



Rizzetta & Company

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

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**Board of Supervisors'  
Meeting  
December 13, 2018**

**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)

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

December 5, 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, December 13, 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 November 8, 2018.....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for October 2018.....Tab 2
- 4. BUSINESS ITEMS**
  - A. Presentation of Landscape Report.....Tab 3
  - B. Consideration of Scope of Services for Landscape Maintenance Services.....Tab 4
  - C. Discussion Regarding Renewal of Horner Environmental's Contract.....Tab 5
  - D. Ratification of Upland Habitat Agreement.....Tab 6
- 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 & 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, November 8, 2018 at 9:31 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>
Bill Pizor	<b>Board Supervisor, Vice Chairman</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
Chloe Firebaugh	<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>

**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 Minutes of the  
Board of Supervisors' Meeting  
held on September 10, 2018**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on September 10, 2018.

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 September 10, 2018 as presented for K-Bar Ranch II Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on September 13, 2018**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on September 13, 2018.

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 September 13, 2018 as presented for K-Bar Ranch II Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for August and September 2018**

Ms. Montagna presented the Operation and Maintenance Expenditures for August and September 2018.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for August (\$32,047.70) and September 2018 (\$13,401.28) for K-Bar Ranch II Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Consideration of a Board Supervisor Resignation**

Ms. Montagna stated that she had received a resignation letter from Kara Sikorski. .

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors accepted the resignation letter from Kara Sikorski from the Board of Supervisors for K-Bar Ranch II Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of a Board Supervisor Replacement**

Ms. Montagna asked if there were any nominations for a Board Supervisor replacement. Mr. Joshua Hall was nominated as a replacement to seat # 4. Ms. Firebaugh requested that the District's website be updated to reflect the current Supervisors.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors appointed Joshua Hall to vacant seat #4 on the Board of Supervisors for K-Bar Ranch II Community Development District.

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78 **EIGHTH ORDER OF BUSINESS** **Administer Oath of Office to**  
79 **Newly Appointed Supervisor**  
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81 This item was tabled as Mr. Hall was not present at the meeting.

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83 **NINTH ORDER OF BUSINESS** **Review of Form 1 and Sunshine**  
84 **Amendment**  
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86 This item was tabled as Mr. Hall was not present at the meeting.

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88 **TENTH ORDER OF BUSINESS** **Consideration of Resolution**  
89 **2019-01, Designating Officers of**  
90 **the District**  
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92 Ms. Montagna presented and reviewed Resolution 2019-01, Designating Officers  
93 of the District.  
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On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Resolution 2019-01, Designating Officers of the District as follows: Betty Valenti – Chairman, William Pizor – Vice Chairman, and Chloe Firebaugh, Lee Thompson, and Joshua Hall as Assistant Secretaries for K-Bar Ranch II Community Development District.

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96 **ELEVENTH ORDER OF BUSINESS** **Ratification of TECO Streetlight**  
97 **Agreements**  
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99 A brief discussion ensued regarding turning over the streetlight agreements from  
100 Master HOA to the District.  
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On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors ratified the turn over of all TECO Streetlight Agreements from the Master HOA to the District for K-Bar Ranch II Community Development District.

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103 **TWELFTH ORDER OF BUSINESS** **Consideration of Addendum to**  
104 **District Services Contract**  
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106 Ms. Montagna presented and reviewed the Addendum to the District Services  
107 Contract.  
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On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Addendum to the District Services Contract for K-Bar Ranch II Community Development District.

109 **THIRTEENTH ORDER OF BUSINESS** **Ratification of Envera Services**

**Change Order**

Ms. Montagna presented the Envera Services Change Order.

On a Motion by Ms. Firebaugh, seconded by Mr. Pizor, with all in favor, the Board of Supervisors ratified the approval of the Envera Services Change Order for K-Bar Ranch II Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Interlocal Agreement with K-Bar Ranch CDD**

Ms. Montagna presented the Interlocal Agreement with K-Bar Ranch CDD.

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

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Dog Waste Stations for Winsome and Briarbrook**

A brief discussion ensued regarding dog waste stations for Winsome and Briarbrook.

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized the Chairman to determine if dog waste stations are needed and move forward with what is needed for K-Bar Ranch II Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Ms. Bartholomew informed the Board that Parcel K will be receiving asphalt in January. She also gave the Board an update on structures 21 and 22. Ms. Bartholomew will provide a final report will be given to the Board once the work has been completed.

**C. District Manager**

Ms. Montagna reminded the Board that their next meeting is scheduled for December 13, 2018 at 9:30 a.m. at the office of M/I Homes.

Discussion ensued regarding the landscape maintenance services.



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On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors authorized District staff to go out to bid for the District's landscape maintenance services for K-Bar Ranch II Community Development District.

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**SEVENTEENTH 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.

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On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 10:21 a.m. for K-Bar Ranch II Community Development District.

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

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Chairman / Vice Chairman

