

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, May 20, 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 <i>(via phone)</i>
Chloe Firebaugh	Board Supervisor, Assistant Secretary
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 <i>(via phone)</i>
Tyree Brown	Operations Manager, Rizzetta Amenity Services
Scott Carlson	LMP
Jason Liggett	LMP
Van Womack	Home Encounter

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 asked the following:

- Question about a Reserve Item. Ms. Valenti answered the question.
- Commented that there was another break-in and asked about the updates on security.
- Several others had questions on security issues.
- There were questions about future development.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of
the Board of Supervisors' Regular
Meeting held on March 18, 2015**

On a Motion by Mr. Lefere, seconded by Ms. Valenti, with all in favor, the Board approved, the regular minutes held on March 18, 2015 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of
the Board of Supervisors'
Continued Meeting held on April
15, 2015**

On a Motion by Ms. Firebaugh, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved, the continued minutes held on April 15, 2015 for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditures for
March 2015**

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board ratified the Operation & Maintenance expenditures for March 2015 totaling (\$41,140.81) for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Field Inspection
Reports**

Mr. Roethke presented the field inspection report to the Board. Mr. Carlson reviewed any issues in the report with the Board. Mr. Brown also added comments on the report with the Board. A discussion ensued regarding various other landscape issues.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposals from
LMP**

Mr. Roethke presented several proposals from LMP to the Board, including muhly grass installation, irrigation repairs, annual flower replacement, and water truck services. A discussion ensued regarding the details of each proposal.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved the proposals from LMP for irrigation repairs and annuals at a total cost of (\$817.60) for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Landscape and
Utility Easement for Bassett Creek
Monument**

Mr. Roethke presented a landscape and utility easement for the Basset Creek monument. This will allow the CDD electrical vendor to add electrical service and lighting to the Basset Creek monument. Mr. Robin distributed the exhibits to this agreement for the Board's review.

On a Motion by Ms. Valenti, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved the landscape and utility easement between K-Bar Ranch CDD and Krusen-Douglas for the Basset Creek monument for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for
Water Refining Service**

Mr. Roethke presented a proposal for water refining (rust-proofing) services for the irrigation wells within the CDD.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board approved the proposal from Rust Off for water refining (rust-proofing) services at a cost of \$595.00 per month for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Discussion Regarding Irrigation
Cost Sharing Agreement with Stone
Creek**

Mr. Roethke discussed some issues with the Board regarding the irrigation cost-sharing agreement with Stone Creek. Mr. Womack provided additional details regarding these issues, including the need for a flow sensor to determine how much water is being used by both the CDD and the HOA. Discussion ensued. The Board took no formal action at this time.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal for CDD
Website Services**

Mr. Roethke informed the Board that there have been issues with the current website vendor to the point that the vendor is terminating services with the District. Based on these issues, Mr. Roethke provided a proposal from Rizzetta Technology Services for CDD website creation. Mr. Metropolis gave some additional background on these issues, as well. The Board requested additional proposals to be presented at the next meeting.

On a Motion by Ms. Keehn-Bruell, seconded by Ms. Valenti, with all in favor, the Board requested that the District contract with a vendor other than Rizzetta Technology Services for website services for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Supplemental Engineer's Report

Ms. Stewart provided a supplemental engineer's report for the Board's review. This item has been tabled.

THIRTEENTH ORDER OF BUSINESS

Consideration of Development Acquisition Agreement

Mr. Roethke presented the development acquisition agreement to the Board. This item has been tabled.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposal for License Plate Security Cameras

Mr. Roethke presented proposals to the Board for license plate security cameras at the main entrance. A discussion ensued regarding the details of each proposal.

On a Motion by Ms. Firebaugh, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved the proposal from Securiteam for license plate security camera installation at a cost of (\$4,976.00) for K-Bar Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Electric Install for License Plate Security Cameras

Mr. Roethke presented a proposal for electrical installation for the license plate security cameras.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board approved the proposal from Rhythms Electric for electrical service installation for the license plate security cameras at a cost of (\$2,000.00) for K-Bar Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

Consideration of Amenity Improvement Account

Ms. Valenti discussed some options for funding the costs of the approved amenity improvements within the District. Ms. Valenti suggested opening up a new account in which the developer will fund, and the District will use those funds to contract with and pay vendors for the amenity improvements. Ms. Valenti also discussed the details of several other amenity improvements.

On a Motion by Ms. Keehn-Bruell, seconded by Ms. Firebaugh, with all in favor, the Board approved the process of the developer funding the District for the amenity improvements, which will allow payment to the vendors directly for previously approved improvements for K-Bar Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Presentation of 2014 Audit

Mr. Roethke presented the audit for Fiscal Year 2013-2014 to the Board and noted that the auditor's opinion was unqualified for this District and there were no instances or adverse findings reported.

On a Motion by Mr. Lefere, seconded by Ms. Firebaugh, with all in favor, the Board accepted the audit for Fiscal Year 2013-2014 for K-Bar Ranch Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2015/2016

Mr. Roethke presented the proposed budget for Fiscal Year 2015/2016 to the Board. A discussion ensued regarding various line items throughout the budget. Several minor changes were made, but the overall budget number did not change.

NINETEENTH ORDER OF BUSINESS

Consideration of Resolution 2015-04, Approving Proposed Budget and Setting the Public Hearing

Mr. Roethke presented Resolution 2015-04 to the Board, which will approve the proposed budget for the Fiscal Year 2015/2016 and sets the date, time, and location for the final budget hearing.

On a Motion by Mr. Lefere, seconded by Ms. Firebaugh, with all in favor, the Board adopted Resolution 2015-04 approving the proposed budget for Fiscal Year 2015/2016 and set the public hearing for August 19, 2015 at 6:00 p.m. at the New Tampa Regional Library located at 10001 Cross Creek Blvd. Tampa, FL 33647 for K-Bar Ranch Community Development District.

TWENTIETH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel**
No report.
- B. **District Engineer**
Ms. Stewart discussed adding some aquatic plants to the littoral shelves in any pond within the District.

On a Motion by Mr. Lefere, seconded by Ms. Valenti, with all in favor, the Board approved a not-to-exceed amount of (\$5,000.00) to allow the District Engineer to work with the pond maintenance vendor on installing aquatic plantings where necessary for K-Bar Ranch Community Development District.

Ms. Stewart informed the Board that there is a section of common area that is currently under construction and should be completed within 45 days. This is within the scope of the landscaper's scope and they should be maintaining this area going forward.

A discussion ensued regarding signage within the District. The Board may reconsider proposals to install black decorative posts for the street signs near the roundabout at a future meeting.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, June 17, 2015 at 6:00 p.m. at the New Tampa Regional Library.

Mr. Roethke also informed the Board that the count of registered voters as of April 15, 2015 is 503.

Mr. Roethke informed the Board that the investment banker reviewed refinancing options on the Series 2005 Bonds. They are not callable until May 1, 2016, but he will keep an eye on the market towards the end of the year to see if a refinance in 2016 will make fiscal sense. If the rates stay the same as they currently are, the CDD could potentially save 8 to 10 percent annually on the 2005 debt service.

TWENTY-FIRST ORDER OF BUSINESS

Supervisor Requests

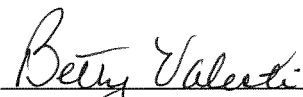
There were no requests.

TWENTY-SECOND ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lefere, seconded by Ms. Valenti, with all in favor, the Board adjourned the meeting at 8:31 p.m. for K-Bar Ranch Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman