

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, September 17, 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	Board Supervisor, Chairman
Chloe Firebaugh	Board Supervisor, Vice Chair
Mike Metropolis	Board Supervisor, Assistant Secretary
Ryan Shears	Board Supervisor, Assistant Secretary
Brady LeFere	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Co., Inc.
Tyree Brown	Operations Manager, Rizzetta Amenity Services, Inc.
Tracy Robin	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, Stantec
Kenneth Elmer	KGE Design (via phone)
Pat Doyle	Poseidon Pools (via phone)

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

Several Audience Members commented on the proposed enhancements to the Amenity Center and noted that the community does not agree that these improvements should be installed. They would like community input on the enhancements, or they would like to see the money used to pay down the bond debt.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of
the Board of Supervisors' Meeting
held on August 20, 2014**

Ms. Firebaugh mentioned that the motion box in the eleventh order of business should be removed.

On a Motion by Mr. LeFere, seconded by Ms. Firebaugh, with all in favor, the Board approved as amended the minutes from August 20, 2014 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditures for
August 2014**

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board ratified the Operation & Maintenance expenditures for August 2014 totaling (\$43,975.26) for K-Bar Ranch Community Development District.

(Ms. Stewart arrived while the meeting was in progress at 1:10 p.m.)

FIFTH ORDER OF BUSINESS

**Presentation of Field Inspection
Reports**

Mr. Roethke presented the Field Inspection report to the Board. Mr. Brown added details to several of the items within the report, including issues with the lighting system in the Amenity Center bathrooms and suggested the possibility of adding a timer.

A discussion ensued regarding issues with the janitorial services company.

Mr. Metropolis inquired about the status of tree trimming around the street lights. Mr. Brown mentioned that this has been brought to the vendor's attention for two consecutive months and they need to take care of this ASAP.

Mr. Brown discussed issues with bikes being parked on a fence near the Amenity Center. The Board would like to get a bike rack installed in this area.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board approved the installation of the bike rack for K-Bar Ranch Community Development District.

A discussion ensued regarding irrigation issues, specifically an area on Pepper Grass Drive where there is no irrigation. A possibility to add irrigation in this area would be to request to add on to the irrigation of the nearest homeowner. District Staff will send a request to this homeowner.

(Mr. Santoro and Mr. Bryant arrived while the meeting was in progress at 1:15 p.m.)

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Oak Tree Transplant

Mr. Roethke presented a proposal from Austin Outdoor for the transplant of several oak trees to make room for the new developer-installed playground. The Board tabled this item until the new amenity installations have been finalized.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for CDD Website

Mr. Roethke presented a proposal for CDD website services. Rizzetta & Company's proposal is not yet complete. Mr. Roethke noted that there will be a \$100.00 per month administrative charge to keep the website updated. If the Board would like to designate a Supervisor to update the website, a Resolution should be drafted to delegate this responsibility to that Board Supervisor. Mr. Metropolis recommended that the Board move forward with the current proposal. A discussion ensued and Mr. Elmer entertained questions from the Board.

On a Motion by Mr. Metropolis, seconded by Mr. LeFere with all in favor, the Board accepted the proposal from KGE Design at a total cost of (\$3,100.00) for K-Bar Ranch Community Development District.

(Mr. Elmer left the meeting while in progress at 1:38 p.m.)

EIGHTH ORDER OF BUSINESS

Consideration of Pool Service Proposals

Mr. Roethke distributed several proposals for pool service to the Board. The current service provider, Hawkins, recently sold their pool service contract to Poseidon Pools and did not notify the District that this was taking place until after the change had been made. Ms. Valenti gave some background information regarding the current pool issues and her recent experience with the new service contractor. Mr. Doyle with Poseidon Pools gave some background regarding the issues at the pool and what they did to rectify these problems. The Board did not take any action regarding these proposals at this time.

(Mr. Doyle left the meeting while in progress at 1:55 p.m.)

A discussion ensued regarding the current security camera system. The Board would like to explore options for other security patrols. Mr. Roethke will bring proposals to the next regular meeting.

NINTH ORDER OF BUSINESS

**Consideration of Janitorial Service
Proposal**

Mr. Roethke presented a proposal from Amado's Solutions for janitorial services. A discussion ensued regarding the performance of the current janitorial services company. The Board took no action at this time and would like to see additional proposals at the next meeting.

TENTH ORDER OF BUSINESS

**Consideration of Pest Control
Services**

Mr. Roethke presented a proposal from Nvirotect for pest control services at the Amenity Center. A discussion ensued regarding the scope of services of this agreement.

On a Motion by Mr. LeFere, seconded by Mr. Metropolis, with all in favor, the Board approved the proposal from Nvirotect for Pest Control Services at a cost of \$65.00 per month for K-Bar Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Discussion on Moving the Basset
Creek Monument Sign**

Mr. Roethke informed the Board of the current status of this monument. Two separate contractors confirmed that the monument cannot be moved, and it would need to be disassembled and rebuilt at a new location in order to add lighting. Ms. Stewart added that the original developer is discussing moving the location of the sign. The Board would like to see proposals from sign companies to construct a new monument at an alternate location that is on CDD property and where electric services can be added.

TWELFTH ORDER OF BUSINESS

**Consideration of Insurance
Proposals**

Mr. Roethke presented proposals for insurance to the Board. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. LeFere, seconded by Mr. Metropolis, with all in favor, the Board approved the proposal from Stahl & Associates at a cost of (\$8,557.91) for K-Bar Ranch Community Development District.

(Ms. Firebaugh left the meeting while in progress at 3:20p.m.)

THIRTEENTH ORDER OF BUSINESS

Consideration of Development Acquisition Agreement and Supplemental Engineer's Report on Recreational Improvements

Mr. Roethke presented a Development Acquisition Agreement and Supplemental Engineer's Report relating to the recreational improvement at the Amenity Center. Mr. Robin added some additional detail and background regarding these documents.

Mr. Metropolis suggested scheduling a public hearing which will allow residents to provide input as to how these funds are spent at the Amenity Center, and added that most residents do not agree with the planned enhancements. Mr. Metropolis requested that the developers attend this meeting, as well.

Mr. LeFere mentioned that the developers can take this back and discuss other options for enhancements to the Amenity Center. This item can be discussed at a continued meeting.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Ms. Stewart mentioned that she did receive a SWFWMD notification that permits are in place for the new Mobley section. She did request approval from the Board to allow the District Manager to sign off an additional SWFWMD permit transfer that may need to take place before the next meeting.

On a Motion by Ms. Valenti, seconded by Mr. LeFere, with all in favor, the Board will allow District Manager to sign off on SWFWMD permit transfer documents for K-Bar Ranch Community Development District.

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.

The continued meeting will be on October 8, 2014 at 1:00pm at the offices of M/I Homes.

Mr. Roethke ordered the community bulletin board, and the board will take 4-6 weeks for delivery, but should be installed soon after it is received.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Brown informed the Board that he did receive irrigation as-builts for the Laurel Vista section of the community.

SIXTEENTH ORDER OF BUSINESS

Adjournment

The meeting is continued for the purposes of revisiting the following items:

- Consideration of Janitorial Service Proposals,
- Consideration of Landscape and Irrigation Maintenance Proposals
- Consideration of Development Acquisition Agreement and Supplemental Engineer's Report on Recreational Improvements

On a Motion by Ms. Valenti, seconded by Mr. LeFere, with all in favor, the Board ended the current meeting at 4:12 p.m. and continued the meeting on October 8, 2014 at 1:00 p.m. at the offices of M/I Homes for K-Bar Ranch Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman