

**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 17, 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	<b>Board Supervisor, Chairman</b>
Mike Metropolis	<b>Board Supervisor, Vice Chair</b>
Brady Lefere	<b>Board Supervisor, Assistant Secretary</b>
Louise Keehn-Bruell	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Tracy Robin	<b>District Counsel, Straley &amp; Robin</b>
Tonja Stewart	<b>District Engineer, Stantec (via phone)</b>
Tyree Brown	<b>Operations Manager, Rizzetta Amenity Services</b>
Jason Liggett	<b>LMP</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**

No audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of  
the Board of Supervisors' Regular  
Meeting held on May 20, 2015**

Ms. Valenti mentioned 2 typos that need to be amended in the 16<sup>th</sup> order of business and the District Engineer's report in the 20<sup>th</sup> order of business.

On a Motion by Ms. Valenti, seconded by Mr. Lefere, with all in favor, the Board approved, the regular minutes held on May 20, 2015 as amended for K-Bar Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

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

On a Motion by Ms. Valenti, seconded by Ms. Keehn-Bruell, with all in favor, the Board ratified the Operation & Maintenance expenditures for April 2015 totaling (\$58,756.18) for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of Field Inspection  
Reports**

Mr. Roethke presented the field inspection report to the Board. Mr. Brown & Mr. Liggett reviewed the details of the report with the Board. A discussion ensued regarding various landscape issues.

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscape &  
Irrigation Enhancement Proposals  
from LMP**

Mr. Roethke presented several proposals from LMP for the Board's consideration, including turf replacement, irrigation upgrades, and annual flower rotation. Mr. Liggett reviewed the details of these proposals with the Board.

On a Motion by Mr. Metropolis, seconded by Ms. Valenti, with all in favor, the Board approved the proposals from LMP for Bahia turf and Bahia sod installation at a total cost of (\$5,228.06) for K-Bar Ranch Community Development District.

A discussion ensued regarding annuals versus perennials.

On a Motion by Ms. Keehn-Bruell, seconded by Mr. Lafere, with all in favor, the Board approved to change out annuals for perennials for K-Bar Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Utility Easement  
for Bassett Creek Monument  
Lighting**

Mr. Roethke presented an executed utility easement for the Bassett Creek monument lighting which requires Board ratification. Mr. Roethke noted that now all the easements are in place and the work to get lighting to the monument will commence on approximately June 28, 2015.

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board ratified utility easement between K-Bar Ranch CDD and K-Bar 184 LLC for K-Bar Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Fountain Installation**

Mr. Roethke presented several fountain installation proposals for the Board to review. A discussion ensued and Mr. Metropolis mentioned that he preferred the 7.5 HP option from Vertex. This will be revisited at the August meeting for approval in order to commence installation in the next Fiscal Year.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Fountain Electrical Installation**

Mr. Roethke presented several proposals for fountain electrical service installation for the Board to review. A discussion ensued and Mr. Metropolis mentioned that he preferred the 100 amp service from Rhythms Electric. This will be revisited at the August meeting for approval in order to commence installation in the next Fiscal Year.

**TENTH ORDER OF BUSINESS**

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

Mr. Roethke presented an updated proposal from Securiteam for license plate security cameras. Mr. Roethke explained some issues with the electrical permitting and the potential need for upgraded cameras. Ms. Stewart discussed the placement of the cameras and the possibility of using a TECO easement for installation. The Board took no action on this proposal at this time and will work to install the system as approved at the previous meeting.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Wetland Maintenance**

Mr. Roethke presented a proposal from Blue Water Aquatics for invasive species removal in the wetlands of Heron Preserve. A discussion ensued. The Board would like to move forward with this proposal at this time and also requested proposals for the remaining wetlands within K-Bar Ranch.

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved proposal from Blue Water Aquatics for invasive species removal in the Heron Preserve wetlands at a cost of \$2,250.00 for K-Bar Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Proposal for CDD  
Website Services**

Mr. Roethke presented a proposal from V Global Tech for CDD website services to the Board. A discussion ensued.

On a Motion by Mr. Metropolis, seconded by Mr. Lefere, with all in favor, the Board approved proposal from V Global Tech for CDD website services, community interactive option, at a total cost of \$1,750.00 installation and \$95.00 per month maintenance for K-Bar Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Revised  
Supplemental Engineer's Report  
(under separate cover)**

Ms. Valenti updated the Board on the status of the amenity improvements, but the Supplemental Engineer's Report is not ready at this time. This will be revisited at the next meeting.

Mr. Roethke presented a request from M/I Homes to be reimbursed by the District for the total costs of the roundabout repairs (\$40,674.75). Mr. Roethke distributed to the Board invoices from M/I Homes for the costs associated with the roundabout, Resolution 2014-06, which includes an executed Promissory Note for up to \$90,000.00 from M/I Homes to K-Bar Ranch, and copy of the minutes from October 16, 2013, when this Promissory Note and Resolution 2014-06 were approved by the Board. A discussion ensued and Mr. Metropolis agreed the loan should be repaid as per the Resolution.

On a Motion by Mr. Metropolis, seconded by Mr. Lefere, with three in favor, and Ms. Keehn-Bruell opposed, the Board requested District Counsel to revise Resolution 2014-06 to reflect the repayment of the roundabout construction for K-Bar Ranch Community Development District.

On a Motion by Mr. Metropolis, seconded by Ms. Valenti, with all in favor, the Board set a special meeting to discuss the following, Revised Development Acquisition Agreement, Revised Engineer's Report and new Resolution for the repayment of the roundabout construction costs on July 15, 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.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Development  
Acquisition Agreement**

This item has been tabled.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Ms. Stewart notified the Board that there is some grading to be done along the East-West Roadway which will encroach on CDD property. The Board has no issues with this and requested a design and proposed agreement from the Developer to be presented at a future Board meeting.

Mr. Metropolis asked for a status on the purchase of land from Krusen-Douglas. Ms. Stewart informed the Board that the landowner is still considering this.

**C. District Manager**

Mr. Roethke stated that the next Board of Supervisors' regular meeting and final budget hearing will be held on Wednesday, August 19, 2015 at 6:00 p.m. at the New Tampa Regional Library.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Valenti distributed a proposal from American Access Controls to add another card access reader to the pool gate. This will be included as part of the amenity improvements being provided by the developer.

On a Motion by Ms. Keehn-Bruell, seconded by Ms. Valenti, with all in favor, the Board approved proposal from American Access Controls for an additional card reader at a cost of \$4,792.32 for K-Bar Ranch Community Development District.

Ms. Valenti mentioned that there is a hole in the marcite in the pool and suggested the pool be closed until the repairs be made.

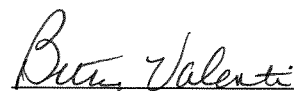
Mr. Metropolis requested that Rizzetta provide paper agendas going forward. Mr. Roethke will research this and will bring options back to a future Board meeting.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Lefere, seconded by Ms. Valenti, with all in favor, the Board adjourned the meeting at 7:43 p.m. for K-Bar Ranch Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

