

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

September 22, 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, September 22, 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, September 22, 2009 at 10:07 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
--------------	---

2. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors Meeting on July 28, 2009 (Tab 1) and August 7, 2009 (Tab 2)

Mr. Altman reviewed the minutes with the Board.

MOTION TO:	Approve the Minutes of the Board of Supervisors Meetings on July 28, 2009 and August 7, 2009.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Goodman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

- B. Presentation of the Audit Committee Meeting Minutes on July 28, 2009 (Tab 3)

Mr. Altman reviewed the minutes with the Board.

MOTION TO:	Approve the Audit Committee Meeting Minutes on July 28, 2009.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Goodman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. Consideration of Operations and Maintenance Expenditures August 2009 (Tab 4) and September 2009 (Tab 5)

Mr. Altman reviewed the expenditures for the Board. He asked if there were any questions. There were none.

MOTION TO:	Approve the Operations and Maintenance Expenditures August and September 2009.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Goodman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

3. OLD BUSINESS

There were no items to discuss.

4. BUSINESS ITEMS

A. Consideration of the Recommendation of the Audit Committee

Mr. Altman stated that the Audit Committee ranked Carr Riggs & Ingram, LLC as the highest ranked bidder and Stuart Angelo & Company as the second highest ranked bidder.

MOTION TO:	Accept the recommendation of the Audit Committee and to direct Staff to engage the services of Carr Riggs & Ingram, LLC for Fiscal Year 2009 Financial Audit Services (subject to confirmation that travel costs will not be charged above the quoted cost).
MADE BY:	Supervisor Mobley
SECONDED BY:	Supervisor Johnson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Consideration of Horner Environmental Proposal (Tab 6)

Mr. Altman stated that this is an issue of environmental conservation maintenance on a mitigation area that is not owned by the District or the Landowner/Developer of the community. He stated that Horner continues to contact the District and he feels that it would be beneficial for the District to either formally remove their selves from that obligation. Mr. Mobley stated that is an obligation of the K-Bar project to maintain this piece of land that is adjacent to the CDD boundaries and that the area will always need to be maintained. He stated that there it is a budgeting issue. Mr. Altman stated that there are several environmental firms and recommended that the Board allow him to double check the fees and see if there are any other firms that would like to submit a proposal.

C. General Matters of the District

There were none.

5. STAFF REPORTS

A. District Counsel

Not present.

B. District Engineer

1. Statement of Completion and Request for Transfer to Operation Entity (Tab 7)

Mr. Altman reviewed the communication received by Southwest Florida Water Management District with the Board.

MOTION TO:	To approve the request for transfer from SWFWMD.
MADE BY:	Supervisor Mobley
SECONDED BY:	Supervisor Johnson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. District Manager

1. Financial Statements Ending June 30 and July 31, 2009 (Tab 8)

Mr. Altman reviewed the financial statements with the Board.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were none.

7. ADJOURNMENT

MOTION TO:	Adjourn the Regular Meeting of the K-Bar Ranch Community Development District.
MADE BY:	Supervisor
SECONDED BY:	Supervisor
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 _____.

Signature

Signature

Printed Name

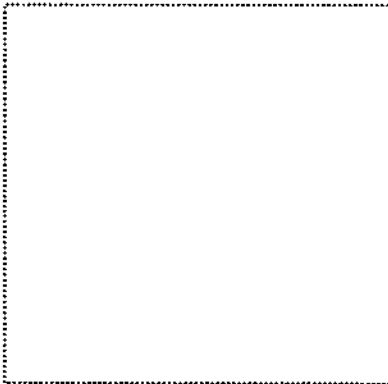
Printed Name

Title:

- Chairman
- Vice Chairman

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator

Signature

Date