



Rizzetta & Company

K-Bar Ranch II Community Development District

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

**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 Joshua Hall Lee Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Angel Montagna	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson Cohen & Mooney, PA
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**

February 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, February 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 January 10, 2019.....Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for December 2018.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Landscape Report.....Tab 3
 - B. Presentation of Aquatics Report.....Tab 4
 - C. Discussion Regarding Pond Banks
 - D. Discussion Regarding ADA Website Proposal.....Tab 5
 - E. Consideration of Proposals for Landscape Maintenance (under separate cover)
 - F. Consideration of Proposal to Repair Pond Erosion.....Tab 6
 - G. Consideration of Blue Water Aquatics Agreement.....Tab 7
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Consideration of Interlocal Agreement with K-Bar Ranch.....Tab 8
 - 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, 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.

Present and constituting a quorum were:

Betty Valenti	Board Supervisor, Chairman
Lee Thompson	Board Supervisor, Assistant Secretary
Chloe Firebaugh	Board Supervisor, Assistant Secretary
Joshua Hall	Board Supervisor, Assistant Secretary

Also present were:

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

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 December 13, 2018**

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

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

On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for November 2018 (\$33,173.97) for K-Bar Ranch II Community Development District.

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FIFTH ORDER OF BUSINESS

**Presentation of Landscape
Report**

Ms. Montagna presented the Landscape Report dated December 11, 2018. A discussion ensued regarding various landscape items.

SIXTH ORDER OF BUSINESS

**Consideration of District
Engineer's Fee Schedule**

Ms. Montagna presented the updated fee schedule for District Engineering Services.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved District Engineer's Updated Fee Schedule as presented for K-Bar Ranch II Community Development District.

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SEVENTH ORDER OF BUSINESS

**Presentation of Aquatic
Maintenance Reports**

Ms. Montagna presented the aquatic maintenance reports from Horner Environmental. A discussion ensued regarding the pond banks. It was stated that Parcel A's ponds need stabilization.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Envera
Systems**

Mr. Cohen gave an update on a conversation regarding his letter to Envera Systems. He stated that Envera' Services' counsel reached out to him. Mr. Cohen stated that the deadline in the letter is January 15th. A discussion ensued. Representatives from Envera Systems joined the meeting to discuss options.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved continuing with Envera Systems with a six month trial basis at no cost to the District (windshield stickers, new account manager, Envera on site to do transition, and better customer service) for K-Bar Ranch II Community Development District.

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NINTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

No report.

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B. District Engineer

Ms. Bartholomew gave the Board an update on the Interlocal agreement. She stated that a Board member needed to be appointed from K-Bar Ranch CDD to discuss handling the erosion in Briarbrook.

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C. District Manager

Ms. Montagna reminded the Board that their next meeting is scheduled for February 14, 2019 at 9:30 a.m. at the office of M/I Homes.

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Ms. Montagna presented and reviewed the proposal for ADA website services. A discussion ensued. The Board would like some time to put their questions together. This item was tabled.

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TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Montagna asked if there were any Supervisor requests. Ms. Valenti asked if the Mistflower extension area was included in the landscape maintenance RFP.

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On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized the Chairman to sign off on an addendum to add Mistflower extension to the Landscape Maintenance RFP for K-Bar Ranch II Community Development District.

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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.

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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 11:33 a.m. for K-Bar Ranch II Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman