



Rizzetta & Company

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

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**Board of Supervisors'  
Meeting  
January 10, 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)

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

January 2, 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, January 10, 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 December 13, 2018.....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for November 2018.....Tab 2
- 4. BUSINESS ITEMS**
  - A. Presentation of Landscape Report.....Tab 3
  - B. Consideration of District Engineer's Fee Schedule.....Tab 4
  - C. Presentation of Aquatic Report.....Tab 5
  - D. Discussion Regarding Envera Systems
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    1. Consideration of ADA Website Proposal.....Tab 6
- 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, December 13, 2018 at 9:33 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>Sr. Field Services Mgr., Rizzetta &amp; Company</b>
Patrick Bell	<b>Field Services Manager, Rizzetta &amp; Company</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Montagna called the meeting to order and conducted roll call. Ms. Montagna stated that as a Notary Public in the state of Florida, she had administered the oath of office to Joshua Hall prior to the start of the meeting. Mr. Hall swore and affirmed to the oath of office and executed the oath.

**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 November 8, 2018**

48 Ms. Montagna presented the minutes of the Board of Supervisors' meeting held  
49 on November 8, 2018.

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On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on November 8, 2018 as presented for K-Bar Ranch II Community Development District.

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**FOURTH ORDER OF BUSINESS**

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

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Ms. Montagna presented the Operation and Maintenance Expenditures for October 2018. A discussion ensued regarding Parcel K.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for October 2018 (\$14,074.71) as discussed for K-Bar Ranch II Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Presentation of Landscape  
Report**

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Mr. Brown presented the Landscape Report dated November 13, 2018. A discussion ensued regarding the landscape report.

Ms. Bartholomew will look at the ponds in Briarbrook for erosion issues.

He presented a proposal from Down to Earth for winter annuals.

On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors ratified the approval of the Down to Earth proposal winter annuals (\$2,652.00) as presented for K-Bar Ranch II Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Scope of  
Services for Landscape  
Maintenance Services**

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Mr. Brown presented the Scope of Services for Landscape Maintenance Services. It was stated that the maintenance map needs to be updated the Board authorized District staff to proceed with the Request for proposals for landscape maintenance services.

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**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Renewal  
of Horner Environmental's  
Contract**

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A discussion ensued regarding the renewal of Horner Environmental's Contract.

86 The Board decided to table this item until their January meeting for pond  
87 maintenance proposals and further discussion.

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89 **EIGHTH ORDER OF BUSINESS** **Ratification of Upland Habitat**  
90 **Agreement**

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92 Mr. Cohen presented and reviewed the Upland Habitat Agreement.  
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On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the approval of the Upland Habitat Agreement for K-Bar Ranch II Community Development District.

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95 **NINTH ORDER OF BUSINESS** **Staff Reports**

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97 **A. District Counsel**  
98 A discussion ensued regarding an Interlocal Agreement to include the ponds that  
99 back up to the parkway. Ms. Valenti will work with District staff to get this  
100 accomplished.

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102 **B. District Engineer**  
103 Ms. Bartholomew gave the Board an update on Parcel K. She stated that a storm  
104 sewer repair needs to be done.

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106 **C. District Manager**  
107 Ms. Montagna reminded the Board that their next meeting is scheduled for  
108 January 10, 2019 at 9:30 a.m. at the office of M/I Homes.

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110 **TENTH ORDER OF BUSINESS** **Supervisor Requests**

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112 Ms. Montagna asked if there were any Supervisor requests. A discussion ensued  
113 regarding the gate stickers and gate maintenance.

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115 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

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117 Ms. Montagna stated that if there was no further business to come before the  
118 Board then a 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 10:18 a.m. for K-Bar Ranch II Community Development District.