

**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 19, 2014 at 6:03 p.m.** at the new Tampa Regional Library located at 10001 Cross Creek Boulevard, Tampa, FL 33647.

Present and constituting a quorum were:

Betty Valenti	<b>Board Supervisor, Chairman</b>
Chloe Firebaugh	<b>Board Supervisor, Vice Chair</b>
Ryan Shears	<b>Board Supervisor, Assistant Secretary</b>
Joe Fulghum	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Robbie Cox	<b>Director of Financial Consulting &amp; Compliance, Rizzetta &amp; Co., Inc. (arrived 6:10 pm)</b>
Tracy Robin	<b>District Counsel; Straley &amp; Robin</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Justin Santoro	<b>Austin Outdoor</b>
Chris Wallen	<b>Austin Outdoor</b>
Brad Van Rooyen	<b>HOA Manager, Home Encounter</b>
Kevin Olivia	<b>Austin Outdoor</b>
Dana Bryant	<b>Austin Outdoor</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**

A resident commented on an area of concern with the landscaping. A discussion ensued with members of Austin Outdoor.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of  
the Board of Supervisors' Meeting  
held on February 19, 2014**

There was a typo noted in the Fifteen Order of Business.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board approved the Minutes of the Board of Supervisors' meeting held on February 19, 2014 as amended for K-Bar Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for  
February 2014**

Mr. Roethke updated the Board on a question from Hawkins Pool Service invoice from last month. Going forward, Hawkins will contact Rizzetta before any repairs are made that are outside the scope of services for regular pool maintenance. Ms. Firebaugh had two questions on invoices directed at Ms. Stewart. One was regarding a breached out fall structure on pond 301, and one was on a not-to-exceed amount for services on a Stantec invoice. Ms. Stewart will follow up on these items.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board ratified the Operation & Maintenance expenditures for February 2014 totaling \$23,332.39 for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of District Engineer's  
Report *(under separate cover)***

Ms. Stewart presented the District Engineer's report to the Board. Mr. Robin noted this report covers capital improvements for Parcels O & Q. Ms. Stewart presented a draft report at the previous meeting, but there have been some changes since that report was presented. Ms. Stewart discussed boundaries and cost estimates for Parcels O-1 & O-2, and Parcel Q. For the record, Ms. Stewart noted that the cost estimate for Parcel O1 is \$3,568,151 and the estimate for Parcel Q is \$3,101,000. Parcel O-2 is separate and not part of this bond issue. Ms. Stewart also added to the record that there are 379 units in the original phase of K-Bar Ranch, and these properties will not be affected by the new bond issuance.

On a Motion by Ms. Valenti, seconded by Mr. Fulghum, with all in favor, the Board moved to adopt the Engineer's Reports for Parcels O-1 and Q for K-Bar Ranch Community Development District.

*(Ms. Stewart left the meeting in progress at 6:35 p.m.)*

**SIXTH ORDER OF BUSINESS**

**Presentation of Preliminary Master  
Assessment Allocation Report**  
*(under separate cover)*

Mr. Robin noted that the public finance team is currently working on changing some of the nomenclature in the bond documents to account for the specific nature of this bond issuance, given that there are two different developers working on two separate parcels. Mr. Robin suggested that items B through F on the agenda be deferred until a continued meeting in the near future. Ms. Firebaugh asked if the documents will change substantially, and Mr. Robin confirmed that they will not, and all the cost estimates should stay the same.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-  
11, Declaring Special Assessments**

This agenda item was tabled to be considered at a continued meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-  
12, Setting a Hearing on Special  
Assessments**

This agenda item was tabled to be considered at a continued meeting.

**NINTH ORDER OF BUSINESS**

**Consideration of Delegated Award  
Resolution 2014-13**

1. Bond Purchase Agreement
2. Master Trust Indenture, First Supplemental, Second Supplemental Trust Indenture
3. Preliminary Limited Offering Memorandum
4. Continuing Disclosure Agreements

This agenda item was tabled to be considered at a continued meeting.

**TENTH ORDER OF BUSINESS**

**Consideration of Preliminary  
Supplemental Assessment  
Resolution 2014-04**

This agenda item was tabled to be discussed at a continued meeting.

**ELEVENTH ORDER OF BUSINESS**

**Landscape Update**

Mr. Roethke distributed the landscape report to the Board. Mr. Santoro will be the account manager going forward. He will have monthly inspections with Rizzetta Operations Management, and he will prepare the monthly reports for the Board packages going forward. He discussed the possibility of bringing proposals to the Board for landscape improvements. A discussion ensued regarding fertilization, tree trimming, and detail work. Mr. Bryant discussed irrigation at the

roundabout, and gave a background on timing of the repair project. Ms. Valenti noted that M/I Homes will be paying for the roundabout rejuvenation. Work will need to start as soon as possible. Hope to complete roundabout repair project before April 4, 2014.

*(All members of Austin Outdoor left the meeting in progress at 6:55 p.m.)*

**TWELFTH ORDER OF BUSINESS**

**Ratification of No Fishing and NO Trespassing Signs**

Mr. Roethke presented a proposal for the No Fishing and No Trespassing signs to the Board. In the interest of expediting this process, the signs have been ordered and just need Board ratification on cost of signs, as well as, delivery and installation costs.

On a Motion by Mr. Fulghum, seconded by Ms. Firebaugh, with all in favor, the Board moved to ratify proposal from Good Guys Signs for \$1,226.00 for No Fishing/No Trespassing Signs plus \$1,100.00 for installation for K-Bar Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for Aquatic Planting**

Mr. Roethke presented a proposal for aquatic planting to the Board. This was discussed at the previous meeting, and Blue Water Aquatics submitted a proposal for a total of 2,456 plants to be installed throughout the ponds in the CDD.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved the proposal from Blue Water Aquatics for \$1,400.00 to be paid from the 2006 construction fund for K-Bar Ranch Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Proposal from Blue Water Aquatics for Additional Pond Maintenance**

Mr. Roethke presented a proposal for additional pond maintenance in a new phase of the District. A discussion ensued. Mr. Fulghum mentioned that there will be nine new ponds from Parcel Q coming online soon, but these new 6 ponds in Parcel O-1 should be added to the contract now.

On a Motion by Ms. Firebaugh, seconded by Mr. Fulghum, with all in favor, the Board moved to approve the proposal from Blue Water Aquatics for monthly maintenance of 21 waterways at a monthly cost of \$1,190.00 for K-Bar Ranch Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for Pond Bank Bush Hogging**

Mr. Roethke presented two proposals for pond bank bush hogging. Ms. Firebaugh mentioned that this is part of the maintenance contract and Austin Outdoor should mow this area at their cost. No formal Board action was taken.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Proposals for Dog Bag Stations at Amenity Center**

Mr. Roethke presented two proposals for Dog Bag Stations to the Board. Ms. Valenti mentioned the possibility of using a company that would empty bins and replace bags at these stations for \$15.00 per month called Dog Poop 911. Mr. Van Rooyen stated that he can submit a map that shows any areas where these stations are most needed. The Board will review that map and will make a decision on those proposals at the next meeting.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Proposals for Bike Racks, Basketball Court Benches and Trash Cans**

Mr. Roethke presented several different proposals for bike racks, basketball court benches, and garbage cans. A discussion ensued. The Board decided to allow District Staff to work together with the Board chair to come up with a site plan for the benches, bike racks, and garbage cans and present that at the next meeting. Mr. Shears will work to get cost estimates for concrete slabs to be set down in these areas to allow for surface-mount installation of the bike racks and benches.

**EIGHTTEENTH ORDER OF BUSINESS**

**Consideration of Establishing Audit Review Committee and Setting the Date, Time and location for Audit Review Committee Meeting**

Mr. Roethke introduced this topic and let the Board know that they currently do not have an auditor contracted for this year. They will need to select a date, time, and location for an audit review committee to discuss the RFP process. The Board will defer this item to the continued meeting.

**NINETEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Robin noted that the City Council approved boundary amendment on March 6, 2014.

**B. District Engineer**

Not present.

**C. District Manager**

Mr. Roethke stated that the next Board of Supervisors' meeting will be held on May 21, 2014 at 1:00 p.m. at M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634.

Mr. Roethke mentioned that he is still working with the insurance company on providing an updated quote for increasing the scope of coverage, specifically including theft.

Mr. Roethke discussed the possibility of expanding the extent of his authority for the CDD outside of meetings. A discussion ensued.

The Board agreed that the \$5,000 limit under the disbursement of funds resolution is sufficient authority of the District Manager outside of a CDD meeting.

**TWENTIETH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Valenti mentioned that she is unhappy with the current janitorial service and would like for District Staff to send a letter to current janitorial service to put them on notice. District Staff will get competitive bids for janitorial service for next Board meeting.

Ms. Firebaugh mentioned builder standards and Mr. Roethke will send an email to current builder about builder standards.

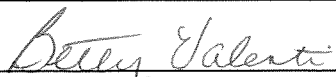
Ms. Firebaugh also would like Ms. Stewart to review the sock pipes currently installed throughout the District and remove any that are no longer needed.

**TWENTY-FIRST ORDER OF BUSINESS**

**Continuance**

On a Motion by Ms. Valenti, seconded by Mr. Fulghum, with all in favor at 7:44 p.m., the Board continued the meeting to March 28, 2014 at 9:00 a.m. at the offices of M/I Homes located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 for K-Bar Ranch Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman