

# K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

March 24, 2009 Minutes of Meeting

## *Minutes of the Regular Meeting*

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on Tuesday, March 24, 2009 at the office of Mobley Homes of Tampa, located at 14824 North Florida Avenue, Tampa, Florida 33613.

### **1. CALL TO ORDER/ROLL CALL**

Mr. Altman called the regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District to order on Tuesday, March 24, 2009 at 10:00 a.m.

Board Members Present and Constituting a Quorum:

Leonard Johnson	Chairman
Marc Mobley	Supervisor
Jamie Goodman	Supervisor

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Tonja Stewart	District Engineer, WilsonMiller, Inc.

### **2. BUSINESS ADMINISTRATION**

#### **A. Consideration of Resolution 2009-01, Canvassing & Certifying Landowner Election Results (Tab 1)**

Mr. Altman reviewed the results of the election with the Board explaining that there was still one vacant seat.

<b>MOTION TO:</b>	Adopt Resolution 2009-01, Canvassing & Certifying the Landowner Election Results.
<b>MADE BY:</b>	Supervisor Mobley
<b>SECONDED BY:</b>	Supervisor Goodman
<b>DISCUSSION:</b>	None Further
<b>RESULT:</b>	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

#### **B. Swear in New Board Members**

Mr. Altman, a Notary of the State of Florida, stated that he swore Jamie Goodman and Marc Mobley in prior to the meeting.

C. Consideration of Resolution 2009-02, Re-Designation of Officers (Tab 2)

Mr. Altman stated that the Chairman and Vice Chairman needed to be identified. He stated that currently Mr. Johnson and Mr. Hohl serve as Chairman and Vice Chairman with the remainder of the Board and himself are Assistant Secretaries. Mr. Altman stated that Brian Lamb is the Secretary and Steve Connolly is the Treasurer.

<b>MOTION TO:</b>	Adopt Resolution 2009-02, Re-Designation of Officers with Leonard Johnson as Chairman, Tim Hohl as Vice Chairman, Brian Lamb as Secretary, Steve Connolly as Treasurer, and Jamie Goodman, Marc Mobley and Peter Altman as Assistant Secretaries.
<b>MADE BY:</b>	Supervisor Johnson
<b>SECONDED BY:</b>	Supervisor Goodman
<b>DISCUSSION:</b>	None Further
<b>RESULT:</b>	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

D. Consideration of the Minutes of the Board of Supervisors Meetings on August 26, 2008 and September 09, 2008 (Tab 3) and Presentation of the Minutes of the Landowners Meeting On November 4, 2008 (Tab 4)

Mr. Altman reviewed the minutes with the Board.

<b>MOTION TO:</b>	Approve Minutes of the Board of Supervisors Meetings on August 26, 2008 and September 09, 2008 and the Landowners Meeting On November 4, 2008.
<b>MADE BY:</b>	Supervisor Johnson
<b>SECONDED BY:</b>	Supervisor Goodman
<b>DISCUSSION:</b>	None Further
<b>RESULT:</b>	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

- E. Consideration of Operations and Maintenance Expenditures September, October, November and December, 2008 (Tab 5) and January, February and March, 2009 (Tab 6)

Mr. Altman reviewed the Operation and Maintenance Expenditures with the Board. A discussion ensued.

<b>MOTION TO:</b>	Approve Operations and Maintenance Expenditures September, October, November and December, 2008 and January, February and March, 2009.
<b>MADE BY:</b>	Supervisor Johnson
<b>SECONDED BY:</b>	Supervisor Goodman
<b>DISCUSSION:</b>	None Further
<b>RESULT:</b>	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

- F. Consideration of Construction Requisitions Series 2006 September, October, November and December, 2008 (Tab 7) and January, February and March, 2009 (Tab 8)

Mr. Altman reviewed the Requisitions with the Board.

<b>MOTION TO:</b>	Approve Construction Requisitions Series 2006 September, October, November and December, 2008 and January, February and March, 2009.
<b>MADE BY:</b>	Supervisor Johnson
<b>SECONDED BY:</b>	Supervisor Goodman
<b>DISCUSSION:</b>	None Further
<b>RESULT:</b>	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

### 3. BUSINESS ITEMS

- A. Review of Fiscal Year 2010 Budget Schedule (Tab 9)

Mr. Altman stated that there were no increases in assessments for Fiscal Year 2009 and that no increases would be anticipated for Fiscal Year 2010. Mr. Altman reviewed the schedule for the process of adopting the Fiscal Year 2010 Budget. Mr. Altman stated that the landscape contract and the wildlife management would need to be included in the budget. Mr. Altman stated that he anticipates presenting the budget at the May 28, 2009 meeting at which time the Board would need to set a date for the Public Hearing.

- B. Review of Contracts (Tab 10)

Mr. Altman reviewed the current contracts with the Board.

- C. Consideration of Offsite Significant Wildlife Habitat Maintenance and Consideration of BDA Proposal for Environmental Services (Tab 11)

Mr. Altman reviewed the proposals with the Board.

Ms. Stewart stated that the County had an agreement for the maintenance with the Master Association. She stated that this was considered an offsite improvement and is not within the District nor owned by the District; it is owned by Cruise and Douglas. Therefore, Counsel would need to be consulted before the District could accept maintenance; in addition there are some concerns with accessibility to the property for maintenance purposes.

Mr. Mobley stated that the tract was adjacent to Basset Creek Estates Phase 1 and also borders Phase 2. He stated that the HOA had contracted with the City to maintain the area, however they don't have any rights to go into the area, and only the property owner has those rights. Therefore the question arises as to who should be responsible for maintaining the site. A discussion ensued.

This item was tabled for further discussion at the next meeting.

D. General Matters of the District

No further matters were presented.

**4. STAFF REPORTS**

A. District Counsel

Not present.

B. District Engineer

No further report.

C. District Manager

1. Financial Statements Ending July 31, August 31, September 30, October 31, November 30, and December 31, 2008 (Tab 12)
2. Financial Statements Ending January 31, 2009 (Tab 13)

**5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There was a general discussion regarding vandalism and activity within the Community. The request was made that when work is sent for an RFP that the current vendor is contacted in advance. It was determined that Staff would obtain "as built" from the current landscape/irrigation maintenance company as the firm who did the installation went out of business and did not supply them.

6. ADJOURNMENT

MOTION TO:	Adjourn the Regular Meeting of the K-Bar Ranch Community Development District.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Goodman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

*\*These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on May 26, 2009.

*Leonard H. Johnson*  
Signature

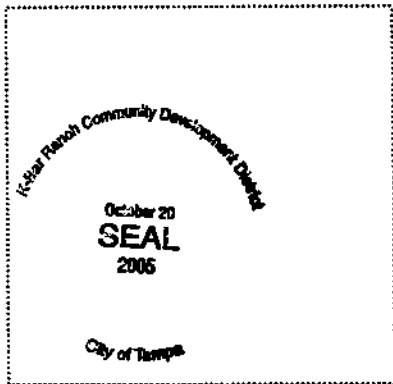
Leonard H. Johnson  
Printed Name

Title:  
 Chairman  
 Vice Chairman

*Peter A. Actman*  
Signature

PETER A. ACTMAN  
Printed Name

Title:  
 Secretary  
 Assistant Secretary



Recorded by Records Administrator

*Actman*  
Signature

9/16/09  
Date