



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors'
Meeting
May 9, 2019**

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

www.kbarranchIIcdd.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

May 1, 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, May 9, 2019 at 6:00 p.m. at New Tampa Regional Library, located at 10001 Cross Creek Blvd., Tampa, FL 33647.** The following is the 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 and March 2019.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Landscape Report.....Tab 3
 - B. Discussion Regarding ADA Website Requirements.....Tab 4
 - C. Consideration of Proposals for Aquatic Maintenance.....Tab 5 (tabled from last meeting)
 - D. Presentation of Fiscal Year 2019/2020 Proposed Budget (under separate cover)
 1. Consideration of Resolution 2019-02, Approving Fiscal Year 2019/2020 Proposed Budget and Setting the Public Hearing on the Final Budget.....Tab 6
 - E. Consideration of Resolution 2019-03, Extending Terms of Office.....Tab 7
- 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	Board Supervisor, Chairman
Bill Pizor	Board Supervisor, Vice Chairman
Lee Thompson	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 <i>(via conference call)</i>
Lara Bartholomew	District Engineer, Heidt Design <i>(via conference call)</i>
Tyree Brown Representatives	Field Services Manager, Rizzetta & Company ASI, LMP, Down to Earth, and Yellowstone

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.

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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.

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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.

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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.

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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:

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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
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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.

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94 **NINTH ORDER OF BUSINESS** **Consideration of Proposals for**
95 **Aquatic Maintenance**
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97 Ms. Montagna presented the proposals from Aquatic Systems and Blue Water
98 Aquatics for the District's Aquatic Maintenance. A discussion ensued. The Board tabled
99 this item until their April meeting with Aquatic Systems providing a revised proposal at that
100 time.

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102 **TENTH ORDER OF BUSINESS** **Staff Reports**
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104 **A. District Counsel**

105 A discussion ensued regarding bus stops.

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107 **B. District Engineer**

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

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110 **C. District Manager**

111 Ms. Montagna reminded the Board that their next meeting is scheduled for April
112 11, 2019 at 9:30 a.m. at the office of M/I Homes. She informed the Board that
113 they would be approving their proposed budget at their May meeting and their
114 final budget at their July meeting.

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

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119 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**
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121 Ms. Montagna asked if there were any Supervisor requests. There were none.

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123 **TWELFTH ORDER OF BUSINESS** **Adjournment**
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125 Ms. Montagna stated that if there was no further business to come before the
126 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 10:07 a.m. for K-Bar Ranch II Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

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