

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 **Wednesday, November 19, 2014 at 6:00 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Blvd. Tampa, FL 33647.

Present and constituting a quorum were:

Betty Valenti	Board Supervisor, Chairman
Chloe Firebaugh	Board Supervisor, Vice Chair
Mike Metropolis	Board Supervisor, Assistant Secretary
Brady Lefere	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Co., Inc.
Cliff Fischer	District Manager, Rizzetta & Co., Inc.
Tyree Brown	Operations Manager, Rizzetta Amenity Services
Tracy Robin	District Counsel, Straley & Robin
Brad van Rooyen	Home Encounter
Scott Carlson	LMP
Jeff Hesenius	LMP
Louise Keehn-Bruell	

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

There were no audience comments.

THIRD ORDER OF BUSINESS

**Administer Oath to Newly
Appointed Officer**

Mr. Roethke administered the Oath of Office to Mr. Metropolis, and Mr. Metropolis replied in the affirmative. Mr. Roethke informed Mr. Metropolis that he is eligible for compensation of \$200.00 per meeting, up to a maximum of \$4,800.00 per year. Mr. Metropolis declined compensation.

Mr. Roethke administered the Oath of Office to Ms. Keehn-Bruell, and Ms. Keehn-Bruell replied in the affirmative. Mr. Roethke informed Ms. Keehn-Bruell that she is eligible for compensation of \$200.00 per meeting, up to a maximum of \$4,800.00 per year. Ms. Keehn-Bruell declined compensation.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board appointed Mr. Lefere to the vacant Board seat for K-Bar Ranch Community Development District.

Mr. Roethke administered the Oath of Office to Mr. Lefere, and Mr. Lefere replied in the affirmative. Mr. Roethke informed Mr. Lefere that he is eligible for compensation of \$200.00 per meeting, up to a maximum of \$4,800.00 per year. Mr. Lefere declined compensation.

Mr. Roethke confirmed the seat numbers for the newly appointed Board Supervisors as follows: Brady Lefere is in Seat 1, Louise Keehn-Bruell is in Seat 4 and Mike Metropolis is in Seat 5.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of
the Board of Supervisors' Meeting
held on September 17, 2014 and
Continued Meeting held on
October 8, 2014**

Ms. Valenti identified two typos on the September 17, 2014 minutes. Mr. Roethke will change the typos on the final version.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved as amended the regular minutes from September 17, 2014 and the continued meeting minutes held on October 8, 2014 for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditures for
September and October 2014**

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board ratified the Operation & Maintenance expenditures for September 2014 totaling (\$27,979.37) and for October 2014 totaling (\$56,163.24) for K-Bar Ranch Community Development District.

A discussion ensued regarding several invoices. Mr. Metropolis discussed the possibility of upgrading the cameras at the amenity center. A discussion ensued.

On a Motion by Mr. Lefere, seconded by Mr. Metropolis, with all in favor, the Board approved a not-to-exceed amount of (\$1,200.00) for the purchase and installation of up to four (4) new vandal-proof cameras for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Resolution 2015-01,
Re-designating Officers**

Mr. Roethke presented Resolution 2015-01 to the Board, which will re-designate the officers of the District. A discussion ensued regarding the appointment of the Board Chair and Vice Chair. Ms. Firebaugh made the motion to appoint Ms. Valenti as Chair and Mr. Metropolis as Vice Chair, with the remaining Board Supervisors as Assistant Secretaries.

On a Motion by Ms. Firebaugh, seconded by Ms. Keehn-Bruell, with all in favor, the Board adopted Resolution 2015-01 for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of Field Inspection
Reports**

Mr. Roethke presented the field inspection report to the Board, and Mr. Brown discussed the details of the report with Board. Mr. Metropolis mentioned that he is looking forward to LMP starting service on site and working with them in the long term. Mr. Brown detailed the turnover process with the previous landscaper to the new vendor.

Mr. Carlson and Mr. Hesenius from LMP introduced themselves and reviewed their long-term goals and plans for the District. A discussion ensued regarding various landscape maintenance issues.

On a Motion by Mr. Lefere, seconded by Mr. Metropolis with all in favor, the Board approved the proposals as follows: Mulch (\$9,625.00) and Annuals (\$2,378.25) from LMP for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Off-Duty Deputy Patrol

Mr. Roethke presented a proposal from the City of Tampa Police Department for off-duty deputy services. A proposal request was also sent to Critical Intervention Services, and they did an assessment of the property over the past 2 weeks. Hector Rodriguez from CIS presented this proposal for security services to the Board, and discussed the background of his company. Mr. Rodriguez entertained several questions from the Board. The Board took no action on any proposal at this time.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Bassett Creek Monument Construction

Mr. Roethke presented a proposal from Cornerstone for the demolition of the existing Bassett Creek monument and the construction of a monument at a new location. A discussion ensued regarding the details of this proposal. The Board would like to explore options for modifying the monument in its existing location and adding electric service to the monument after it is modified. Mr. Roethke will obtain proposals for this and will bring them back to a future Board meeting.

TENTH ORDER OF BUSINESS

Consideration of Development Acquisition Agreement

Mr. Roethke presented the Development Acquisition Agreement to the Board and distributed the results of a survey that was completed by M/I Homes regarding the improvements at the Amenity Center. A discussion ensued regarding the survey results. Ms. Firebaugh suggested bringing proposals for several options back to the next Board meeting, at which point the Board can review and approve up to \$265,000 worth of improvements, to be funded by Lennar and M/I Homes.

ELEVENTH ORDER OF BUSINESS

Ratification of Conservation Area Maintenance

Mr. Roethke presented a contract for Conservation Area Maintenance that requires Board ratification.

On a Motion by Ms. Valenti, seconded by Mr. Lefere, with all in favor, the Board ratified the contract with Aquatic Weed Control for Conservation Area Maintenance at a cost of (\$8,786.00) annually for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Discussion Regarding CDD
Website Items**

Mr. Roethke presented a list of required and wish list items for the K-Bar Ranch CDD website. Mr. Metropolis asked about the status of acquiring the K-Bar Ranch logo from the original developer. Mr. Robin is working on the license agreement and noted that the logo is currently not registered. A discussion ensued regarding the wish list items and the Board agreed it contains all necessary items. Mr. Roethke will send all necessary information to Ken Elmer in order to get the website up and running.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board named Mike Metropolis as the coordinator for website updates, which includes the responsibility to keep the District website in compliance with any Florida laws or Statutes for K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Laurel Vista Plat
Assignment and Quit Claim Deeds**

Mr. Roethke presented plat assignments and quit claim deeds from Laurel Vista to the Board. Mr. Robin detailed the issues that occurred when these areas were originally platted, and noted that the same problem also affected the Heron Preserve HOA.

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved plat assignment and quit claim deeds from Laurel Vista HOA to K-Bar Ranch CDD, as well as, any plat assignments or quit claim deeds for the Heron Preserve HOA for K-Bar Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Recommendation
of Audit Review Committee**

This item has been tabled until the next meeting.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin updated the Board regarding the status of the upland habitat area owned by Krusen Douglas that was discussed at a previous meeting. This area will not be developed by Krusen Douglas in the future, as it is not zoned for residential or commercial development.

B. District Engineer

Not present.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, January 21, 2015 at 6:00 p.m. at the New Tampa Regional Library.

Mr. Roethke asked the Board for their opinions about Edgars Images request to film the community amenities.

On a Motion by Ms. Keehn-Bruell, seconded by Ms. Valenti, with all in favor, the Board approved photographer's request for K-Bar Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor's requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lefere, seconded by Mr. Metropolis, with all in favor, the Board adjourned the meeting at 8:30 p.m. for K-Bar Ranch Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman