

**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, August 19, 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:

Mike Metropolis	<b>Board Supervisor, Vice Chairman</b>
Chloe Firebaugh	<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>
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**

A Resident asked a question about a sod issue with a common area adjacent to her lot. LMP will provide a quote to re-sod.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of  
the Board of Supervisors' Regular  
Meeting held on July 15, 2015**

Ms. Firebaugh noted issues with the 4<sup>th</sup> and 10<sup>th</sup> orders of business that need to be corrected. Mr. Roethke will get these changes made.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved, as amended, the regular minutes held on July 15, 2015 for K-Bar Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Ms. Firebaugh requested that invoices related to the amenity improvements are shown on a separate check register going forward. Mr. Roethke will work on getting this done.

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board ratified the Operation & Maintenance expenditures for June 2015 totaling (\$30,821.95) for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of Field Inspection  
Report**

Mr. Brown reviewed the landscape report with the Board. Mr. Liggett added comments regarding several issues presented in the report. A discussion ensued regarding re-sodding a common area at the end of Bassett Creek Drive. This will be revisited at a future meeting, LMP will provide a proposal to repair, and they will look at sharing some of the costs.

*(Mr. Liggett left while the meeting was in progress at 6:29 p.m.)*

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for  
Fountain Installation**

Mr. Roethke presented several proposals for fountain installation.

On a Motion by Ms. Keehn-Bruell, seconded by Mr. Metropolis, with two in favor and Ms. Firebaugh opposed, the Board approved the proposal from Vertex for fountain installation at a cost of (\$14,125.16) and fountain maintenance at \$150.00 quarterly for K-Bar Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for  
Fountain Electrical Installation**

Mr. Roethke presented several proposals for fountain electrical installation.

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved proposal from Rhythms Electric for fountain electrical installation at a cost of (\$5,000.00) for K-Bar Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for  
Holiday Lighting**

Mr. Roethke presented a proposal for holiday lighting.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved proposal from Illuminations Holiday Lighting for Holiday Decor at a cost of (\$5,250.00) for K-Bar Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding Promissory  
Note Payments**

Mr. Roethke discussed options for the repayment of the Promissory Note to the developer, which included using a balance forward in the next year's budget to repay the entire amount next year. The Board would like to make monthly installment payments starting October 2015 and completing February 2017.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposal for  
District Management Services**

Mr. Roethke presented a proposal for District Management Services and discussed the cost of paper agenda books, which will be \$28.50 per book. The Board agreed to this price and would like five paper agendas mailed to the Board members for each meeting.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board approved contract with Rizzetta and Company for District Management Services for K-Bar Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Public Hearing of Fiscal Year  
2015/2016 Budget**

On a Motion by Ms. Firebaugh, seconded by Mr. Metropolis, with all in favor, the Board opened the Public Hearing for K-Bar Ranch Community Development District.

Mr. Roethke presented the budget for Fiscal Year 2015/2016 and entertained various questions from the audience. A discussion ensued regarding the Reserve Fund. Mr. Roethke added a balance forward line item to the budget in order to cover the cost of the amenity improvements and the promissory note repayments.

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board closed the Public Hearing for K-Bar Ranch Community Development District.

**i. Consideration of Resolution  
2015-06, Adopting Final Budget**

Mr. Roethke presented Resolution 2015-06 to the Board, which will adopt the Final Budget for Fiscal Year 2015/2016.

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board adopted Resolution 2015-06 for K-Bar Ranch Community Development District.

**ii. Consideration of Resolution  
2015-07, Imposing Special  
Assessments**

Mr. Roethke presented Resolution 2015-07 to the Board, which will impose special assessments for Fiscal Year 2015/2016.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board adopted Resolution 2015-07 for K-Bar Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-  
08, Meeting Schedule FY 2015/2016**

Mr. Roethke presented Resolution 2015-08 to the Board, which will set the meeting schedule for the next fiscal year.

On a Motion by Mr. Metropolis, seconded by Ms. Firebaugh, with all in favor, the Board adopted Resolution 2015-08 for K-Bar Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel**  
No report.
- B. District Engineer**  
Not present.

**C. District Manager**

Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, September 16, 2015 at 6:00 p.m. at the New Tampa Regional Library.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

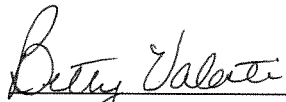
Ms. Firebaugh discussed the community newsletter and several items within, including re-painting of the cabana and donating the existing pool furniture. Mr. Metropolis suggested donating the old pool furniture to a homeless shelter.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Metropolis, seconded by Ms. Keehn-Bruell, with all in favor, the Board adjourned the meeting at 7:23 p.m. for K-Bar Ranch Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman