



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors'
Meeting
July 11, 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

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|-----------------------------|--|--|
| 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**

July 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, July 11, 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 June 13, 2019..... Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for May 2019 Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Landscape Report..... Tab 3
 - B. Consideration of Proposals for ADA Website Compliance Tab 4
 - C. Discussion Regarding Envera Systems
 - D. Consideration of RFQ for District Engineering Services.... Tab 5
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Presentation of Audit for Year Ended 9-30-18 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, June 13, 2019 at 9:30 a.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 |
| Joshua Hall | Board Supervisor, Assistant Secretary |
| Lee Thompson | Board Supervisor, Assistant Secretary |
| Chloe Firebaugh | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|----------------|---|
| Angel Montagna | District Manager, Rizzetta & Company, Inc. |
| Andrew Cohen | District Counsel, Persson & Cohen |
| 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 May 9, 2019**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on May 9, 2019. There were no changes made to the meeting minutes.

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 May 9, 2019 as presented for K-Bar Ranch II Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2019

Ms. Montagna presented the Operation and Maintenance Expenditures for April 2019. A brief discussion ensued regarding refunding M/I Homes for the electric invoice.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April 2019 (\$12,820.80) for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Landscape Report

Ms. Montagna presented the Landscape Report dated May 14, 2019. A discussion ensued regarding sod.

SIXTH ORDER OF BUSINESS

Consideration of Yellowstone Landscapes' Proposals

Ms. Montagna presented two proposals from Yellowstone Landscape. A discussion ensued.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Yellowstone Landscape's proposal for Viburnum Hedge at Electrical Boxes at Redwood Point (\$1,135.00) for K-Bar Ranch II Community Development District.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Yellowstone Landscape's proposal for Bahia Sod across from Hawk Valley Entrance (\$320.00) for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of ADA Website Proposals

Ms. Montagna stated that she would be another proposal for the ADA website compliance. The Board tabled the proposals until their next meeting. Mr. Cohen gave the Board an update on the ADA website compliance.

EIGHTH ORDER OF BUSINESS

Presentation of Fiscal Year 2019/2020 Proposed Budget

Ms. Montagna presented the fiscal year 2019/2020 proposed budget and reviewed the line items of the budget with the Board and entertained their questions. The Board made some revisions to the proposed budget.

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

Ms. Montagna presented and reviewed Resolution 2019-02, Approving Fiscal Year 2019/2020 Proposed Budget and Setting the Public Hearing on the Final Budget. The Board changed the meeting date for the public hearing on the final budget from August 8th to August 20th.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved Resolution 2019-02, Approving Fiscal Year 2019/2020 Proposed Budget (\$1,011,458.51) and Setting the Public Hearing on the Final Budget (August 20, 2019 at 6:00 p.m. at the New Tampa Regional Library, located at 10001 Cross Creek Blvd., Tampa, FL 33647) for K-Bar Ranch II Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2019-04, Approving Statewide Mutual Aid Agreement

Ms. Montagna presented Resolution 2019-04, Approving Statewide Mutual Aid Agreement. The Board did not approve this resolution.

ELEVENTH ORDER OF BUSINESS

Consideration of Resignation of District Engineer

Ms. Montagna presented Heidt Design's letter of resignation as the District's Engineer.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors accepted Heidt Design's letter of resignation from the District for K-Bar Ranch II Community Development District.

TWELFTH ORDER OF BUSINESS

Discussion Regarding RFQ for District Engineer

Mr. Cohen reviewed the process for selecting another District Engineer. He stated that he would prepare the Request for Qualifications and send to District staff to proceed with the RFQ process.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen gave the Board an update on the interlocal agreement between K-Bar ranch CDD and K-Bar Ranch II CDD. He stated that it was at the City now and K-

120 Bar Ranch CDD's District Counsel is addressing it.

121 **B. District Engineer**

122 Not present.

123

124 **C. District Manager**

125 Ms. Montagna reminded the Board that their next meeting is scheduled for July
126 11, 2019 at 9:30 a.m. at the office of M/I Homes.

127

128 Ms. Montagna announced that there were 77 registered voters in the District as
129 of April 15, 2019.

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131 A discussion ensued regarding Envera Systems and their equipment. The Board
132 will discuss this item further at their meeting in July.

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134 **FOURTEENTH ORDER OF BUSINESS**

Supervisor Requests

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

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138 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

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

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On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adjourned the meeting at 10:45 a.m. for K-Bar Ranch II Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman