



Rizzetta & Company

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

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**Board of Supervisors'  
Meeting  
September 12, 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 Jennifer Stilwell 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)

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**Board of Supervisors  
K-Bar Ranch II Community  
Development District**

September 4, 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, September 12, 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 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 August 20, 2019..... Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for July 2019 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Presentation of Landscape Report..... Tab 3
  - B. Consideration of Proposal from Yellowstone for Viburnum (tabled from last meeting) ..... Tab 4
  - C. Consideration of Proposal for Insurance Renewal ..... Tab 5
- 5. STAFF REPORTS**
  - A. District Counsel
    1. Ratification of Agreement with Securiteam.....Tab 6
  - 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 **Tuesday, August 20, 2019 at 6:00 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	<b>Board Supervisor, Chairman</b>
Chloe Firebaugh	<b>Board Supervisor, Vice Chairman</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
Jennifer Stilwell	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
David Jackson	<b>District Counsel, Persson, Cohen &amp; Mooney</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 members present.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors' Meeting  
held on July 11, 2019**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on July 11, 2019. It was stated that Mr. Hall joined the meeting late.

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 July 11, 2019 as amended for K-Bar Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Continued Meeting held on July 23, 2019**

Ms. Montagna presented the minutes of the Board of Supervisors' continued meeting held on July 23, 2019. Mr. Cohen had made a few changes to the 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' continued meeting held on July 23, 2019 as amended for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS**

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

Ms. Montagna presented the Operation and Maintenance Expenditures for June 2019.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for June 2019 (\$13,646.39) for K-Bar Ranch II Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Landscape Report**

Ms. Montagna presented the Landscape Report dated July 9, 2019. A discussion ensued regarding various landscape maintenance items.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Yellowstone's Proposal**

Ms. Montagna presented the proposal from Yellowstone Landscape for Viburnum Hedge Installation. It was stated that the Viburnum hedge is not thriving around the lift station/mail kiosk. A discussion ensued regarding a fungus treatment and waiting to see what the fungus is before planting more Viburnum. The Board tabled the proposal until their September meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Yellowstone's Addendum #3**

Mr. Jackson presented and reviewed addendum #3 to the landscape and irrigation agreement with Yellowstone Landscape.

On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved Yellowstone Landscape's Addendum #3 to the Landscape and Irrigation Agreement for K-Bar Ranch II Community Development District.

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**NINTH ORDER OF BUSINESS**

**Consideration of Contract for  
Technology Services**

Ms. Montagna presented and reviewed the contract for Technology Services.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Contract for Technology Services as presented for K-Bar Ranch II Community Development District.

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**TENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year  
2019/2020 Final Budget**

Ms. Montagna asked for a motion to open the public hearing on the fiscal year 2019/2020 final budget.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2019/2020 Final Budget for K-Bar Ranch II Community Development District.

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Ms. Montagna presented the fiscal year 2019/2020 final budget. She stated that the budget had not changed since the proposed budget was approved. A discussion ensued.

There were no audience members present to comment.

Ms. Montagna asked for a motion to close the public hearing on the fiscal year 2019/2020 final budget.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2019/2020 Final Budget for K-Bar Ranch II Community Development District.

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**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-04,  
Adopting Fiscal Year 2019/2020 Final  
Budget**

Ms. Montagna presented Resolution 2019-04, Adopting Fiscal Year 2019/2020 Fund Budget.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2019-04, Adopting Fiscal Year 2019/2020 Final Budget (\$925,771) for K-Bar Ranch II Community Development District.

114 **TWELFTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year  
2019/2020 Special Assessments**

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Ms. Montagna asked for a motion to open the public hearing on the fiscal year 2019/2020 special assessments.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2019/2020 Special Assessments for K-Bar Ranch II Community Development District.

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Ms. Montagna presented the fiscal year 2019/2020 special assessments. There were no comments.

Ms. Montagna asked for a motion to close the public hearing on the fiscal year 2019/2020 special assessments.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2019/2020 Special Assessments for K-Bar Ranch II Community Development District.

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**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-05,  
Imposing Special Assessments and  
Certifying an Assessment Roll**

Ms. Montagna presented Resolution 2019-05, Imposing Special Assessments and Certifying an Assessment Roll.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2019-05, Imposing Special Assessments and Certifying an Assessment Roll for K-Bar Ranch II Community Development District.

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**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-06,  
Setting the Meeting Schedule for  
Fiscal Year 2019/2020**

Ms. Montagna presented Resolution 2019-06, Setting the Meeting Schedule for Fiscal Year 2019/2020. The Board would like to hold their two night meetings at the Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Resolution 2019-06, Setting the Meeting Schedule for Fiscal Year 2019/2020 as amended for K-Bar Ranch II Community Development District.

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**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Jackson gave an update on the following items:

- Interlocal Agreement – both Districts have signed.
- Campus Suite
- Interim Engineer – Agreement has been executed.
- RFQ for District Engineer – to be selected at the October meeting.
- Security Services – New Addendum with a six month extension.

The Board entered into a detailed discussion regarding the security services. They would like to add to the addendum a second port and for Envera Systems to leave the equipment to benefit the stickers.

On a Motion by Ms. Stilwell, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Addendum for the six month extension with Envera Systems (12 hour monitoring) not-to-exceed \$45,000 to include remotes for Windsor for K-Bar Ranch II Community Development District.

**B. District Engineer**

Not present.

**C. District Manager**

Ms. Montagna reminded the Board that their next meeting is scheduled for September 12, 2019 at 9:30 a.m. at the office of M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

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

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors Adjourned the meeting at 7:25 p.m. for K-Bar Ranch II Community Development District.

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

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Chairman / Vice Chairman