

**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 1, 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>
Tyree Brown	<b>Field Services Mgr., Rizzetta &amp; Company, Inc.</b>
Representatives	<b>Down to Earth, CLM, LMP &amp; Mainscape</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. A resident commented on Verdant pasture easement.

The meeting agenda was taken out of order so that the representatives from the landscape companies could leave.

**THIRD ORDER OF BUSINESS**

**Consideration of Proposals for Landscape Maintenance**

Mr. Brown reviewed the request for proposals process with the Board. A discussion ensued. The Board decided to score the landscape maintenance proposals as a Board as follows:

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#1	Capitol Land Management	485
#2	Yellowstone Landscape	481.15
#3	Mainscape	424.5
#4	Greenview	420.25
#5	LMP	406.10
#6	Down to Earth	402.8
#7	Brightview	387.3
#8	Amazing National	369.45

On a Motion by Ms. Shuster, seconded by Ms. Towner, with three in favor and two opposed (Mr. Margelowsky and Mr. Morales), the Board of Supervisors authorized District staff to enter into contract with the number one ranked proposer – Capitol Land Management for the District’s Landscape Maintenance Services to start June 1, 2019 for K-Bar Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors’ Meeting held on April 3, 2019**

Ms. Montagna presented the April 3, 2019 meeting minutes. There a change made to the last page of 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 April 3, 2019 as amended for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

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

Ms. Montagna presented the Operation and Maintenance Expenditures for March 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 March 2019 (\$85,482.42) as presented for K-Bar Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Field Inspection Report**

Mr. Brown presented and reviewed the Field Inspection Report dated April 15, 2019.

**SEVENTH ORDER OF BUSINESS**

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

Ms. Montagna stated that she didn’t have an update on the ADA compliance for websites.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Shade Structures**

Ms. Montagna presented proposals from Top Line Recreation and Florida Shade Company for shade structures. A discussion ensued.

On a Motion by Mr. Morales, seconded by Mr. Bowersox, with four in favor and one opposed (Mr. Margelowsky), the Board of Supervisors approved Top Line Recreation's proposal for shade structures (\$24,109.45.00 with a not-to-exceed amount of \$2,500.00 for permitting)) for K-Bar Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Chairman**

Mr. Morales went over several items regarding the budget. He spoke about his observations of the onsite person, trash receptacles, and the monuments and signage that needs to be straightened out.

**B. District Counsel**

Mr. Babbar gave the Board an update on the legislative session. He also gave a general update on the transfer of property from Stone Creek to the District.

**C. District Engineer**

Not present.

**D. District Manager**

Ms. Montagna stated that the next Board of Supervisors' meeting will be held on Wednesday, June 5, 2019 at 6:00 p.m. at the New Tampa Regional Library.

The Board discussed Bravo's services.

On a Motion by Mr. Bowersox, seconded by Mr. Margelowsky, with all in favor, the Board of Supervisors approved suspending Bravo's contract and to continue with United for K-Bar Ranch Community Development District.

Mr. Bowersox gave a report on the "No Fishing" issue.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Montagna asked if there were any Supervisor requests. Mr. Bowersox spoke about the canopy for the swing sets.

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved holding off on the canopy for the swing sets until the results of the survey are back and then they can revisit this item for K-Bar Ranch Community Development District.

Ms. Shuster spoke about the tennis backboard. A budget discussion ensued.

It was stated that there is an encroachment into the District's property at 18317 Yellow Clover. Ms. Montagna will have Ms. Stewart look at the area.

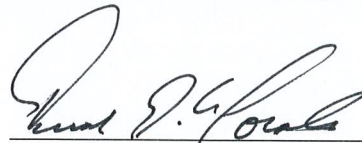
**ELEVENTH ORDER OF BUSINESS**

**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 Mr. Morales, seconded by Ms. Towner, with all in favor, the Board of Supervisors adjourned the meeting at 8:13 p.m. for K-Bar Ranch Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman