



Rizzetta & Company

# **K-Bar Ranch II Community Development District**

---

**Board of Supervisors'  
Meeting  
March 14, 2019**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

**[www.kbarranchllcdd.org](http://www.kbarranchllcdd.org)**

**K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT**

M/I Homes of Tampa, LLC 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634

<b>Board of Supervisors</b>	Betty Valenti William Pizor Chloe Firebaugh Joshua Hall Lee Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Angel Montagna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andy Cohen	Persson Cohen & Mooney, PA
<b>District Engineer</b>	Lara Bartholomew	Heidt Design

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL  
33544**

[WWW.KBARRANCHIICDD.ORG](http://WWW.KBARRANCHIICDD.ORG)

---

**Board of Supervisors  
K-Bar Ranch II Community  
Development District**

March 6, 2019

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Thursday, March 14, 2019 at 9:30 a.m.** at the office of M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634. The following is the final agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on February 14, 2019.....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for January 2019.....Tab 2
  - C. Consideration of Series 2017A-2/3 Requisition #CR6.....Tab 3
- 4. BUSINESS ITEMS**
  - A. Presentation of Landscape Report.....Tab 4
  - B. Discussion Regarding ADA Website Proposal.....Tab 5
  - C. Consideration of Proposals for Landscape Maintenance (tabled from the last meeting-under separate cover)
  - D. Consideration of Proposals for Aquatic Maintenance.....Tab 6 (tabled from last meeting)
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    1. Update Regarding Interlocal Agreement with K-Bar Ranch
  - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,  
[Angel Montagna](#)  
District Manager

Cc: Andy Cohen, Persson Cohen & Mooney, P.A.  
Betty Valenti, Chairman

# Tab 1

**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 II  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday, February 14, 2019 at 9:32 a.m.** at the office of M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634.

Present and constituting a quorum were:

Betty Valenti	<b>Board Supervisor, Chairman</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
Chloe Firebaugh	<b>Board Supervisor, Assistant Secretary</b>
Joshua Hall	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, Persson &amp; Cohen</b> <i>(via conference call)</i>
Lara Bartholomew	<b>District Engineer, Heidt Design</b> <i>(via conference call)</i>
Tyree Brown	<b>Field Services Manager, Rizzetta &amp; Company</b>
Patrick Bell	<b>Field Services Manager, Rizzetta &amp; Company</b>
Jeremy Horelick	<b>Representative, ADA Site Compliance</b> <i>Via conference call)</i>
Jimmy Taylor	<b>Representative, Aquatic Systems</b>
Morgan Melatti	<b>Representative, Aquatic Systems</b>
Representatives	<b>ASI, LMP, Capital Land Management, Down to Earth</b>

**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 no audience members present.

48 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the**  
49 **Board of Supervisors' Meeting**  
50 **held on January 10, 2019**  
51

52 Ms. Montagna presented the minutes of the Board of Supervisors' meeting held  
53 on January 10, 2019. There were a couple of changes made to the meeting minutes.  
54

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 10, 2019 as amended for K-Bar Ranch II Community Development District.

55 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**  
56 **Maintenance Expenditures for**  
57 **December 2018**  
58

59 Ms. Montagna presented the Operation and Maintenance Expenditures for  
60 December 2018. A brief discussion ensued regarding the Down to Earth invoices.  
61  
62

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for December 2018 (\$126,684.88) for K-Bar Ranch II Community Development District.

63 **FIFTH ORDER OF BUSINESS** **Presentation of Landscape**  
64 **Report**  
65  
66

67 Mr. Brown presented the Landscape Report dated January 8, 2019. A discussion  
68 ensued regarding a silt fence that needs to be removed so that the landscapers can have  
69 access to mow.  
70

71 **SIXTH ORDER OF BUSINESS** **Presentation of Aquatic**  
72 **Maintenance Report**  
73

74 Ms. Montagna presented the aquatic maintenance reports for January 2019 from  
75 Horner Environmental.  
76

77 **SEVENTH ORDER OF BUSINESS** **Discussion Regarding Pond**  
78 **Banks**  
79

80 A brief discussion ensued regarding the pond bank issues.  
81

82 **EIGHTH ORDER OF BUSINESS** **Discussion Regarding ADA**  
83 **Website Proposal**  
84

85 Ms. Montagna presented the ADA website proposal for discussion. She  
86 introduced Jeremy Horelick from ADA Site Compliance to the Board. A discussion ensued  
87 regarding what is required to be on the website per Florida Statutes. Mr. Cohen gave the  
88 Board an update on the work that is being done regarding the ADA website compliance.

89 Mr. Horelick entertained the Board members' questions.

90  
91 **NINTH ORDER OF BUSINESS** **Consideration of Proposals for**  
92 **Landscape Maintenance**

93  
94 The Board decided to table this item to have more time to review the landscape  
95 maintenance proposals.

96  
97 **TENTH ORDER OF BUSINESS** **Consideration of Proposal for**  
98 **Pond Erosion Repair**

99  
100 Ms. Montagna presented the proposal from RIPA & Associates for the pond  
101 erosion repair. A discussion ensued. Ms. Bartholomew entertained the Board members'  
102 questions.

103  
On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Ripa & Associates' proposal for the pond erosion repair not to exceed \$19,075.00 for K-Bar Ranch II Community Development District.

104  
105 **ELEVENTH ORDER OF BUSINESS** **Consideration of Proposals for**  
106 **Aquatic Maintenance**

107  
108 Ms. Montagna presented the proposals from Blue Water Aquatics and Aquatic  
109 Systems for the District's aquatic Maintenance. Mr. Taylor introduced himself and Ms.  
110 Melatti to the Board. He gave some background on other District's they maintain. Mr.  
111 Taylor reviewed his report and Aquatic Systems' proposal for the Board. He entertained  
112 the Board members' questions.

113  
114 Ms. Montagna reviewed the proposal from Blue Water Aquatics for the aquatic  
115 maintenance. A discussion ensued regarding the two proposals having a different number  
116 of waterways in their proposals. Ms. Montagna stated that she provided the same  
117 maintenance map to Horner Environmental, Aquatic Systems, and Blue Water Aquatics.  
118 She reviewed the differences between the three aquatic firms. A discussion ensued  
119 regarding breaking out the mitigation areas to better compare the three aquatic firms. Ms.  
120 Valenti stated that she would like to leave the mitigation areas with Horner Environmental.  
121 The Board decided to table the aquatic maintenance proposals until their next meeting.

122  
123 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

124  
125 **A. District Counsel**  
126 No report.

127  
128 **B. District Engineer**  
129 Ms. Bartholomew gave the Board copies of the planting and landscaping  
130 specifications. She also gave the Board an update on the Interlocal Agreement  
131 with K-Bar Ranch CDD.

132

133 Ms. Bartholomew stated she is doing final walk-thrus and final inspections for  
134 Parcel A as well as the next segment of Mistflower Lane. A discussion ensued  
135 regarding the maintenance map. Ms. Bartholomew stated that she anticipated  
136 having some turnover documents for Parcel A and the next segment of  
137 Mistflower Lane. She also gave an update on Parcel K. She entertained the  
138 Board members' questions. Ms. Bartholomew gave the Board updates on  
139 Parcels M, J and N.

140  
141 **C. District Manager**  
142 Ms. Montagna reminded the Board that their next meeting is scheduled for March  
143 14, 2019 at 9:30 a.m. at the office of M/I Homes.

144  
145 **THIRTEENTH ORDER OF BUSINESS** **Supervisor Requests**

146  
147 Ms. Montagna asked if there were any Supervisor requests. Ms. Firebaugh  
148 asked for an update on Envera. Ms. Valenti gave the Board an update on Envera and  
149 the new stickers. A discussion ensued.

150  
151 Ms. Valenti asked if the WeTransfer files with the landscape maintenance  
152 proposals could be kept up for a longer time. Ms. Montagna stated that she could have  
153 the proposals resent to the Board.

154  
155 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

156  
157 Ms. Montagna stated that if there was no further business to come before the  
158 Board then a motion to adjourn would be in order.

159  
160  
161  
162  
163

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adjourned the meeting at 10:55 a.m. for K-Bar Ranch II Community Development District.
--

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman