

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 SPECIAL meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Wednesday, July 15, 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
Chloe Firebaugh	Board Supervisor, Assistant Secretary
Brady Lefere	Board Supervisor, Assistant Secretary
Louise Keehn-Bruell	Board Supervisor, Assistant Secretary

Also present were:

Sandy Oram	District Manager, Rizzetta & Co., Inc.
Tracy Robin	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, Stantec
Tyree Brown	Operations Manager, Rizzetta Amenity Services
Jason Liggett	LMP
Scott Carlson	LMP
Van Womack	Home Encounter
Brad VanRooyen	Home Encounter

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Oram 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 June 17, 2015**

On a Motion by Ms. Valenti, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved the regular minutes held on June 17, 2015 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

A discussion ensued regarding a \$2.50 ice purchase that was reimbursed to the janitorial services vendor. Ms. Oram will research and this charge will be refunded to the District, if necessary.

On a Motion by Ms. Valenti, seconded by Mr. Lefere, with all in favor, the Board ratified the Operation & Maintenance expenditures for May 2015 totaling (\$28,988.90) for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Revised
Development Acquisition
Agreement**

Ms. Oram presented the General Funding Agreement for Recreational Amenity Enhancements. Mr. Robin reviewed the details of this agreement with the Board.

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved the General Funding Agreement for Recreational Amenity Enhancements for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Revised
Engineer's Report**

Ms. Oram presented the Revised Engineer's Report for the Recreational Amenity Enhancements. Ms. Stewart reviewed the details of the Engineer's Report with the Board.

Note: The report needs to be changed to read 2 picnic shelters, 2 grills, 2 tables, 2 trash cans and remove "s" on structures. Tonja will make changes on the document.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board approved the Revised Engineer's Report with clarification of shelter items listed above and removing "s" on structures being corrected in report by Ms. Stewart for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of Resolution 2015-05,
Authorization of Promissory Note
for the Repayment of the
Roundabout Construction Costs**

Ms. Oram presented Resolution 2015-05 to the Board, which will authorize the Promissory Note for the repayment of the Roundabout construction costs from the District to M/I Homes. Mr. Robin reviewed the details of this Resolution and Promissory Note with the Board. The Board would like to review at the next meeting how they will structure the pay off.

On a Motion by Mr. Lefere, seconded by Ms. Firebaugh, with all in favor, the Board adopted Resolution 2015-05, Authorization of Promissory Note for the Repayment of the Roundabout Construction Costs for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Presentation of Field Inspection
Reports**

Mr. Brown reviewed the field inspection report with the Board. The silt screen along the road near Verdant Pasture has weeds growing up along it. Need to try to weed eat as closely as possible on street side and maybe use chemicals on other side to kill the weeds.

There is a homeowner that claims the landscaper damaged his PVC fence and Scott Carlson said the fence was damaged by the previous landscaper and will provide pictures of the damage taken prior to them taking over the contract.

NINTH ORDER OF BUSINESS

**Ratification of Proposal for
Engineering Services for Amenity
Improvements**

Ms. Oram presented a proposal from Landmark Engineering for engineering services for amenity improvements. This is previously approved and requires Board ratification.

On a Motion by Mr. Lefere, seconded by Ms. Firebaugh, with all in favor, the Board ratified the proposal from Landmark Engineering for engineering services for Amenity Improvements at a total not-to-exceed cost of (\$6,750.00) for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposal for
District Management Services**

Ms. Oram presented a proposal from Rizzetta for District Management Services. This updated contract includes an additional fee of \$200.00 per month for paper book agendas at each meeting. Mr. Metropolis objected to the cost of the board books and asked the pricing to be revised and the contract to be presented at the next meeting.

A. District Counsel

No report.

B. District Engineer

No report.

C. District Manager

Ms. Oram stated that the next Board of Supervisors' regular and Final Budget meetings 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

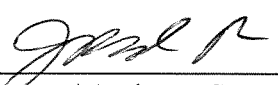
Ms. Valenti presented a proposal from Advanced Pool and Spa to dive and patch hole.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved the proposal from Advanced Pool and Spa to repair the pool for K-Bar Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Valenti, seconded by Mr. Lefere, with all in favor, the Board adjourned the meeting at 7:20 p.m. for K-Bar Ranch Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman