

**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, June 18, 2014 at 6:00 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Blvd. Tampa, Florida 33647.

Present and constituting a quorum were:

|                 |  |
|-----------------|--|
| Betty Valenti   | <b>Board Supervisor, Chairman</b>            |
| Chloe Firebaugh | <b>Board Supervisor, Vice Chair</b>          |
| Joe Fulghum     | <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 &amp; Co., Inc.</b> |
| Tonja Stewart   | <b>District Engineer, Stantec</b>                   |
| Justin Santoro  | <b>Austin Outdoor</b>                               |
| Brad van Rooyen | <b>Home Encounter</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 made a comment regarding the potential contract with OLM up for discussion.

An audience member asked a question regarding the dog waste stations and if one will be placed at the Amenity Center. Ms. Valenti responded and informed the audience that the developer will be installing enhancements in this area shortly, so a dog waste station could be included after those installations are completed.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of  
the Board of Supervisors' Meeting  
held on May 21, 2014**

On a Motion by Ms. Firebaugh seconded by Ms. Valenti, with all in favor, the Board approved the minutes from May 21, 2014 for K-Bar Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations and  
Maintenance Expenditures for  
April and May 2014**

Mr. Roethke noted that he found one legal invoice from October 2013 that was marked as "2013 Expansion", but was coded to the CDD's O & M. This will be sent to the developer for reimbursement. The cost of this invoice was \$2,744.64. Ms. Firebaugh requested District Staff review an invoice from American Access Controls for repairs to the pool gate.

On a Motion by Ms. Firebaugh, seconded by Mr. Fulghum, with all in favor, the Board ratified the Operation & Maintenance expenditures for April 2014 totaling (\$16,927.78) and for May 2014 totaling (\$41,038.35) for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Landscape Update**

Mr. Santoro reviewed the landscape report with the Board. Mr. Roethke distributed an additional report from a recent inspection on June 17, 2014 and Mr. Santoro reviewed this with the Board, as well. Some discussion ensued regarding trees to be replaced under warranty and other maintenance issues.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal from  
Austin Outdoor for Landscape  
Enhancements**

Mr. Roethke presented several landscape enhancement proposals from Austin Outdoor to the Board. These proposals will cover a bare spot in the common area on Mistflower Lane. A discussion ensued. Ms. Firebaugh asked if the original developer should have installed trees along the street in this area. Ms. Stewart will investigate this. The Board decided not to approve the proposals for plantings in this area and instead decided to approve a not-to-exceed amount of \$1,000.00 for the installation of 4,800 sq. ft. of Bahia Terra Seeding.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh with all in favor, the Board approved a not-to-exceed amount of (\$1,000.00) for the installation of 4,800 sq. ft. of Bahia Terra Seeding for K-Bar Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for  
Landscape Architect Services  
(under separate cover)**

Mr. Roethke distributed a proposal from Cornerstone for landscape enhancements throughout the District. Mr. Roethke mentioned that this proposal does not include irrigation, and the current landscape contractor will need to work with the vendor to ensure proper irrigation. A discussion ensued regarding the details of this proposal.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board approved the proposal from Cornerstone for landscape enhancements at a cost of (\$20,287.55), subject to a walk-through by Cornerstone and Austin Outdoor of the install area, as well as, the understanding that Board Chair and District Manager each can spend an additional (\$5,000.00) for any necessary irrigation changes for K-Bar Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal from  
OLM for Landscape Supervision  
Services**

Mr. Roethke presented a proposal from OLM for landscape supervision services to the Board. A discussion ensued. The Board decided not to accept the proposal from OLM at this time. Mr. Roethke added some details regarding Mr. Brown's services as Operations Manager. If the Board requires a full-time Operations Manager in the future, this service will be available for an additional cost of \$6,000.00 per year.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding CDD Website**

Mr. Roethke informed the Board that Rizzetta is working on a robust platform for CDD websites. One specific feature that was requested by a Board member is the ability to set up a separate email address using the CDD website domain name. This feature will be available. A proposal will be provided at a future meeting. It was noted that Mr. Metropolis did purchase the domains for several different addresses that can be selected as the URL once the Board accepts a proposal for website services.

**TENTH ORDER OF BUSINESS**

**Discussion Regarding Street Light  
Ownership**

Mr. Roethke has been working with Ms. Stewart on identifying all the lights within the CDD in order to determine if they can all be transferred to CDD ownership. Ms. Stewart noted that there are some issues with TECO regarding what they currently see under CDD ownership. A discussion ensued. This will be revisited once any billing issues are cleared up with TECO.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Not present.

**B. District Engineer**

Ms. Stewart discussed the details of some inspections that she is currently working on, including a curb depression, nuisance vegetation in wetland areas, and the Parcel Q SWFWMD acceptance.

Ms. Valenti asked about the status of the transfer for the Parcel O SWFWMD permit. Ms. Stewart will review this and will provide an update to the Board.

Ms. Firebaugh asked about the status of the new phase being developed by Mobley, and if this area is ready to be accepted by the District. Ms. Stewart will investigate.

**C. District Manager**

Mr. Roethke stated that the next Board of Supervisors' meeting will be held on July 16, 2014 at 1:00 p.m. at the offices of M/I Homes.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

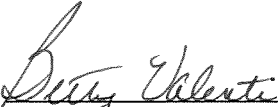
Ms. Firebaugh asked about the status of the letters that need to be sent to all builders regarding snipe signs on CDD property. Mr. Roethke confirmed these letters will be sent out this week.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Fulghum, seconded by Ms. Valenti, with all in favor, the Board adjourned the meeting at 6:52 p.m. for K-Bar Ranch Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman