

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 16, 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:

Joseph Roethke	District Manager, Rizzetta & Co., Inc.
Shannon Nasekos	District Coordinator, Rizzetta & Co., Inc.
Vivek Babbar	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, Stantec
Tyree Brown	Operations Manager, Rizzetta Amenity Services
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

An Audience Member asked a question about speeding.
An Audience Member asked about email blasts from CDD.
An Audience Member asked about the Amenity cameras.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of
the Board of Supervisors' Regular
Meeting held on August 19, 2015**

On a Motion by Ms. Firebaugh, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved the regular minutes held on August 19, 2015 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Ms. Valenti, seconded by Ms. Keehn-Bruell, with all in favor, the Board ratified the Operation & Maintenance expenditures for July 2015 totaling (\$79,203.46) for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of Field Inspection
Report**

Mr. Roethke presented the field inspection report to the Board, and Mr. Brown and Mr. Liggett reviewed the details and discussed any landscaping issues.

(Ms. Stewart arrived while the meeting was in progress at 6:12 p.m.)

SIXTH ORDER OF BUSINESS

**Consideration of Landscape
Enhancement Proposals**

Mr. Roethke presented several landscape enhancement proposals from LMP to the Board.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board approved the proposals from LMP for landscape plant installations and sod at a total cost of (\$938.50) for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Dog Waste
Stations in Stone Creek**

Mr. Roethke informed the Board that there was a request to add dog waste stations to Stone Creek. The Board was not in favor of this and believed it should be the responsibility of the HOA.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposals for
Pressure Washing**

Mr. Roethke presented a proposal for pressure washing of the monuments and the sidewalk at the Amenity Center.

On a Motion by Ms. Valenti, seconded by Mr. Lefere, with all in favor, the Board approved the proposal from Jerry's Mobile Detailing for pressure washing at a cost of (\$700.00) for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for Bike
Rack Installation**

Mr. Roethke presented a proposal for a bike rack installation to the Board. Mr. Roethke suggested that the developer provide an estimate to add a bike rack along with the other amenity improvements. A discussion ensued.

On a Motion by Ms. Firebaugh, seconded by Mr. Lefere, with all in favor, the Board authorized District Staff to work with builders on installing a concrete slab for a bike rack for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposals for
Arbitrage Rebate Calculation for
Series 2006 and 2011**

Mr. Roethke presented proposals from LLS Tax Solutions for Arbitrage Rebate Calculation Services to the Board.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved the proposals from LLS Tax Solutions for Arbitrage Rebate Calculation Services for the 2006 and 2011 Bonds at a total cost of (\$3,500.00) for K-Bar Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-09,
Amending Resolution 2015-07,
Imposing Special Assessments**

Mr. Roethke presented Resolution 2015-09, which will amend the off-roll payment dates in the 2015-07 Assessment Resolution.

On a Motion by Mr. Lefere, seconded by Ms. Valenti, with all in favor, the Board adopted Resolution 2015-09 for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Insurance Proposals

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

On a Motion by Ms. Valenti, seconded by Mr. Lefere, with all in favor, the Board approved proposal from Egis for CDD insurance at a total cost of (\$7,328.00) K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar informed the Board that the contracts have been drafted for the fountain and fountain electrical installation.

B. District Engineer

Ms. Stewart discussed several issues with land ownership transferring from Krusen-Douglas to the District. They are planning on deeding the area where the license plate security cameras are to be installed to the District. The cameras will be installed as soon as the land is deeded to the District.

Regarding the open field area next to Pride Elementary, Ms. Stewart mentioned that Krusen-Douglas will need at least a few months to decide whether or not they will consider selling this property for development. This will be revisited after the first of the year.

Ms. Stewart requested a \$1,000.00 budget increase for this current Fiscal Year for District Engineering services.

On a Motion by Ms. Valenti, seconded by Ms. Keehn-Bruell, with all in favor, the Board approved the budget increase of \$1,000.00 for District Engineer 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 18, 2015 at 6:00 p.m. at the New Tampa Regional Library.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Valenti requested an update on the CDD website.

Ms. Valenti distributed a proposal from TECO for street light installation at Parcel O-2.

On a Motion by Mr. Lefere, seconded by Ms. Firebaugh, with all in favor, the Board approved the TECO contract for Parcel O-2 at a total cost of (\$906.37) K-Bar Ranch Community Development District.

Ms. Valenti discussed an issue with ADA ramps at street intersections. Ms. Stewart will work on this with Ms. Valenti offline.

Ms. Keehn-Bruell requested that the District send a letter to local government regarding traffic issues. Mr. Roethke will follow up with the HOA to get copies of letters they had sent regarding the same issue.

Ms. Firebaugh asked when the next school rezoning is scheduled for Pride Elementary. Ms. Stewart recommended looking at the Annexation Agreement for levels of services for what the plan is.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Valenti, seconded by Ms. Keehn-Bruell, with all in favor, the Board adjourned the meeting at 7:01 p.m. for K-Bar Ranch Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman