



Rizzetta & Company

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

---

**Board of Supervisors'  
Meeting  
April 11, 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**

April 3, 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, April 11, 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 March 14, 2019.....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for February 2019.....Tab 2
- 4. BUSINESS ITEMS**
  - A. Presentation of Landscape Report.....Tab 3
  - B. Discussion Regarding ADA Website Proposal and Egis Insurance Requirements.....Tab 4
  - C. Consideration of Proposals for Aquatic Maintenance.....Tab 5 (tabled from last meeting)
- 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) 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, 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.

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>
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 Representatives	<b>Field Services Manager, Rizzetta &amp; Company</b> <b>ASI, LMP, Down to Earth, and Yellowstone</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 comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors' Meeting  
held on February 14, 2019**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on February 14, 2019. There were no changes made to the meeting minutes.

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 February 14, 2019 as presented for K-Bar Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for January 2019**

Ms. Montagna presented the Operation and Maintenance Expenditures for January 2019. A discussion ensued regarding Envera Systems and additional costs to residents.

On a Motion by Ms. Valenti, seconded by Mr. Pizor, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for January 2019 (\$90,729.90) for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2017A-2/3 Requisition #CR6**

Ms. Montagna presented Series 2017A-2/3 Requisition #CR6.

On a Motion by Mr. Thompson, seconded by Mr. Pizor, with all in favor, the Board of Supervisors ratified Series 2017A-2/3 Requisition #CR6 for M/I Homes of Tampa, LLC (\$1,638,182.83) for K-Bar Ranch II Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Landscape Report**

Mr. Brown presented the Landscape Report dated February 12, 2019. A discussion ensued regarding the annuals, fertilization and the Live Oak that is coming back.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding ADA Website Proposal**

Ms. Montagna gave the Board an update on the ADA Compliance. She stated that they would have insurance criteria coming from Egis.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Landscape Maintenance**

Mr. Brown presented the proposals for Landscape Maintenance that were tabled at the previous meeting. He went through the ranking process for the Board members. The Board ranked the proposals as follows:

1. Yellowstone
2. Capital Land Management

- 86 3. ASI
- 87 4. Brightview Landscape
- 88 5. LMP
- 89 6. Buccaneer Landscape
- 90 7. Greenview Landscape
- 91 8. Down to Earth

92

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized District staff to draft a contract with the number one ranked proposer, Yellowstone Landscape with a start date of May 1, 2019 for K-Bar Ranch II Community Development District.

93

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Aquatic Maintenance**

94

95

96

97

Ms. Montagna presented the proposals from Aquatic Systems and Blue Water Aquatics for the District's Aquatic Maintenance. A discussion ensued. The Board tabled this item until their April meeting with Aquatic Systems providing a revised proposal at that time.

98

99

100

101

**TENTH ORDER OF BUSINESS**

**Staff Reports**

102

103

**A. District Counsel**

A discussion ensued regarding bus stops.

104

105

106

**B. District Engineer**

Ms. Bartholomew gave the Board an update on the progress of some turnovers.

107

108

109

**C. District Manager**

Ms. Montagna reminded the Board that their next meeting is scheduled for April 11, 2019 at 9:30 a.m. at the office of M/I Homes. She informed the Board that they would be approving their proposed budget at their May meeting and their final budget at their July meeting.

110

111

112

113

114

115

A discussion ensued regarding staffing and the need for one full-time person and one part-time person.

116

117

118

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

119

120

Ms. Montagna asked if there were any Supervisor requests. There were none.

121

122

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

123

124

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

125

126

127

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 10:07 a.m. for K-Bar Ranch II Community Development District.

128

129

130

131

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

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

DRAFT