

# K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

February 23, 2010 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, February 23, 2010 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, February 23, 2010 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
Anthony Canorro	District Manager Assistant, District Management Services, LLC

### 2. BUSINESS ADMINISTRATION

#### A. Consideration of Minutes of the Audit Committee Meeting on January 26, 2010 (Tab 1)

Mr. Altman updated the Board and stated, at the last meeting we were to follow up on the landowner on the payment. We got our check yesterday from Mobley Homes for full payment of all outstanding bond invoices; that episode is behind us.

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting January 26, 2010.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Goodman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously (0:02:57)

#### B. Consideration of Operations and Maintenance Expenditures October (Tab 2)

It was questioned regarding the publishing, whether the publishing for Pasco Times was sufficient. Mr. Altman responded, we ran a corrected ad in the Oakdale County. Mr. Altman will be responsible for making sure the District is billed corrected for the advertisement with Oakdale County and not the Pasco Times.

MOTION TO:	Approve the Operation and Maintenance Expenditures February 2010.
MADE BY:	Supervisor Johnson

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SECONDED BY:	Supervisor Goodman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously (0:03:55)

52 **3. OLD BUSINESS**

53 **4. BUSINESS ITEMS**

54 A. Discussion Concerning Delinquent Series 2006 Assessments

55 Mr. Altman stated there no current delinquent 2006 assessments. The current year's assessment for those  
56 bond payments are all based on the tax roll. Consequently, the May payment and the November 2010  
57 payment will be collected through that process.

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59 B. Consideration of Landscape Maintenance Proposals

60 Mr. Altman stated at the last meeting we had shown the summary of the bids. Mr. Canorro prepared a  
61 map identifying all the areas which identified all the roads and the areas around the ponds. The low  
62 bidder is probably the most competitive since they have their own mulching facility. Discussion ensued  
63 regarding the previous landscaper and the services they have provided. The Board reviewed and  
64 discussed the bids submitted for landscaping services. Mr. Canorro suggested he can revised the scope of  
65 services for the landscaping contract. Discussion ensued regarding Raymow Landscaping. Mr. Canorro  
66 clarified that DMS currently utilizes Raymow Landscaping for several of the other District's that they  
67 manage. Mr. Canorro also clarified they utilize Nanak's Landscaping at the Longleaf CDD.

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69 Mr. Canorro highlighted the irrigation issue in the contract which reads, "The manual and automatic  
70 sprinkler system is to be used to maintain plant health and to conserve water the irrigation system is to  
71 maintained, scheduled in compliance with all jurisdictional agencies restrictions as warranted; contractor  
72 will be responsible for negligence and the operations associated with restricted water schedules as placed  
73 by agencies, specifically, the cost for all adjustments, cleanings, repairs and maintain of lateral irrigation  
74 lines 2" in diameter and below; spray heads, nozzles, drip lines and rotors shall be born by the District.  
75 All capital items, clocks, valves, the electric items, those costs are born by the District". Mr. Altman  
76 clarified the language will eliminate the landscaper from being able to "nickel and dime" the District for  
77 services rendered and already included in the contract for services. Management recommends the District  
78 to go with Raymow because of their low bid and quality services provided.  
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MOTION TO:	Accept Raymow's bid for landscaping services
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Goodman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously (0:13:06)

86 **5. STAFF REPORTS**

87 A. District Manager

88 1. Financial Statements Ending December 31, 2009 (Tab 3)

89 The Board reviewed the financial statements for ending December 31, 2009. Mr. Altman stated there  
90 wasn't a whole lot money left in the bank at the end of the year and we are hopeful that the property taxes  
91 will be made. It was questioned if DMS will be looking at adjusting their fees because we've received  
92 bids from other management company's that are lower than yours. Mr. Altman responded, that's a

93 discussion you can have with Brian Lamb and whoever you wish to designate, we intend to remain  
94 competitive and appreciated the manner in which we've gotten the opportunity to work for you. It was  
95 recommended to have Mr. Mobley serve as representative to speak with Mr. Lamb regarding the  
96 adjustment of fees for management services. Mr. Altman stated we'll make sure we make the point and  
97 for the Board's edification if we come to some agreement, we go ahead and put it into place to ratify it by  
98 the next meeting.  
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100 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

101 There were none.

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103 **7. ADJOURNMENT**

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MOTION TO:	Adjourn the Regular Meeting of the K-Bar Ranch Community Development District.
MADE BY:	Supervisor Mobley
SECONDED BY:	Supervisor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously (0:17:42)

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

113 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
114 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
115 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

116 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
117 meeting held on May 25, 2010

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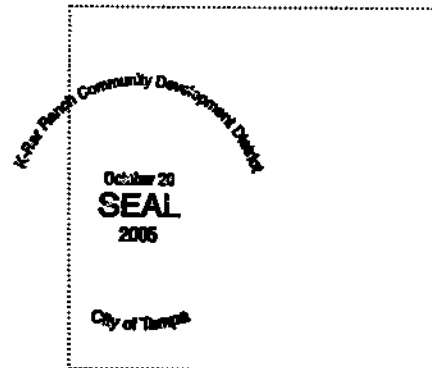
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Signature

Printed Name

Title:  
 Secretary  
 Assistant Secretary

Recorded by Records Administrator

Signature

Date

[Signature]  
2/17/2010