for the remainder of Fiscal Year 2006/2007 and the meetings would continue to be held on the 4th Tuesday of the month at 10:00 a.m. He asked for a motion to that effect.

On a Motion by Mr. Hohl, seconded by Ms. Goodman, with all in favor, the Board of Supervisors moved the location of the Board meetings for the remainder of Fiscal Year 2006/2007 to the offices of Mobley Homes Florida, LLC, located at 14824 N. Florida Avenue, Tampa, FL 33613 on the 4th Tuesday of each month at 10:00 a.m. for K-Bar Ranch Community Development District.

SEVENTH 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.

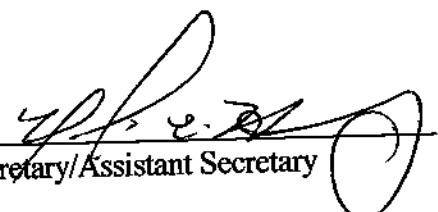
Mr. Hallberg asked if there were any Supervisor requests. There were none.

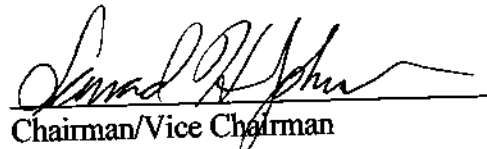
EIGHTH ORDER OF BUSINESS

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. Hohl, seconded by Ms. Williams, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 10:50 a.m. for K-Bar Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman