

**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, July 24, 2007 at 10:00 a.m.** at the office of Mobley Homes of Tampa, LLC, located at 14824 N. Florida Avenue, Tampa, FL 33613.

Present and constituting a quorum:

Leonard Johnson  
Marjorie Williams  
Marc Mobley

**Board Supervisor, Chairman**  
**Board Supervisor, Assistant Secretary**  
**Board Supervisor, Assistant Secretary**

Also present were:

Nils Hallberg  
Gina Grimes  
Brian Lamb  
Peter Altman

**District Manager, Rizzetta & Company, Inc.**  
**District Counsel, Hill, Ward & Henderson, P.A.**  
**Representative, District Management Services**  
**Representative, District Management Services**

**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 Board of  
Supervisors' Meeting on June 26, 2007**

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on June 26, 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 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 June 26, 2007 for K-Bar Ranch Community Development District.
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**THIRD ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for July**

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for July. He briefly reviewed the July expenditures for the period of June 1-30, 2007 totaling \$6,773.88. Mr. Hallberg asked if there were any questions regarding any of these invoices. Hearing none, he 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 July totaling \$6,773.88 for K-Bar Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2006 Construction  
Requisition #25**

Mr. Hallberg stated that the next item on the agenda was the consideration of the Series 2006 Construction Requisition #25. He briefly reviewed the requisition payable to Hill, Ward & Henderson in the amount of \$4,578.00. Mr. Hallberg explained that it was approved by the Chairman and certified by the District Engineer. He asked if there were any questions. Following a brief discussion regarding what the invoices relate to, Mr. Hallberg called 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 Series 2006 Construction Requisition #25 for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2005/2006  
Financial Audit**

Mr. Hallberg stated that the next item on the agenda was the consideration of the Fiscal Year 2005/2006 Financial Audit. He stated that there were no findings noted on the audit. Following a brief discussion, it was decided to table this item until Mr. Hohl was present to provide any comments.

On a Motion by Mr. Johnson, seconded by Mr. Mobley, with all in favor, the Board of Supervisors tabled the consideration of the Fiscal Year 2005/2006 Financial Audit until next month for K-Bar Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Matters Relating to District Management**

Mr. Hallberg stated that the next item on the agenda were matters relating to District management. Mr. Mobley stated that at the last meeting the Board made a motion to change District Management firms. He stated that at this time he would like to move forward with appointing District Management Services, LLC as the new management company.

Ms. Grimes confirmed that a sixty day notice was provided to Rizzetta and Company, Inc., with an August termination date. Mr. Mobley explained that in order to afford a smooth transition to the new firm, he recommended that the current adopted expense resolution be terminated and that the final payment to Rizzetta & Company, Inc. be held until such time as all documents have been transferred. Following a brief discussion, Mr. Johnson made a motion to approve.

On a Motion by Mr. Johnson, seconded by Mr. Mobley, with all in favor, the Board of Supervisors approved terminating the current adopted expense resolution and authorized the District to withhold final payment to Rizzetta & Company, Inc. until such time as all documents have been transferred for K-Bar Ranch Community Development District.

Mr. Mobley recommended that the Board officially appoint District Management Services, LLC as the management firm by resolution effective August 25, 2007. Mr. Hallberg confirmed that the next resolution number would be 2007-04.

On a Motion by Mr. Johnson, seconded by Mr. Mobley, with all in favor, the Board of Supervisors approved Resolution 2007-04, Appointing District Management Services, LLC as the management company for K-Bar Ranch Community Development District.

Following a brief discussion, it was decided to amend the previous motion to approve the resolution pending review of the contract by the Chairman and District Counsel.

On a Motion by Mr. Johnson, seconded by Mr. Mobley, with all in favor, the Board of Supervisors approved Resolution 2007-04 Appointing District Management Services, LLC as the management company effective August 25, 2007 (pending review of the contract by the Chairman and District Counsel), for K-Bar Ranch Community Development District.

A discussion was held regarding the records transfer process.

On a Motion by Mr. Johnson, seconded by Mr. Mobley, with all in favor, the Board of Supervisors mandated that Rizzetta & Company, Inc. turn over all records in their original form, not close any District Accounts and forward all correspondence to District Management Services, LLC for K-Bar Ranch Community Development District.

A brief discussion ensued regarding the items to be included on the August meeting's agenda and who would be responsible for preparing the documents for that meeting and who would run it. It was decided that Rizzetta & Company, Inc. would prepare the agenda packets and District Management Services would run the meeting.

The following resolutions were discussed and approved pending requested revisions:

On a Motion by Mr. Johnson, seconded by Mr. Mobley, with all in favor, the Board of Supervisors approved Resolution 2007-05 for K-Bar Ranch Community Development District.

On a Motion by Mr. Johnson, seconded by Mr. Mobley, with all in favor, the Board of Supervisors approved Resolution 2007-06 for K-Bar Ranch Community Development District.

On a Motion by Mr. Johnson, seconded by Mr. Mobley, with all in favor, the Board of Supervisors approved Resolution 2007-07 for K-Bar Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Not present.
- C. District Manager  
No report.

**EIGHTH 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.

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman