



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors'
Meeting
October 11, 2018**

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

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

Board of Supervisors	Betty Valenti William Pizor Chloe Firebaugh Kara Sikorski Lee Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Angel Montagna	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson & Cohen
District Engineer	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

Board of Supervisors
K-Bar Ranch II Community
Development District

October 3, 2018

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, October 11, 2018 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 September 10, 2018..... Tab 1
 - B. Consideration of Minutes of the Board of Supervisors' Meeting held on September 13, 2018..... Tab 2
 - C. Consideration of Operation and Maintenance Expenditures for August 2018..... Tab 3
 - D. Consideration of a Board Supervisor Resignation..... Tab 4
 - E. Consideration of a Board Supervisor Replacement
 1. Administer Oath of Office to Newly Appointed Supervisor..... Tab 5
 2. Review of Sunshine Amendment
 - F. Consideration of Resolution 2018-13, Designating Officers of the District..... Tab 6
- 4. BUSINESS ITEMS**
 - A. Consideration of Streetlight Agreements
 - B. Consideration of Addendum to District Services Contract.. Tab 7
 - C. Ratification of Envera Contract..... Tab 8
 - D. Discussion Regarding Envera
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - 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) 994-1001.

Sincerely,
[Angel Montagna](#)
District Manager

Cc: Andy Cohen, Persson & Cohen, 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 **Monday, September 10, 2018 at 10:30 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	Board Supervisor, Chairman
Kara Sikorski	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary
Chloe Firebaugh	Board Supervisor, Assistant Secretary
Bill Pizor	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Angel Montagna	District Manager, Rizzetta & Company, Inc.
David Jackson	District Counsel, Persson & Cohen <i>(via conference call)</i>

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting
held on August 9, 2018 and August
16, 2018**

Mr. Huber presented the Minutes of the Board of Supervisors' Meeting held on August 9, 2018 and August 16, 2018 to the Board.

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 August 9, 2018 and August 16, 2018 as amended, for K-Bar Ranch II Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Public Hearing on
Fiscal Year 2018/2019 Budgets**

Mr. Huber asked the Board for a Motion to Open the Public Hearing on Fiscal Year 2018/2019 Budgets to the Board of Supervisors.

On a Motion by Ms. Firebaugh, seconded by Ms. Sikorski, with all in favor, the Board of Supervisors Opened the Public Hearing on Fiscal Year 2018/2019 Budget, for K-Bar Ranch II Community Development District.

On a Motion by Mr. Thompson, seconded by Mr. Pizor, with all in favor, the Board of Supervisors Closed the Public Hearing on Fiscal Year 2018/2019 Budget, for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-09, Adopting Fiscal Year 2018/2019 Budgets and Certifying an Assessment Roll

On a Motion by Ms. Valenti, seconded by Ms. Sikorski, with all in favor, the Board of Supervisors approved Resolution 2018-09, Adopting Fiscal Year 2018/2019 Budgets and Certifying an Assessment Roll, for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Public Hearing on
Fiscal Year 2018/2019
Assessments**

Mr. Huber asked the Board for a Motion to Open the Public Hearing on Fiscal Year 2018/2019 Assessments.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors Opened the Public Hearing on Fiscal Year 2018/2019 Assessments, for K-Bar Ranch II Community Development District.

On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors Closed the Public Hearing on Fiscal Year 2018/2019 Assessments, for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2018-10, Levying Assessments to Fund Fiscal Year 2018/2019 Budgets and Certifying an Assessment Roll

On a Motion by Mr. Thompson, seconded by Ms. Sikorski, with all in favor, the Board of Supervisors approved Resolution 2018-10, Levying Assessments to Fund Fiscal Year 2018/2019 Budgets and Certifying an Assessment Roll as amended, for K-Bar Ranch II Community Development District.

81 **EIGHTH ORDER OF BUSINESS** **Review of Field Inspection Report**

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83 Mr. Huber presented the Field Inspection Report to the Board of Supervisors.

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85 **NINTH ORDER OF BUSINESS** **Consideration of Egis Insurance**
86 **Proposal**

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88 Mr. Huber presented the Egis Insurance Proposal to the Board of Supervisors. The Board
89 discussed what exactly the Proposal would cover. The Board requested that Mr. Huber work with
90 Egis and the Chairman/Vice Chairman directly on a revised Proposal for Insurance coverage.

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On a Motion by Mr. Thompson, seconded by Mr. Pizor with all in favor, the Board of Supervisors authorized the Chairman/Vice Chairman to review and execute the revised Proposal outside of Meeting, for K-Bar Ranch II Community Development District.

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93 **TENTH ORDER OF BUSINESS** **Staff Reports**

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95 **A. District Counsel**
96 No report.

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98 **B. District Engineer**
99 Not Present and No Report.

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101 **C. District Manager**
102 Mr. Huber reminded the Board that their next meeting is scheduled for September 13,
103 2018 at 9:00 a.m. at the office of M/I Homes.

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105 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

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107 Mr. Huber stated that if there was no further business to come before the Board then a
108 motion to adjourn would be in order.

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On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors adjourned the meeting at 10:52 a.m. for K-Bar Ranch II Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

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, September 13, 2018 at 9:01 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	Board Supervisor, Chairman
Kara Sikorski	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary
Chloe Firebaugh	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson & Cohen <i>(via conference call)</i>
Lara Bartholomew	District Engineer, Heidt Design
Ken Roth	Representative, Vivicon

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.

THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for July
2018**

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

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for July 2018 (\$14,917.31) for K-Bar Ranch II Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of Assignment of Plat
Responsibilities for Mossy Pine**

Mr. Cohen presented and reviewed the Assignment of Plat Responsibilities for Mossy Pine.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors accepted the Assignment of Plat Responsibilities for Mossy Pine and authorized District Chairman to execute the plats for K-Bar Ranch II Community Development District.

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FIFTH ORDER OF BUSINESS

Consideration of Quit Claim Deed for Tract F Well (Mossy Pine)

Mr. Cohen presented and reviewed the Quit Claim Deed for Tract F Well (Mossy Pine).

On a Motion by Ms. Sikorski, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Quit Claim Deed for Tract F Well (Mossy Pine) as presented for K-Bar Ranch II Community Development District.

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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2018-13, Designating Officers of the District

Ms. Montagna presented Resolution 2018-13, Designating Officers of the District. Ms. Valenti requested that this item be tabled until their next meeting.

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SEVENTH ORDER OF BUSINESS

Discussion Regarding Insurance and Legal Defense Policy

Mr. Cohen reviewed Resolution 2017-14, Establishing a Legal Defense Policy that the Board had previously adopted on June 29, 2017. He entertained the Board members' questions.

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EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

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B. District Engineer

Ms. Bartholomew reviewed the plats that would need to be signed.

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On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors authorized District Chairman to execute the plats for K-Bar Ranch II Community Development District.

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C. District Manager

Ms. Montagna reminded the Board that their next meeting is scheduled for October 11, 2018 at 9:30 a.m. at the office of M/I Homes.

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Ms. Montagna introduced proposals from Horner Environmental. A Discussion ensued regarding having Scott Griffin look at the areas first as M/I Homes will pay for the planting. Once reviewed send the proposals for Mr. Cohen to draft agreements.

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized District Chairman to execute the proposals from Horner Environmental once reviewed and approved (not-to-exceed \$13,500.00) for K-Bar Ranch II Community Development District.

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88 **NINTH ORDER OF BUSINESS**

Adjournment

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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. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 9:46 a.m. for K-Bar Ranch II Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

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