



Rizzetta & Company

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

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### **Board of Supervisors' Meeting August 13, 2020**

**To be conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52 and 20-69, issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, as subsequently extended, and pursuant to Section 120.54(5) (b)2., Florida Statutes.**

[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 Chloe Firebaugh Jennifer Stilwell Joshua Hall Lee Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Bryan Radcliff	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andy Cohen	Persson Cohen & Mooney, PA
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting Services

**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**

August 12, 2020

**REVISED FINAL AGENDA**

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, August 13, 2020 at 6:00 p.m. to be conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52 and 20-69, issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, as subsequently extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes.** 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' Emergency Meeting held on May 26, 2020 ..... Tab 1
  - B. Consideration of Minutes of the Board of Supervisors' Meeting held on June 11, 2020 ..... Tab 2
  - C. Consideration of Operation and Maintenance Expenditures for May and June 2020.....Tab 3
- 4. STAFF REPORTS**
  - A. Clubhouse Manager
    1. Presentation of Clubhouse Report and Proposals.....Tab 4
  - B. District Counsel
  - C. District Engineer
  - D. District Manager
- 5. BUSINESS ITEMS**
  - A. Presentation of Landscape Report and Responses.....Tab 5
  - B. Presentation of Yellowstone's Report and Consideration of Proposals.....Tab 6
  - C. Presentation of Aquatics Report.....Tab 7
  - D. Consideration of Resolution 2020-07, Re-designating an Assistant Secretary.....Tab 8
  - E. Presentation of Egis Insurance Site Visit Summary.....Tab 9
  - F. Ratification of FY 2019 Final Audit.....Tab 10
  - G. Discussion of Patrols for the District
  - H. Consideration of Securiteam Contract Addendum.....Tab 11
  - I. Consideration of Illuminations Holiday Lights Proposal.....Tab 12

- I. Public Hearing on Adopting Fiscal Year 2020-2021 Final Budget
    - i. Consideration of Resolution 2020-08; Adopting FY 2020-2021 Final Budget.....Tab 13
  - J. Public Hearing on Imposing Assessments and Certifying the Assessment Roll
    - i. Consideration of Resolution 2020-09; Imposing Assessments and Certifying the Assessment Roll.....Tab 14
  - K. Consideration of Resolution 2020-10; Setting FY 2020-2021 Meeting Schedule.....Tab 15
  - L. Consideration of Grant of Variance.....Tab 16
- 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,  
[Bryan Radcliff](#)  
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 **emergency** meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Tuesday, May 26, 2020 at 5:03 p.m.** via conference call pursuant to Governor DeSantis' Executive Order 20-69 as extended by Executive Order 20-112.

Present via teleconference call 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 via teleconference call were:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andrew Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney</b>
Steve Nicholson	<b>Clubhouse Manager</b>

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 members present.

**THIRD ORDER OF BUSINESS**

**Discussion Regarding Re-Opening District Facilities**

Ms. Montagna opened the floor for a discussion regarding the re-opening of the District's facilities. The Board discussed the following items:

- June 9<sup>th</sup> Open Date
- Taking reservations
- 1 ½ hour swim time

- 48 • 1 hour to sanitize
- 49 • Doubles for tennis
- 50 • Clubhouse closed
- 51 • Playgrounds closed
- 52 • Residents only – No guests
- 53 • Pool – 40 people at a time – 40 chairs

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55 The Board also spoke about ID cards and a PA system. They also entertained audience  
56 comments and questions.

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58 **FOURTH ORDER OF BUSINESS** **Adjournment**

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60 Ms. Montagna stated that if there was no further business to come before the  
61 Board then a motion to adjourn the meeting 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 5:55 p.m. for K-Bar Ranch II Community Development District.

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

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

## **Tab 2**



**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 11, 2020 at 9:31 a.m.** via conference call pursuant to Governor DeSantis' Executive Order 20-69 as extended by Executive Order 20-112.

Present via teleconference call 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>
Joshua Stilwell	<b>Board Supervisor, Assistant Secretary</b>

Also present via teleconference call were:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
David Jackson	<b>District Counsel, Persson, Cohen &amp; Mooney</b>
Steve Nicholson	<b>Clubhouse Manager</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 May 14, 2020**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on May 14, 2020. 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 May 14, 2020 as presented for K-Bar Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for  
March and April 2020**

Ms. Montagna presented the Operation and Maintenance Expenditures for March and April 2020.

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 March (\$52,879.17) and April 2020 (\$70,577.07) for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Clubhouse Manager**

Mr. Nicholson presented his Clubhouse Report. A discussion ensued regarding Steve and Heidi's schedules. The Board also discussed dog stations and Benches.

**B. District Counsel**

Mr. Jackson had no report to present at this time.

**C. District Engineer**

Ms. Stewart had no report to present at this time.

**D. District Manager**

Ms. Montagna reminded the Board that their next meeting is scheduled for July 9, 2020 at 9:30 a.m. at the office of M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 or via teleconference call.

Ms. Montagna announced that there were 167 registered voters in the District as of April 15, 2020.

**SIXTH ORDER OF BUSINESS**

**Presentation of Landscape  
Report and Responses**

Ms. Montagna presented the Landscape Report for May along with the landscaper's responses to the report. A discussion ensued regarding warranty work.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Yellowstone's  
Onsite Report and  
Consideration of Proposals**

Ms. Montagna presented Yellowstone's Onsite Report and proposals. The following proposals were approved:

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Yellowstone's Proposal #65559 for Summer Annuals (\$5,031.00) for K-Bar Ranch II Community Development District.

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On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved Yellowstone's Proposal #64149 for Pine Bark Nuggets (\$867.25) for K-Bar Ranch II Community Development District.

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On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Yellowstone's Proposal #55039 for Sod in Oak Tree on K-Bar Ranch Parkway (\$184.00) for K-Bar Ranch II Community Development District.

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On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Yellowstone's Proposal #66210 for Bahia Sod (\$442.00) for K-Bar Ranch II Community Development District.

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On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Yellowstone's Proposal #58883 for Confederate Jasmine and Pine Bark Nuggets for Monument Fern Replacement (\$4,270.00) for K-Bar Ranch II Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Presentation of Fiscal Year  
2020/2021 Proposed Budget**

Ms. Montagna presented the fiscal year 2020/2021 proposed budget and reviewed the line items of the budget. A discussion ensued.

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**NINTH ORDER OF BUSINESS**

**Consideration of Resolution  
2020-06, Approving Fiscal Year  
2020/2021 Proposed Budget**

Ms. Montagna presented Resolution 2020-06, Approving Fiscal Year 2020/2021 Proposed Budget and Setting the Public Hearing on the Final Budget.

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On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2020-06, Approving Fiscal Year 2020/2021 Proposed Budget (\$991,043.00) and Setting the Public Hearing on the Final Budget (August 13, 2020 at 6:00 p.m.) for K-Bar Ranch II Community Development District.

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**TENTH ORDER OF BUSINESS**

**Ratification of Supplemental Addendum to Agreement for Remote Gate Security and Monitoring**

Ms. Montagna presented the Supplemental Addendum to Agreement for Remote Gate Security and Monitoring.

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the approval of the Supplemental Addendum to Agreement for the Remote Gate Security and Monitoring for K-Bar Ranch II Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Ratification of Actions taken at Emergency Meeting**

Ms. Montagna asked for a motion to ratify all actions that the Board had taken at their emergency meeting.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified all Board action taken at their emergency meeting for K-Bar Ranch II Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Montagna asked if there were any Supervisor requests. A discussion ensued regarding the Phase 2 re-opening of the District's facilities as below:

- Swim Time – 6 days a week at 50% capacity. 2 days open later and close later. 2-hour swim time with 30 minutes to clean
- Playground the same hours as the pools. Signage needed.
- Clubhouse remains closed – no vendors, residents only, closed on Mondays.
- Keep reservations for the tennis courts.

**THIRTEENTH 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 Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors Adjourned the meeting at 10:33 a.m. for K-Bar Ranch II Community Development District.

## **Tab 3**

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

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## Operations and Maintenance Expenditures May 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2020 through May 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented **\$68,722.56**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bright House Networks	001410	076584502042020	10711 Mistflower Lane 05/20	\$ 134.97
Bright House Networks	001410	076593901042020	10541 K-Bar Ranch Parkway 05/20	\$ 134.97
Bright House Networks	001406	076594101041320	10339 K-Bar Ranch PKWY 04/20	\$ 134.97
Bright House Networks	001430	076594101051320	10339 K-Bar Ranch Pkwy Bldg. Gate 05/20	\$ 134.97
Bright House Networks	001416	080985202043020	10340 K-Bar Ranch Parkway 04/20	\$ 134.97
Bright House Networks	001410	085934601042220	10820 Mistflower Lane 05/20	\$ 214.95
Bright House Networks	001410	085978601042320	19292 Mossy Pine Dr 05/20	\$ 124.98
Bright House Networks	001416	087769701050220	10528 Mistflower Lane Add Installation 05/20	\$ 357.38
Egis Insurance Advisors, LLC	001412	10683	Property Insurance Package #100119684 FY 19/20	\$ 9,689.00
Florida Dept of Revenue	001419	39-8017923158-4 04/20	Sales and Use Tax 04/20	\$ 9.40
Heidt Design, LLC	001420	32324	Engineering Services 01/19	\$ 127.50
Horner Environmental Professionals, Inc.	001413	216523	Aquatics Maintenance Parcels A,C,K,L&M 02/20	\$ 430.78

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Horner Environmental Professionals, Inc.	001413	216571	Mitigation Area Maintenance 03/20	\$ 1,812.50
Horner Environmental Professionals, Inc.	001426	216598	Aquatic Maintenance 04/20	\$ 430.78
K-Bar Ranch II CDD	CD004	CD004	Debit Card Replenishment	\$ 1,253.87
K-Bar Ranch II CDD	CD007	CD007	Debit Card Replenishment	\$ 378.59
Lee R. Thompson	001425	LT051420	Board of Supervisors Meeting 05/14/20	\$ 200.00
Lee R. Thompson	001431	LT052620	Board of Supervisors Meeting 05/26/20	\$ 200.00
Mo'zArts Artistic Designs, Inc	001414	20-4914	Replacing Aluminum Barrier Gate Arm 04/20	\$ 325.00
Persson, Cohen & Mooney, P.A.	001415	23863	Legal Services 04/20	\$ 2,493.75
Proteus Pools	001427	KBARII002	Pool Service 04/20	\$ 2,330.75
Rizzetta & Company, Inc.	001407	INV0000049222	District Management Fees 05/20	\$ 4,669.17
Rizzetta Amenity Services, Inc.	001421	INV00000000007517	Actual Bi-Weekly Payroll 05/20	\$ 1,334.70
Rizzetta Amenity Services, Inc.	001428	INV00000000007546	Out of Pocket Expense 04/20	\$ 54.08



# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services, LLC	001408	INV0000005758	Website Hosting Services 05/20	\$ 100.00
Securiteam Inc.	001409	13027	Gate Video Monitoring Services - Amenity 05/20	\$ 960.00
Securiteam Inc.	001409	13028	Gate Video Monitoring Services - Briarbrook 05/20	\$ 1,310.00
Securiteam Inc.	001409	13029	Gate Video Monitoring Services - Hawk Valley 05/20	\$ 860.00
Securiteam Inc.	001409	13030	Gate Video Monitoring Services - Mossy Pine 05/20	\$ 1,050.00
Securiteam Inc.	001409	13031	Gate Video Monitoring Services - Redwood Point 05/20	\$ 1,120.00
Securiteam Inc.	001409	13032	Gate Video Monitoring Services -Winsome Manor 05/20	\$ 1,010.00
Securiteam Inc.	001429	8148050620	Service Call - 05/20	\$ 375.00
Stantec Consulting Services Inc.	001422	1655468	Engineering Services 04/20	\$ 3,997.10
TECO	001411	221005629565 04/20	19294 Mossy Pine DR 04/20	\$ 111.48
TECO	001424	Summary 05/20	TECO Electric Summary 05/20	\$ 7,949.87
Times Publishing Company	001423	0000079297 05/06/20	Account #163527 Legal Advertising 05/20	\$ 607.50

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Management Inc, of Florida	001417	9630606-2206-4	Waste Management Clubhouse 05/20	\$ 214.20
Yellowstone Landscape	001418	TM 105455	Pool Soil Amendments 04/20	\$ 375.00
Yellowstone Landscape	001432	TM 106568	Landscape Maintenance 05/20	\$ 21,055.42
Yellowstone Landscape	001432	TM 112563	Irrigation Repair 04/20	\$ 342.18
Yellowstone Landscape	001432	TM 112564	Irrigation Repair 05/20	<u>\$ 172.78</u>
<b>Report Total</b>				<b><u>\$ 68,722.56</u></b>

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## Operations and Maintenance Expenditures June 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2020 through June 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented **\$45,423.22**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bright House Networks	001437	076584502052020	10711 Mistflower Lane 06/20	\$ 134.97
Bright House Networks	001437	076593901052020	10541 K-Bar Ranch Parkway 06/20	\$ 134.97
Bright House Networks	001453	076594101061320	10339 K-Bar Ranch Parkway 06/20	\$ 136.97
Bright House Networks	001443	080985202053020	10340 K-Bar Ranch Parkway 06/20	\$ 134.97
Bright House Networks	001443	085934601052220	10820 Mistflower Lane 06/20	\$ 214.95
Bright House Networks	001443	085978601052320	19292 Mossy Pine Dr 06/20	\$ 124.98
Bright House Networks	001448	087769701060220	10528 Mistflower LN 06/20	\$ 124.98
Florida Department of Health Hillsborough County	001439	29-BID-4697614	29-60-1924513 Zero Entry Pool Permit FY20/21	\$ 275.00
Florida Dept of Revenue	001440	39-8017923158-4 05/20	Sales and Use Tax 05/20	\$ 19.19
GEC Services LLC	001433	IN000522921	Janitorial Services 05/20	\$ 324.75
GEC Services LLC	001452	RC000161427	Janitorial Services 06/20	\$ 1,363.95
K-Bar Ranch II CDD	CD006	CD006	Debit Card Replenishment	\$ 290.30
Lee R. Thompson	001450	LT061120	Board of Supervisors Meeting 06/11/20	\$ 200.00

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Persson, Cohen & Mooney, P.A.	001441	23945	Legal Services 05/20	\$ 3,365.50
Proteus Pools	001434	KBARII002-1	Pool Service 05/20	\$ 1,974.75
Rizzetta & Company, Inc.	001435	INV0000050105	District Management Fees 06/20	\$ 4,669.17
Rizzetta Amenity Services, Inc.	001442	INV00000000007579	Actual Bi-Weekly Payroll 05/20	\$ 1,022.53
Rizzetta Amenity Services, Inc.	001446	INV00000000007608	Out of Pocket Expense 05/20	\$ 56.12
Rizzetta Amenity Services, Inc.	001446	INV00000000007640	Actual Bi-Weekly Payroll 06/20	\$ 2,667.38
Rizzetta Technology Services, LLC	001436	INV0000005859	Website Hosting Services 06/20	\$ 100.00
Securiteam Inc.	001447	13224	Gate Video Monitoring Services - Amenity 06/20	\$ 960.00
Securiteam Inc.	001447	13225	Gate Video Monitoring Services - Briarbrook 06/20	\$ 1,310.00
Securiteam Inc.	001447	13226	Gate Video Monitoring Services - Hawk Valley 06/20	\$ 860.00
Securiteam Inc.	001447	13227	Gate Video Monitoring Services - Mossy Pine 06/20	\$ 1,050.00
Securiteam Inc.	001447	13228	Gate Video Monitoring Services - Redwood Point 06/20	\$ 1,120.00
Securiteam Inc.	001447	13229	Gate Video Monitoring Services - Winsome Manor 06/20	\$ 1,010.00
Securiteam Inc.	001447	13266	Gate Video Monitoring Services Parcel J 06/20	\$ 1,080.00

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam Inc.	001447	13269	Install Fireman Knox Box at Kiosks 06/20	\$ 3,092.50
Securiteam Inc.	001447	8053032420	Service Call - IT 03/20	\$ 220.00
Securiteam Inc.	001447	8122041720	Service Call 06/20	\$ 215.00
Securiteam Inc.	001447	8246052920	Service Call - Gate 05/20	\$ 125.00
Securiteam Inc.	001447	8249052920	Service Call - IT 05/20	\$ 125.00
TECO	001445	211019281875	10820 Mistflower Lane, Amenity 05/20	\$ 969.32
TECO	001438	211019281917 05/20	10797 Mistflower Lane, Lift Station Prorate 05/20	\$ 102.63
TECO	001438	221005629565 05/20	19294 Mossy Pine Drive, Well 05/20	\$ 64.83
TECO	001449	Summary 06/20	TECO Electric Summary 06/20	\$ 8,202.51
Times Publishing Company	001444	0000085723 05/24/20	Account #163527 Legal Advertising 05/20	\$ 301.00
Yellowstone Landscape	001454	TM 115704	Install Winter Annuals 05/20	\$ 2,249.00
Yellowstone Landscape	001454	TM 122307	Summer Annuals 06/20	\$ 5,031.00
<b>Report Total</b>				<b><u>\$ 45,423.22</u></b>

# Tab 8

**RESOLUTION 2020-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, K-Bar Ranch II Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT 1:**

Section 1. \_\_\_\_\_ is appointed as Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

**K-BAR RANCH II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**



# Tab 13

**RESOLUTION 2020-08**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the K-Bar Ranch II Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set August 13, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2) (a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the K-Bar Ranch II Community Development District for the Fiscal Year Ending September 30, 2021.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$\_1,653,228.35 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,106.777.00
DEBT SERVICE FUND – SERIES	\$546,451.35
TOTAL ALL FUNDS	\$1,653,228.35_____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2020.**

ATTEST:

**K-BAR RANCH II COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budgets for Fiscal Year 2020/2021

**Exhibit A:**

Adopted Budgets for Fiscal Year 2020/2021

# Tab 14

**RESOLUTION 2020-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the K-Bar Ranch II Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Hillsborough, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”), attached hereto as **Exhibit “A,”** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect



Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2021 and 25% due no later than May 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2020/2021, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 13th day of August, 2020

ATTEST:

**K-BAR RANCH II COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

- Exhibit A:** Adopted Budgets for Fiscal Year 2020/2021
- Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**Exhibit A:**

Adopted Budgets for Fiscal Year 2020/2021

# **Exhibit B**

## *Assessment Roll*

Assessment Roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

# Tab 15

**RESOLUTION 2020-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, K-Bar Ranch II Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Tampa, Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the local governing authority, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2020.**

**K-BAR RANCH II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

**EXHIBIT “A”**  
**BOARD OF SUPERVISORS MEETING DATES**  
**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**

October 19, 2020  
November 16, 2020  
December 21, 2020  
January 18, 2021  
February 15, 2021  
March 15, 2021  
April 19, 2021  
May 17, 2021\*  
June 21, 2021  
July 18, 2021  
August 15, 2021\*  
September 19, 2021

All meetings will convene at 9:30 a.m. at the offices of M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 \*except for the months of May and August which will be held at 6:00 p.m. at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.

\*\*\*At the time of adoption of this Resolution 2020-10, there are currently in place federal, state, and local emergency declarations (“Declarations”). In the event the Declarations remain in effect or if future orders or declarations authorize, the meetings referenced above may be conducted remotely, using communications media technology pursuant to Executive Orders issued by Governor DeSantis, as such orders may be extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information regarding participation in any remote meeting may be found at the District’s website or by contacting the District Manager at [bradcliff@rizzetta.com](mailto:bradcliff@rizzetta.com).