

**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, March 6, 2019 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:

Frank Morales	<b>Board Supervisor, Chairman</b>
Rebecca Towner	<b>Board Supervisor, Vice Chairman</b>
John Bowersox	<b>Board Supervisor, Assistant Secretary</b>
Vicki Shuster	<b>Board Supervisor, Assistant Secretary</b>
Craig Margelowsky	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley, Robin &amp; Vericker</b>
Ken Roth	<b>Representative, Down to Earth</b>

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**

Ms. Montagna asked if there were any audience comments. Audience comments were entertained regarding Basset Creek Monument and flowers, and Heron Preserve

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
February 6, 2019**

Ms. Montagna presented the February 6, 2019 meeting minutes. There was a change made to the meeting minutes.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on February 6, 2019 as amended for K-Bar Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for January 2019**

Ms. Montagna presented the Operation and Maintenance Expenditures for January 2019.

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for February 2019 (\$67,190.54) as presented for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of Field Inspection Report**

Mr. Roth presented and reviewed the Field Inspection Report dated February 19, 2019. A discussion ensued regarding several landscaping issues as well as billing from Down to Earth. Ms. Montagna will re-send proposals 4191, 4197, and 4199 to Mr. Roth as they were all approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Janitorial Services**

A discussion ensued regarding janitorial services.

On a Motion by Ms. Shuster, seconded by Mr. Morales, with all in favor, the Board of Supervisors authorized District Chairman to approve a contract with Bravo for Janitorial Services with a not-to-exceed cost of \$550.00 and a schedule of Tuesday, Friday and Sunday afternoon for K-Bar Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for Message Board**

Ms. Shuster reviewed options for message boards. A discussion ensued. The Board tabled the message board selection so that everyone could look at locations for placement. This item will be place on the April agenda.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding ADA Website Proposal and Statutory Requirements**

Ms. Montagna gave the Board an update on the ADA website compliance and what is statutorily required. She stated that the Board had until October 31<sup>st</sup> to make a decision.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Not present.

A discussion ensued regarding the area behind Mr. Becker's home.

On a Motion by Mr. Margelowsky, seconded by Mr. Morales, with all in favor the Board of Supervisors opposed doing any repairs/fixes/improvements or expend any monies on any staff members time to the District area behind Mr. Becker's home for K-Bar Ranch Community Development District.

**C. District Manager**

Ms. Montagna stated that the next Board of Supervisors' meeting will be held on Wednesday, April 3, 2019 at 6:00 p.m. at the New Tampa Regional Library.

A discussion ensued regarding the landscape maintenance.

On a Motion by Mr. Margelowsky, seconded by Mr. Morales, with all in favor the Board of Supervisors authorized District staff to advertise for a formal Request for Proposals for Landscape Maintenance and authorized Mr. Margelowsky to work with District staff on the project manual for K-Bar Ranch Community Development District.

The Board would like to have the landscape maintenance proposals available for review at their May meeting.

A discussion ensued regarding signage repair.

On a Motion by Mr. Morales, seconded by Mr. Margelowsky, with all in favor the Board of Supervisors approved Jayman Enterprises' proposal to fix signs after Mr. Margelowsky receives an answer from the City for K-Bar Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Montagna asked if there were any Supervisor requests. Mr. Bowersox spoke about the Well Sharing Agreement between the District and the Stone Creek HOA. Ms. Montagna will ask District Engineer who owns the three ponds in Stone Creek.

Ms. Shuster stated that he M/I Homes signs have all been removed. Ms. Towner spoke about filling in the pillars with concrete. Ms. Montagna will follow-up with Jayman Enterprises.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor the Board of Supervisors approved filling in the pillars with concrete (\$221.00) for K-Bar Ranch Community Development District.

Ms. Towner spoke regarding an update on pressure washing.

Ms. Towner stated that there was a very large alligator on pond 500 in Heron Preserve.

Mr. Morales spoke about trash cans. He asked to be reimbursed his monies owed for zip ties.

**ELEVENTH 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 7:47 p.m. for K-Bar Ranch Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman