



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors'
Meeting
June 13, 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

June 5, 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, June 13, 2019 at 9:30 a.m.** at the offices of M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634. The following is the tentative 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 May 9, 2019..... Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for April 2019..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Landscape Report..... Tab 3
 - B. Consideration of Proposals from Yellowstone..... Tab 4
 - C. Consideration of ADA Website Proposals..... Tab 5
 - 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 2019-04, Approving Statewide Mutual Aid Agreement..... Tab 7
 - F. Consideration of Resignation of District Engineer..... Tab 8
 - G. Discussion Regarding RFQ for District Engineer
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Announcement Regarding Registered Voter Count .. Tab 9
- 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, May 9, 2019 at 6:07 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Blvd., Tampa, FL 33647.

Present and constituting a quorum were:

Betty Valenti	Board Supervisor, Chairman
Bill Pizor	Board Supervisor, Vice Chairman
Lee Thompson	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Audience	

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 March 14, 2019**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on March 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 March 14, 2019 as presented for K-Bar Ranch II Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February and March 2019

Ms. Montagna presented the Operation and Maintenance Expenditures for February and March 2019.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for February (\$42,120.50) and March 2019 (\$42,251.78) for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Landscape Reports

Ms. Montagna presented the Landscape Reports dated March 12, 2019 and April 9, 2019.

SIXTH ORDER OF BUSINESS

Discussion Regarding ADA Website Compliance

Ms. Montagna stated that she would be obtaining proposals for the ADA Website Compliance.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Aquatic Maintenance

Ms. Montagna presented the proposals for Aquatic Maintenance from Aquatic Systems and Blue Water Aquatics. A discussion ensued regarding the proposals.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors awarded the contract for Aquatic Maintenance to Horner Environmental for K-Bar Ranch II Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of Fiscal Year 2019/2020 Proposed Budget

The Board decided to table their approval of the fiscal year 2019/2020 proposed budget until their next meeting.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2019-02, Approving Fiscal Year 2019/2020 Proposed Budget and Setting the Public Hearing on the Final Budget

This item was tabled until the next Board meeting.

85 **TENTH ORDER OF BUSINESS**

**Consideration of Resolution
2019-03, Extending Terms of
Office**

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Ms. Montagna presented and reviewed Resolution 2019-03, Extending Terms of Office. She explained that this would move the terms of office to coincide with the general elections.

On a Motion by Ms. Valenti, seconded by Mr. Pizor, with all in favor, the Board of Supervisors approved Resolution 2019-03, Extending Terms of Office as presented for K-Bar Ranch II Community Development District.

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94 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

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A. District Counsel

Not present.

B. District Engineer

Not present.

C. District Manager

Ms. Montagna reminded the Board that their next meeting is scheduled for June 13, 2019 at 9:30 a.m. at the office of M/I Homes.

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106 **TWELFTH ORDER OF BUSINESS**

Supervisor Requests

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

110 **THIRTEENTH 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.

On a Motion by Mr. Thompson, seconded by Mr. Pizor, with all in favor, the Board of Supervisors adjourned the meeting at 7:11 p.m. for K-Bar Ranch II Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman