

**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 CONTINUED meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Wednesday, October 8, 2014 at 1:00 p.m.** at the offices of M/I Homes located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida.

Present and constituting a quorum were:

Betty Valenti	<b>Board Supervisor, Chairman</b>
Chloe Firebaugh	<b>Board Supervisor, Vice Chair</b>
Mike Metropolis	<b>Board Supervisor, Assistant Secretary</b>
Ryan Shears	<b>Board Supervisor, Assistant Secretary</b>
Brady LeFere	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Tyree Brown	<b>Operations Manager, Rizzetta Amenity Services, Inc. (via phone)</b>
Tracy Robin	<b>District Counsel, Straley &amp; Robin</b>
Tonja Stewart	<b>District Engineer, Stantec (via phone)</b>
Marshall Gray	<b>M/I Homes</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Roethke called the meeting to order and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

An audience member asked if there are any open buildable common areas within the District. Ms. Stewart will look into this.

**THIRD ORDER OF BUSINESS**

**Discussion Regarding Amenity Improvements**

Ms. Valenti introduced Marshall Gray from M/I Homes to address the Board. Mr. Gray discussed some potential options for the Amenity Center improvements, and noted that the developer has a commitment to build new infrastructure in this area. Mr. Metropolis asked several questions regarding the improvements and a discussion ensued. Ms. Valenti gave some background from the developer side regarding the amenity improvements.

Mr. Metropolis discussed some issues regarding the roundabout repairs that have been completed up to this point.

*(Mr. Gray left the meeting while in progress at 1:20 p.m.)*

**FOURTH ORDER OF BUSINESS**

**Consideration of Janitorial Service Proposals**

Mr. Roethke presented several proposals for janitorial services to the Board. A discussion ensued regarding the proposals and the performance of the current vendor. The Board would like to terminate the current contract immediately and move forward with a new vendor.

On a Motion by Ms. Valenti, seconded by Mr. LeFere, with all in favor, the Board approved the proposal from United Building Maintenance at a cost of \$340.00 per month for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Landscape and Irrigation Maintenance Proposals**

Mr. Roethke presented proposals for Landscape and Irrigation maintenance to the Board. Mr. Brown added comments to each of the proposals and entertained questions from the Board. The Board asked questions from representatives from the vendors in the audience. A discussion ensued.

On a Motion by Mr. Metropolis, seconded by Mr. LeFere, with all in favor, the Board approved the proposal from LMP at a cost of (\$139,890.00) for general landscape and irrigation maintenance for K-Bar Ranch Community Development District.

*(Mr. Brown left while the meeting was in progress at 1:45 p.m.)*

**SIXTH ORDER OF BUSINESS**

**Consideration of Development  
Acquisition Agreement**

After the last meeting, Mr. LeFere and Ms. Valenti were tasked with bringing back additional options for the improvements to the Amenity Center. Ms. Valenti distributed three options to the Board for Amenity improvements. A discussion ensued regarding various topics, including potential improvements and the possibility of a future bond issue. Ms. Firebaugh created a list of options to include in a survey that will be mailed to all residents within the District. These results will be shared at the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

No report.

**C. District Manager**

Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, November 19, 2014 at 6:00 p.m. at the New Tampa Regional Library.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Valenti discussed an issue with the dedication language within the plats for the new parcels. There is land that needs to be dedicated to the HOA that was mistakenly dedicated to the CDD on the plat.

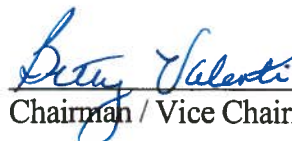
On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board will allow re-dedication of the land to the HOA on an amended plat for both Parcel O-1 and Parcel Q for K-Bar Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board adjourned the meeting at 3:00 p.m. for K-Bar Ranch Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

