
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, May 16, 2018 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	Board Supervisor, Chairman
Vicki Shuster	Board Supervisor, Vice Chairman
Frank Morales	Board Supervisor, Assistant Secretary
Rebecca Towner	Board Supervisor, Assistant Secretary
Gina Reimer	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Lindsey Eggsware	Associate District Manager, Rizzetta & Company
Tracy Robin	District Counsel, Straley, Robin & Vericker
Tonja Stewart	District Engineer, Stantec Consulting
Scott Smith	Representative, Rizzetta Amenity Services, Inc.

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

The Board entertained audience comments regarding the replacement of Palm trees, more colorful flowers

THIRD ORDER OF BUSINESS

District Engineer Report

Ms. Stewart reviewed pond maintenance with the Board. She entertained the Board members' questions. It was stated that Virgil needs to send over an addendum for additional areas.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on April 18, 2018

Ms. Montagna presented the April 18, 2018 BOS meeting minutes. There were no changes.

On a Motion by Ms. Reimer, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the of the Board of Supervisors' Meeting held on April 18, 2018 as presented for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Budget Workshop held on April 9, 2018

Ms. Montagna presented the April 9, 2018 budget workshop meeting minutes. There were no changes to the minutes.

On a Motion by Ms. Shuster, seconded by Ms. Towner, with all in favor, the Board of Supervisors approved the of the Budget Workshop held on April 9, 2018 as presented for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for and March 2018

Ms. Montagna presented the Operation and Maintenance Expenditures for March 2018. A brief discussion ensued.

On a Motion by Ms. Towner, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for March 2018 (\$62,727.43) as presented for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Ms. Montagna presented the Field Inspection Report dated April 17, 2018. A discussion ensued regarding sod at the Amenity Center, pond mowing and the lawn mowing schedule.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals Requested from Vivicon

Ms. Montagna presented and reviewed the proposals received from Vivicon for the removal of a fallen Pine tree in Heron Preserve, sod installation at the corner of Wild Tamarind and Bassett Creek and sod installation along Wild tamarind.

On a Motion by Mr. Morales, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved Vivicon's proposal #00410 for the removal of a fallen Pine tree in Heron Preserve (\$495.00) for K-Bar Ranch Community Development District.

On a Motion by Mr. Morales, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved Vivicon's proposal #004004 for the installation of sod at the corner of Wild Tamarind Dr. and Bassett Creek (\$192.00) for K-Bar Ranch Community Development District.

On a Motion by Ms. Shuster, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved Vivicon's proposal #004005 for the installation of sod along Wild Tamarind Dr. (\$2,940.00) for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

Discussion Regarding Parcel D

A discussion ensued regarding Parcel D.

On a Motion by Mr. Bowersox, seconded by Mr. Morales, with all in favor, the Board of Supervisors approved allowing M/I Homes to access and re-grade the pond via an agreement drafted by District Counsel for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2018/2019 Proposed Budget

Ms. Montagna presented the fiscal year 2018/2019 proposed budget. Mr. Smith reviewed the Rizzetta Amenity Services Agreement and answered questions from the Board.

Discussion ensued regarding security, pressure washing, beautification of community, doggie stations, and a part-time person to pick up trash and clean up the District's common areas. The part-time position would be 24 hours a week.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2018-01, Approving Fiscal Year 2018/2019 Proposed Budget and Setting the Public Hearing on the Final Budget

Ms. Montagna presented and reviewed Resolution 2018-01, Approving Fiscal Year 2018/2019 Proposed Budget and Setting the Public Hearing on the Final Budget.

On a Motion by Ms. Towner, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved Resolution 2018-01, Approving Fiscal year 2018/2019 Proposed Budget and Setting the Public Hearing on the Final Budget (July 18, 2018 at 6:00 p.m. at the New Tampa Regional Library, 10001 Cross Creek Blvd., Tampa, FL 33647) for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Grant of Stormwater Easement

Mr. Robin presented and reviewed the Grant of Stormwater Easement. No motion was needed as the Grant of Stormwater Easement as the resolution approves it.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2018-02, Approving Grant of Stormwater Easement and Authorizing Chairman or Vice Chairman to Execute the Easement.

Mr. Robin presented and reviewed Resolution 2018-02, Approving Grant of Stormwater Easement and Authorizing Chairman or Vice Chairman to Execute the Easement.

On a Motion by Ms. Shuster, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved Resolution 2018-02, Approving Grant of Stormwater Easement with the City of Tampa and Authorizing District Chairman or Vice Chairman to execute the easement on behalf of the District for K-Bar Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposal for LED Lighting in the Restrooms

Ms. Montagna presented and reviewed the proposal from Jayman Enterprises for LED lighting in the Amenity Center restrooms.

On a Motion by Mr. Morales, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the proposal for the LED lighting in the Community Center restrooms (\$350.00) for K-Bar Ranch Community Development District.

The Board requested a proposal for lighting in front of the Amenity Center with a timer for dusk to dawn.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin stated that he has not heard back from District Attorney's office regarding the Interlocal Agreement.

B. District Engineer

Ms. Stewart gave her report earlier in the meeting.

C. District Manager

Ms. Montagna stated that the next Board of Supervisors' regular meeting will be held on Wednesday, June 20, 2018 at 6:00 p.m. at the New Tampa Regional Library and the Public Hearing on the Final Budget would be held on July 18th at 6:00 p.m.

Ms. Montagna announced that there were 1,042 registered voters in the District as of April 15, 2018.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Montagna asked if there were any Supervisor requests. Ms. Reimer spoke regarding signage and the pool rules.

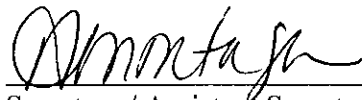
Ms. Towner spoke regarding ownership of the sidewalks up to the gates. She stated that they have rust spots from the irrigation.

SEVENTEENTH ORDER OF BUSINESS

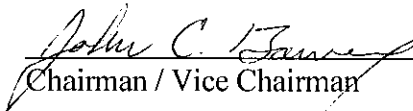
Adjournment

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 Ms. Shuster, with all in favor, the Board of Supervisors adjourned the meeting at 8:04 p.m. for K-Bar Ranch Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman