

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, March 18, 2015 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
Mike Metropolis	Board Supervisor, Vice Chair
Brady Lefere	Board Supervisor, Assistant Secretary
Louise Keehn-Bruell	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Co., Inc.
Tracy Robin	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, Stantec
Tyree Brown	Operations Manager, Rizzetta Amenity Services
Jeff Hesenius	LMP

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 about the roundabout improvements. This will be discussed later.
- An audience member said that there was flooding on a resident's lot. This is a homeowner issue.
- An audience member said there is a bare area on Mistflower Lane. LMP will submit proposals regarding this issue.
- An audience member said there are water pressure issues. Ms. Stewart addressed this.
- An audience member asked about the status of the playground mulch. This was just

installed this week.

- An audience member had a bond question.

THIRD ORDER OF BUSINESS

**Administer Oath to Newly
Appointed Officer**

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

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of
the Board of Supervisors' Regular
Meeting held on January 21, 2015**

Mr. Roethke noted several minor typos in the 5th Order of Business that will be corrected, and also a motion box that needs to be added to the 10th Order of Business.

On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board approved, as amended, the regular minutes held on January 21, 2015 for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditures for
January and February 2015**

On a Motion by Ms. Valenti, seconded by Ms. Keehn-Bruell, with all in favor, the Board ratified the Operation & Maintenance expenditures for January 2015 totaling (\$28,588.24) and for February 2015 totaling (\$47,474.73) for K-Bar Ranch Community Development District.

(Mr. Hesenius arrived while the meeting was in progress at 6:20 p.m.)

SIXTH ORDER OF BUSINESS

**Presentation of Field Inspection
Reports**

Mr. Roethke presented the field inspection report to the Board. Mr. Brown added some comments and Mr. Hesenius also updated the Board on the status of any issues noted in the report.

Mr. Hesenius distributed several proposals to the Board as a result of some items noted in the field inspection report. A discussion ensued regarding the details of each proposal.

On a Motion by Ms. Valenti, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved the proposals from LMP for annuals, plant installation and rejuvenation cutbacks at a total cost of (\$6,978.75) for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Plant Installation
Proposal from LMP**

Mr. Roethke presented a plant installation proposal from LMP to the Board.

On a Motion by Ms. Valenti, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved the proposal for plant replacement at the pool cabana from LMP at a cost of (\$578.50) for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for Top
Choice Fire Ant Treatment**

Mr. Roethke presented a proposal from LMP for Top Choice Fire Ant treatment. The Board considered reducing the scope of the Top Choice treatment to only the biggest problem areas.

On a Motion by Mr. Metropolis, seconded by Mr. Lefere, with all in favor, the Board approved the proposal from LMP for Top Choice Fire Ant treatment at a not-to-exceed amount of (\$5,000.00) for K-Bar Ranch Community Development District.

Mr. Hesenius distributed one additional proposal for a flow sensor to be added to the irrigation system at the Stone Creek monument.

On a Motion by Ms. Valenti, seconded by Mr. Lefere, with all in favor, the Board approved the proposal from LMP, pending agreement of payment by Stone Creek HOA, as per the upcoming irrigation cost sharing agreement for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Ratification of Proposal for
Playground Mulch**

Mr. Roethke presented a proposal for playground mulch that has been previously executed and requires Board ratification.

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board ratified the proposal from Arbor-Tech for playground mulch installation at a cost of (\$1,800.00) for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposals for
Amenity Center Improvements**

Mr. Roethke presented several proposals for Amenity Center Improvements to the Board. Ms. Valenti reviewed the summary sheet with the Board and discussed the details of each proposal. A discussion ensued regarding the details of the proposals and the direction the Board should take with the Amenity Improvements. Mr. Metropolis maintains that the roundabout improvements should not be counted towards the total cost of the Amenity improvements. The Board will revisit

this item at a continued meeting.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal for
Additional Dog Waste Stations**

Mr. Roethke presented a proposal from Poop 911 for additional dog waste stations to be installed in CDD common areas.

On a Motion by Mr. Metropolis, seconded by Ms. Valenti, with all in favor, the Board approved the proposal from Poop 911 at a cost of (\$795.00) for waste station installation, as well as, \$17.95 per month for weekly maintenance for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Development
Acquisition Agreement**

Mr. Roethke presented the Development Acquisition Agreement to the Board. This item will be revisited at the continued meeting.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposal for
License Plate Security Cameras**

Mr. Roethke presented a proposal from Securiteam for license plate camera installation at the front entrance of the District. It was not possible to connect a camera in this area to the existing system at the clubhouse, so this is a stand alone system. The Board would like to review additional proposals and options for license plate security cameras at a future meeting.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Electric Install for
License Plate Security Camera**

Mr. Roethke presented a proposal from Rhythms Electric for electrical installation at the site of the new license plate security camera. The Board took no action at this time. This will be revisited along with the license plate security camera proposals.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Irrigation Cost
Sharing Agreement**

Mr. Robin distributed an irrigation cost sharing agreement between the Stone Creek HOA and K-Bar Ranch CDD. Any irrigation repairs in this area will be billed to the Stone Creek HOA and the CDD will reimburse the HOA for 34% of the cost.

On a Motion by Ms. Valenti, seconded by Mr. Metropolis, with all in favor, the Board approved the irrigation cost sharing agreement between Stone Creek HOA and K-Bar Ranch CDD for K-Bar Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

Discussion Regarding Basset Creek Monument Lighting Issues

Mr. Roethke presented a site survey of the Basset Creek monument to the Board. The monument currently encroaches on City of Tampa ROW by approximately 14 feet. Ms. Stewart added some comments regarding the current issues and possible solutions for adding lighting to this monument. The District will need to complete an easement with Krusen-Douglas, as well as, work on utility easements for getting the electrical service to the monument. Mr. Roethke did mention that permitting from the electrical contractor should not be an issue and presented two proposals for electrical service that the Board had previously reviewed at a meeting. The Board reviewed and discussed the details of each proposal.

On a Motion by Mr. Metropolis, seconded by Mr. Lefere, with all in favor, the Board approved the proposal from Metcalf Enterprises for lighting services at the Basset Creek Monument at a cost of (\$15,170.00) for K-Bar Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Presentation of Public Facilities Report

Mr. Roethke presented the Public Facilities Report to the Board. This will need to be accepted by the Board and then the District will send this to the City of Tampa for their records.

On a Motion by Mr. Lefere, seconded by Ms. Valenti, with all in favor, the Board accepted the Public Facilities Report for K-Bar Ranch Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Ms. Stewart discussed the maintenance responsibilities of the Basset Creek and Stone Creek monuments. The Board discussed transferring the ownership of the parcel of land containing the Stone Creek monument, so that the District can maintain the monument and the landscaping going forward. Van Womack with Home Encounter will work with the Stone Creek HOA to see if this is a possibility.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' regular and proposed budget meeting will be held on Wednesday, May 20, 2015 at 6:00 p.m. at the New Tampa Regional Library.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Valenti asked the Board to consider over-seeding the bahia grass on the common areas on Wild Tamarind.

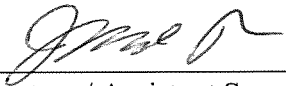
Ms. Keehn-Bruell asked the status of the snipe signs.

Mr. Metropolis would still like to install a fountain in the large entrance pond.

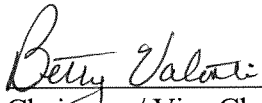
TWENTIETH ORDER OF BUSINESS

Continuance

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board continued the meeting at 8:17 p.m. to discuss the Amenity Improvements, the Developer Acquisition Agreement, and the supplemental Engineer's Report for K-Bar Ranch Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman