

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 21, 2016 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, Vice Chair
Chloe Firebaugh	Board Supervisor, Assistant Secretary
John Bowersox	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Co., Inc.
Shannon Nasekos	District Coordinator, Rizzetta & Co., Inc.
Tracy Robin	District Counsel, Straley & Robin
Tyree Brown	Operations Manager, Rizzetta & Co., Inc.

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

Audience Members commented or asked the following questions regarding:

- Pond issues.
- Street lights.
- Kids walking through CDD common areas.
- New amenity center.
- Lawn maintenance.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
Held on August 17, 2016**

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved the Regular Meeting Minutes held on August 17, 2016 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August
2016**

On a Motion by Ms. Valenti, seconded by Mr. Bowersox, with all in favor, the Board ratified, as amended above, the Operation & Maintenance Expenditures for August 2016 (\$37,905.57) for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August
2016 for Amenity Center**

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board ratified the Operation & Maintenance Expenditures for Amenity Center for August 2016 (\$540.00) for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Field Inspection Reports

Mr. Roethke presented the Field Inspection Report, and Mr. Brown reviewed the details of the report with the Board. A discussion ensued regarding several maintenance issues.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals from LMP

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

On a Motion by Ms. Valenti, seconded by Mr. Bowersox, with all in favor, the Board approved the proposal from LMP for sod installation at a cost of (\$660.00) for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Contract for
Professional Field Services**

Mr. Roethke presented a contract for Professional Field Services to the Board.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board approved the contract from Rizzetta & Company for Professional Field Service3s at a cost of (\$500.00) per month for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for Replacing
Basset Creek Monument**

Mr. Roethke presented several proposals for replacing the Basset Creek Monument to the Board. A discussion ensued regarding the details of each proposal. This item was tabled until the next meeting.

TENTH ORDER OF BUSINESS

**Discussion Regarding CDD Amenity
Policies & Rates**

Mr. Roethke presented the current Amenity Policies and Rates to the board. A discussion ensued regarding several items with the Policies. This item was tabled until the next meeting.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal from Republic
Services for Amenity Center Trash
Pickup**

Mr. Roethke presented a proposal from Republic Services for Amenity Center Trash Pickup to the Board. The Board requested additional proposals to be presented at the next meeting.

TWELFTH ORDER OF BUSINESS

Discussion Regarding Access Card Policy

Mr. Roethke presented the current pool access card management agreement with Home Encounter to the Board as they no longer wish to provide this service for the District at no cost.

A discussion ensued regarding the details of the current policy and possibilities for future considerations. The Board tabled this item until the next meeting, and also asked for pricing on a service contract.

(Mr. Brown left while the meeting was in progress at 7:07 p.m.)

THIRTEENTH ORDER OF BUSINESS

Consideration of Signage Request

Mr. Roethke presented a signage request to the Board from Frank Morales who is a candidate for the K-Bar Ranch CDD Board Supervisor Seat 3 and is requesting the CDD's approval to post temporary political lawn signs on K-Bar Ranch common areas.

A discussion ensued and Mr. Robin discussed the legal implications of allowing signage on CDD property. Ms. Valenti suggested doing a mailing instead of posting signage. The Board did not take a motion to approve this request.

FOURTEENTH ORDER OF BUSINESS

**Presentation of Grau Engagement Letter
for 9-30-16 Services**

Mr. Roethke presented an engagement letter from Grau for 9-30-16 auditing services to the Board.

On a Motion by Ms. Valenti, seconded by Mr. Bowersox, with all in favor, the Board approved the Audit Engagement letter from Grau & Associates for FY 2016 audit services for K-Bar Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Proposal for CDD
Insurance**

Mr. Roethke presented a proposal for CDD Insurance to the Board. Ms. Firebaugh suggested adding Crime coverage to the CDD insurance policy.

On a Motion by Ms. Firebaugh, seconded by Mr. Bowersox, with all in favor, the Board approved the proposal from Egis for CDD insurance at a total cost of (\$7,571.00) for K-Bar Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin discussed Sunshine Laws pertaining to residents running unopposed for office and confirmed that the Sunshine Laws do apply to any individual in an uncontested election seat.

B. District Engineer

Not present.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, November 16, 2016 at 6:00 p.m., at the New Tampa Regional Library.

Mr. Roethke informed the Board that Angel Montagna will be transitioning in as the District Manager for K-Bar Ranch CDD going forward.

The Board would like to change the meeting date to November 30, 2016 at 6:00 pm.

On a Motion by Ms. Firebaugh, seconded by Mr. Bowersox, with all in favor, the Board changed the meeting date to November 30th at 6:00 pm at the New Tampa Regional Library for K-Bar Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Firebaugh asked about Horner Environmental invoices from last meeting.

Ms. Valenti asked to see reports from Horner Environmental going forward.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bowersox, seconded by Ms. Valenti, with all in favor, the Board adjourned the meeting at 7:29 p.m. for K-Bar Ranch Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman