

**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 **Tuesday, May 1, 2017 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:

John Bowersox  
Vicki Shuster  
Frank Morales  
Rebecca Towner

**Board Supervisor, Chairman**  
**Board Supervisor, Assistant Secretary**  
**Board Supervisor, Assistant Secretary**  
**Board Supervisor, Assistant Secretary**

Also present were:

Angel Montagna  
Vivek Babbar

**District Manager, Rizzetta & Co., Inc.**  
**District Counsel, Straley & Robin**

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Montagna called the meeting to order and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were none.

**THIRD ORDER OF BUSINESS**

**Discussion Regarding Basset Creek  
Monument**

Ms. Montagna gave a summary of the information she gathered regarding the Basset Creek monument. Attached as (Exhibit "A")

Discussion ensued regarding the Basset Creek monument.

On a Motion by Mr. Bowersox, seconded by Ms. Towner, with all in favor, the Board of Supervisors approved the rendering of the Basset Creek Monument minus the vegetation and to move forward with the current monument for K-Bar Ranch Community Development District.

The Board would like Mr. Brown to see what landscaping can be salvaged at the existing monument. The Board also requested a proposal be obtained from Cornerstone for the Basset Creek Monument rendering that was provided.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

- A. **District Counsel**  
No report.
- B. **District Engineer**  
Not present.
- C. **District Manager**  
Ms. Montagna reminded the Board that their next meeting was scheduled for Wednesday, May 17, 2017 at 6:00 p.m. at the New Tampa Regional Library.

**FIFTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

Ms. Montagna stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Ms. Towner, seconded by Mr. Morales, with all in favor, the Board of Supervisors adjourned the special meeting at 6:53 p.m. for K-Bar Ranch Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

# **Exhibit A**

## CONSTRUCTION SERVICES PROPOSAL

**TO:** Joe Roethke  
**(Client)** RIZZETTA & COMPANY INC  
3434 Colwell Ave., Suite 200  
Tampa, FL 33614

**FROM:** Eric Meister  
**(Cornerstone)** Cornerstone Solutions Group

**DATE:** September 7, 2016

**SUBJECT:** Kbar Basset Creek  
Monument Replacement

This proposal is based on the construction documents referenced above.

Cornerstone proposes to furnish all labor, materials, equipment and supervision necessary to provide, as an independent contractor, the following described work:

Item #	Description		Cost
1	ITEM	Quantity	
	Design, Permitting and reimbursables	1 Each	\$ 3,500
	Columns: install 2 columns per plans, including decorative veneer and precast features	2 Each	\$ 4,900
	Monument: Install monument sign with integral columns including decorative veneer, precast features, lettering, and lighting package	1 Each	\$18,000
	Electrical service for up lighting	1 Each	\$ 3,250
	Demolition of existing sign	1 Each	\$ 1,700
	Fencing	Allow 50 LF	\$ 1,600
			<b>\$32,950</b>

**Clarifications:**

- Price is based on regular working hours (no nights or weekends)
- Price is for work listed above only and does not include driveway, curb, asphalt cutting and patching, landscape or irrigation. Any other work will be subject to change order.
- Price assumes re-use of lettering. Any other re-use will result in a credit back to Owner for the salvaged materials
- Price does not include any Hazardous materials testing/removal if any is discovered.
- Pricing for Builder's Risk Insurance is excluded
- Pricing for Payment and Performance bond is excluded

6. CHAPTER 558 NOTICE OF CLAIM

CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

7. Owner/Client Authorization

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the attached Cornerstone Solutions Group, Inc. Business Terms and Conditions. I also acknowledge that I have read, understand, and agree to the Cornerstone Solutions Group, Inc. Business Terms and Conditions attached hereto and made a part of this Agreement. I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this 15 day of December, 2016.

Signature

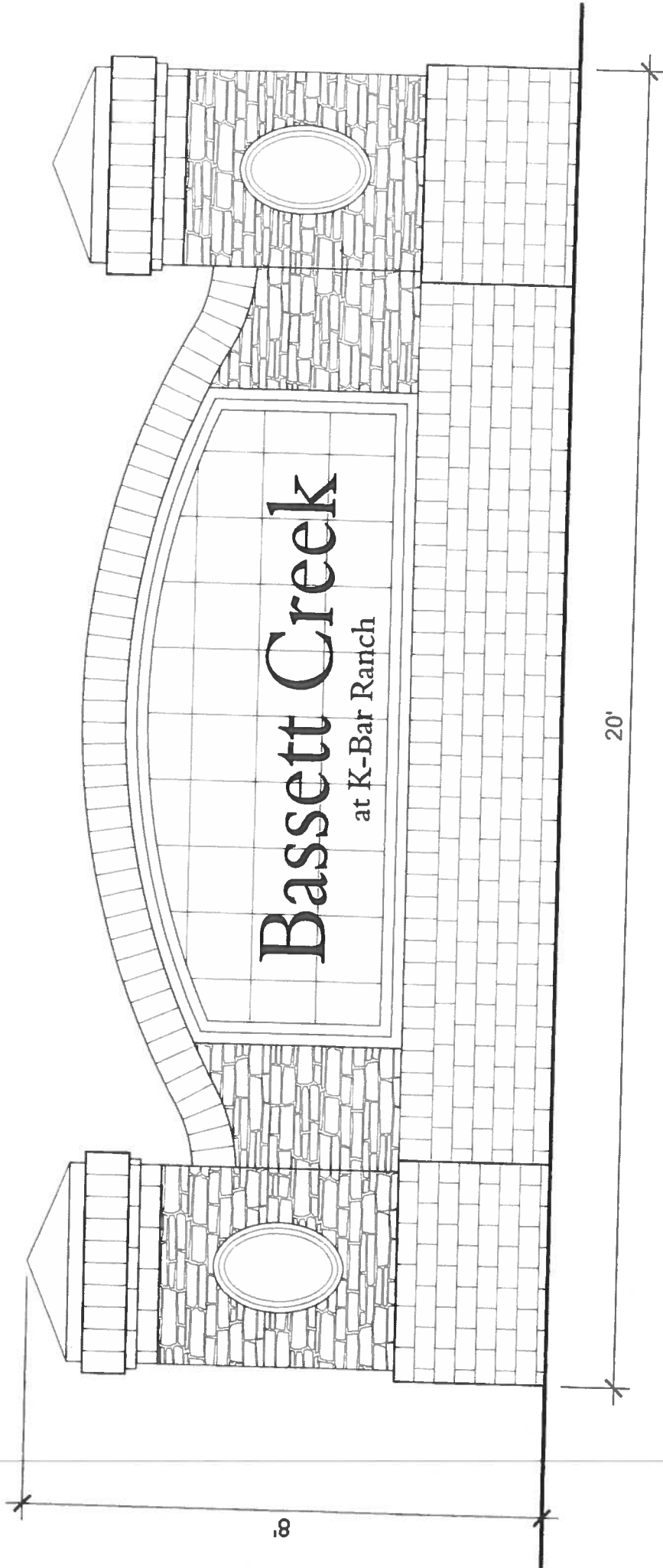


John Bowersox

Printed Name & Title

K-Bar Ranch CDD

Representing (Name of Firm)



**Bassett Creek**  
at K-Bar Ranch

20'

8

Add to minute



Basset Creek Sign Concept