
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, July 18, 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	Assistant District Manager, Rizzetta & Company
Tracy Robin	District Counsel, Straley, Robin & Vericker
Ken Roth	Representative, Vivicon

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 budget, social media, and landscape maintenance.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
June 20, 2018**

Ms. Montagna presented the June 20, 2018 BOS meeting minutes. There was a change to the 9th order of business.

On a Motion by Mr. Bowersox, seconded by Mr. Morales, with all in favor, the Board of Supervisors approved the of the Board of Supervisors' Meeting held on June 20, 2018 as amended for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May 2018

Ms. Montagna presented the Operation and Maintenance Expenditures for May 2018.

On a Motion by Ms. Shuster, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for May 2018 (\$69,708.65) as presented for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Roth presented the Field Inspection Report dated June 19, 2018. He also presented a couple of proposals for approval.

On a Motion by Ms. Towner, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved Vivicon's proposal for Chinch Bug treatment on Wild Tamarind (\$1,680.00) for K-Bar Ranch Community Development District.

On a Motion by Ms. Towner, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved Vivicon's proposal for the Traffic Circle (\$41.90) for K-Bar Ranch Community Development District.

Mr. Roth updated the Board regarding the landscape maintenance and the selling of his company.

SIXTH ORDER OF BUSINESS

Consideration of Proposal to Change Light Switches in Restrooms to Sensor Activated

Ms. Montagna stated that she has already approved this proposal at a cost of \$175.00.

On a Motion by Mr. Morales, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors ratified the approval of the proposal to change the light switches to sensor activated for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Doggie Station

Ms. Montagna presented and reviewed the proposal from Jayman Enterprises for the doggie station maintenance. The Board decided to table this proposal.

Ms. Montagna gave the Board a verbal quote from Jayman Enterprises for pressure washing.

On a Motion by Mr. Morales, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved Jayman Enterprises' quote to pressure wash all playground equipment and four benches (\$450.00 for eight stations) for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2018/2019
Final Budget**

Ms. Montagna asked for a motion to open the public hearing.

On a Motion by Mr. Morales, seconded by Ms. Towner, followed by a vote of all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2018/2019 Final Budget for K-Bar Ranch Community Development District.

Ms. Montagna stated that the public hearing had been duly noticed in a paper of local circulation. She presented the budget and reviewed the line items of the budget. Discussion ensued.

Ms. Montagna opened the floor for audience comments. Comments were entertained regarding line items of the budget.

Ms. Montagna asked for a motion to close the public hearing.

On a Motion by Ms. Towner, seconded by Mr. Bowersox, followed by a vote of all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2018/2019 Final Budget for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2018-03,
Adopting Fiscal Year 2018/2019 Final
Budget**

Ms. Montagna presented and reviewed Resolution 2018-03, Adopting Fiscal Year 2018/2019 Final Budget.

On a Motion by Ms. Towner, seconded by Ms. Shuster, followed by a vote of four in favor and one opposed (Frank Morales), the Board of Supervisors approved Resolution 2018-03, Adopting Fiscal Year 2018/2019 Final Budget (\$915,300.00) for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2018/2019
Special Assessments**

Ms. Montagna asked for a motion to open the public hearing.

On a Motion by Mr. Bowersox, seconded by Ms. Shuster, followed by a vote of all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2018/2019 Special Assessments for K-Bar Ranch Community Development District.

Ms. Montagna stated that the public hearing had been duly noticed in a paper of local circulation. She presented and reviewed the assessments. There were no questions.

Ms. Montagna opened the floor for audience comments. There were none.

Ms. Montagna asked for a motion to close the public hearing.

On a Motion by Ms. Towner, seconded by Mr. Bowersox, followed by a vote of all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2018/2019 Special Assessments for K-Bar Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-04,
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. Montagna presented and reviewed Resolution 2018-04, Imposing Special Assessments and Certifying an Assessment Roll.

On a Motion by Ms. Towner, seconded by Ms. Shuster, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2018-04, Imposing Special Assessments and Certifying an Assessment Roll for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2018-05,
Setting the Meeting Schedule for Fiscal
Year 2018/2019**

Ms. Montagna presented and reviewed Resolution 2018-05, Setting the Meeting Schedule for Fiscal Year 2018/2019. A discussion ensued regarding the November and March meeting dates.

On a Motion by Ms. Shuster, seconded by Mr. Morales, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2018-05, Setting the Meeting Schedule for Fiscal Year 2018/2019 as amended for K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin gave the Board an update on the Interlocal Agreement for the Parkway. He stated that is still in progress. He also updated the Board on the Builder signage, the borrow pit behind Mistflower and the ADA website requirements.

B. District Engineer

Not present. Ms. Montagna stated that Ms. Stewart will contact the city to remove M/I Homes signs that are in the city's right-of-way.

C. District Manager

Ms. Montagna stated that the next Board of Supervisors' regular meeting will be held on Wednesday, August 15, 2018 at 6:00 p.m. at the New Tampa Regional Library.

On a Motion by Ms. Towner, seconded by Mr. Bowersox, followed by a vote of all in favor, the Board of Supervisors authorized staff to send the Monument Maintenance Agreement to the HOA President at Heron Preserve for K-Bar Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Montagna asked if there were any Supervisor requests.

Mr. Morales inquired about emergency calls.

It was requested that Jeremy remove the lounge chairs. Ms. Towner and Mr. Morales will obtain proposals for pool furniture.

The Board would like new pictures for the District's website.

Ms. Shuster would like to ask Ms. Stewart if the front pillars are the Districts. The Board requested that Ms. Stewart attend their August Board meeting.

Ms. Reimer stated that a garbage can is needed at the playground.

On a Motion by Ms. Reimer, seconded by Ms. Shuster, followed by a vote of all in favor, the Board of Supervisors authorized staff to purchase a garbage can like the others for the playground K-Bar Ranch Community Development District.

FIFTEENTH 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 8:49 p.m. for K-Bar Ranch Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman