



Rizzetta & Company

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

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**Landowners' & Board of Supervisors'  
Meeting  
November 3, 2020**

**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 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)

November 2, 2020

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

**REVISED FINAL AGENDA**

Dear Board Members:

The Landowner and regular meetings of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Tuesday, November 3, 2020 at 9:30 a.m. at the offices of M/I Homes, 4343 Anchor Plaza Parkway, Suite 200, Tampa FL 33634.** The following are the final agenda for these meetings:

**Landowners's Meeting:**

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. ADJOURNMENT**

**BOS Meeting:**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS PART 1**
  - A. Administration of Oath of Office to Newly Elected Supervisors..Tab 1
  - B. Consideration of Ms. Stilwell's Resignation from K-Bar II Board of Supervisors.....Tab 2
  - B. Consideration of Mr. Umansky for Vacant BOS Seat
    - i. Administer Oath of Office to Newly Appointed Supervisor
    - ii. Review of Form 1 and Sunshine Amendment
  - C. Consideration of Resolution 2021-01; Canvassing and Certifying Results of Landowners' Election..... Tab 3
  - D. Consideration of Resolution 2021-02; Re-designating Officers...Tab 4
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on September 21, 2020..... Tab 5
  - B. Consideration of Operation and Maintenance Expenditures for August and September 2020..... Tab 6
- 5. STAFF REPORTS**
  - A. Clubhouse Manager
    1. Presentation of Clubhouse Report.....Tab 7
  - B. District Counsel
  - C. District Engineer
  - D. District Manager

- 1. Resident Request for Easement Access- 19242 Briarbrook Drive
- 6. BUSINESS ITEMS**
  - A. Presentation of August 2020 Field Services Report and Responses (Under Separate Cover)
  - B. Discussion of "Nanny Pass"
  - C. Consideration of Dog Waste Station Proposal from Poop 911...Tab 8
  - D. Consideration of Yellowstone Proposal for Community Mulching.....Tab 9
  - E. Consideration of Addendum to Landscape Contract to add Sundrift Neighborhood.....Tab 10
  - F. Ratification of TECO Agreements executed by the Chair.
  - G. Consideration of Proposal for Tree Removal..... Tab 11
- 7. SUPERVISOR REQUESTS**
- 8. 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

# Tab 1

**K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISOR  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor Signature

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA  
COUNTY OF PASCO

On this 3<sup>rd</sup> day of November, 2020, sworn to (or affirmed) and subscribed before me by means of \_\_\_ physical presence or \_\_\_ online notarization, this \_\_\_ day of \_\_\_\_\_, 2020 by \_\_\_\_\_, to me well known and known to me to be the person described in and who took the aforementioned oath as a Board Member of the Board of Supervisors of K-Bar Ranch II Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

\_\_\_\_\_  
Notary Public  
STATE OF FLORIDA

My commission expires on: \_\_\_\_\_

## **Tab 2**

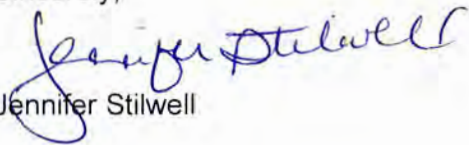
October 9, 2020

Board of Supervisors  
K-Bar Ranch II Community Development District

Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors for K-Bar Ranch II Community Development District.

Sincerely,

  
Jennifer Stilwell



## **Tab 3**

**RESOLUTION 2021-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, 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, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the Community Development District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 3, 2020, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	_____ Votes
_____	_____ Votes
_____	_____ Votes

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, the above-named persons are declared to have been elected for the following terms of office:

_____	2 Year Term, Seat 1
_____	4 Year Term, Seat 2
_____	4 Year Term, Seat 3

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

**PASSED AND ADOPTED THIS 3rd DAY OF NOVEMBER, 2020.**

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

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

**ATTEST:**

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

Exhibit A: November 3, 2020 Landowners Meeting Minutes

Exhibit A  
November 3, 2020 Landowners Meeting Minutes

# Tab 4

**RESOLUTION 2021-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS 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 desires to designate the Officers of the District.

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

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
Bryan Radcliff is appointed Assistant Secretary.  
Matthew Huber is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 3<sup>RD</sup> DAY OF NOVEMBER, 2020.**

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

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

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

## **Tab 5**

**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 **Monday September 21, 2020 at 9:30 a.m.** to be conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, 20-193 issued by Governor DeSantis, as subsequently extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

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>

Also present via teleconference call were:

Bryan Radcliff	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andrew Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Susan Cali	<b>Clubhouse Manager</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Radcliff called the meeting to order and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board entertained Audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors' Meeting  
held on August 13, 2020**

Mr. Radcliff presented the Minutes of the Board of Supervisors' meeting held on August 13, 2020. There were corrections.



On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on August 13, 2020, as amended, for K-Bar Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for  
July 2020**

Mr. Radcliff presented the Operation and Maintenance Expenditures for July 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 July (\$123,249.65) for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Clubhouse Manager**

Ms. Cali presented the Clubhouse Report to the Board. The Board approved a motion to allow tennis lessons pending proper insurance and licensing agreement.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved to allow tennis lessons, pending proper insurance and licensing agreement, for K-Bar Ranch II Community Development District.

The Board approved a motion to move the amenity hours back to 8:00 a.m. to 6:30 p.m.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved to move the amenity hours back to 8:00 a.m. to 6:30 p.m., for K-Bar Ranch II Community Development District.

The Board agreed to keep the Clubhouse closed to gatherings until further notice.

**B. District Counsel**

No report.

**C. District Engineer**

Ms. Stewart presented the District Engineer's Report to the Board.

**D. District Manager**

Mr. Radcliff reminded the Board that their next meeting is scheduled for October 19, 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.

Mr. Radcliff presented the District Manager's Report to the Board. The Board accepted the resignation of Mr. Joshua Hall from the Board of Supervisors' of K-

83 Bar Ranch II.

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On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors accepted the resignation of Mr. Joshua Hall from the Board of Supervisors', for K-Bar Ranch II Community Development District.

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86 **SIXTH ORDER OF BUSINESS**

**Presentation of Landscape  
Report and Responses**

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89 Mr. Radcliff presented the Landscape Report and the landscaper's responses to  
90 the report.

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92 **SEVENTH ORDER OF BUSINESS**

**Consideration of Cell Tower  
Proposal**

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95 Mr. Radcliff presented the cell tower proposal to the Board. The Board declined  
96 the cell tower proposal and requested it be removed from future agendas.

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98 **EIGHTH ORDER OF BUSINESS**

**Ratification of Illuminations  
Holiday Lighting Proposal**

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The Board ratified the Illuminations Holiday Lighting Proposal.

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Illuminations Holiday Lighting Proposal., for K-Bar Ranch II Community Development District.

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**NINTH ORDER OF BUSINESS**

**Consideration of Yellowstone  
Proposal #83740**

The Board approved the Yellowstone Proposal #83740 for the Fall Annual Rotation (\$5174.00).

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved the Yellowstone Proposal #83740 (\$5174.00), for K-Bar Ranch II Community Development District.

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**TENTH ORDER OF BUSINESS**

**Ratification of Yellowstone  
Proposal #74175**

The Board ratified the Yellowstone Proposal #74175 Crape Myrtle Removal and Replacement (\$890.00).

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors ratified the Yellowstone Proposal #74175 (\$890.00), for K-Bar Ranch II Community Development District.

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118 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution**  
119 **2020-10; FY 20-21 Meeting**  
120 **Schedule**  
121

122 The Board approved Resolution 2020-10; Fiscal Year 2020-2021 Meeting  
123 Schedule pending correction of Sunday dates.  
124

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Resolution 2020-10; Fiscal Year 2020-2021 Meeting Schedule pending correction of Sunday dates, for K-Bar Ranch II Community Development District.

125 **TWELFTH ORDER OF BUSINESS** **Consideration of “No Fishing”**  
126 **Signs Proposal**  
127  
128

129 The Board declined the “No Fishing” signs proposal and instructed staff to send  
130 emails to residents educating them on current District rules for fishing.  
131

132 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Dog Waste**  
133 **Stations Proposal**  
134

135 The Board agreed to table the dog waste station proposals pending additional  
136 proposals.  
137

138 **FOURTEENTH ORDER OF BUSINESS** **Review of Frontier FTTP**  
139 **Premises Access License**  
140

141 The Board approved the Frontier FTTP Premises Access License pending  
142 District Counsel review and authorized Ms. Valenti to execute it outside of a meeting.  
143

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Frontier FTTP Premises Access License pending District Counsel review and authorized Ms. Valenti to execute it outside of a meeting, for K-Bar Ranch II Community Development District.

144 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Egis**  
145 **Insurance Proposal and**  
146 **Invoice**  
147  
148

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Egis Insurance Proposal and Invoice, for K-Bar Ranch II Community Development District.

149 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Requests**  
150

151  
152 Ms. Valenti commented on Spirit Committee events outside of the Clubhouse  
153 with proper social distancing, face masks, and cleaning.

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On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved Spirit Committee events outside of the Clubhouse with proper social distancing, face masks, and cleaning, for K-Bar Ranch II Community Development District.

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**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

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Mr. Radcliff stated that if there was no further business to come before the 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 10:27 a.m., for K-Bar Ranch II Community Development District.

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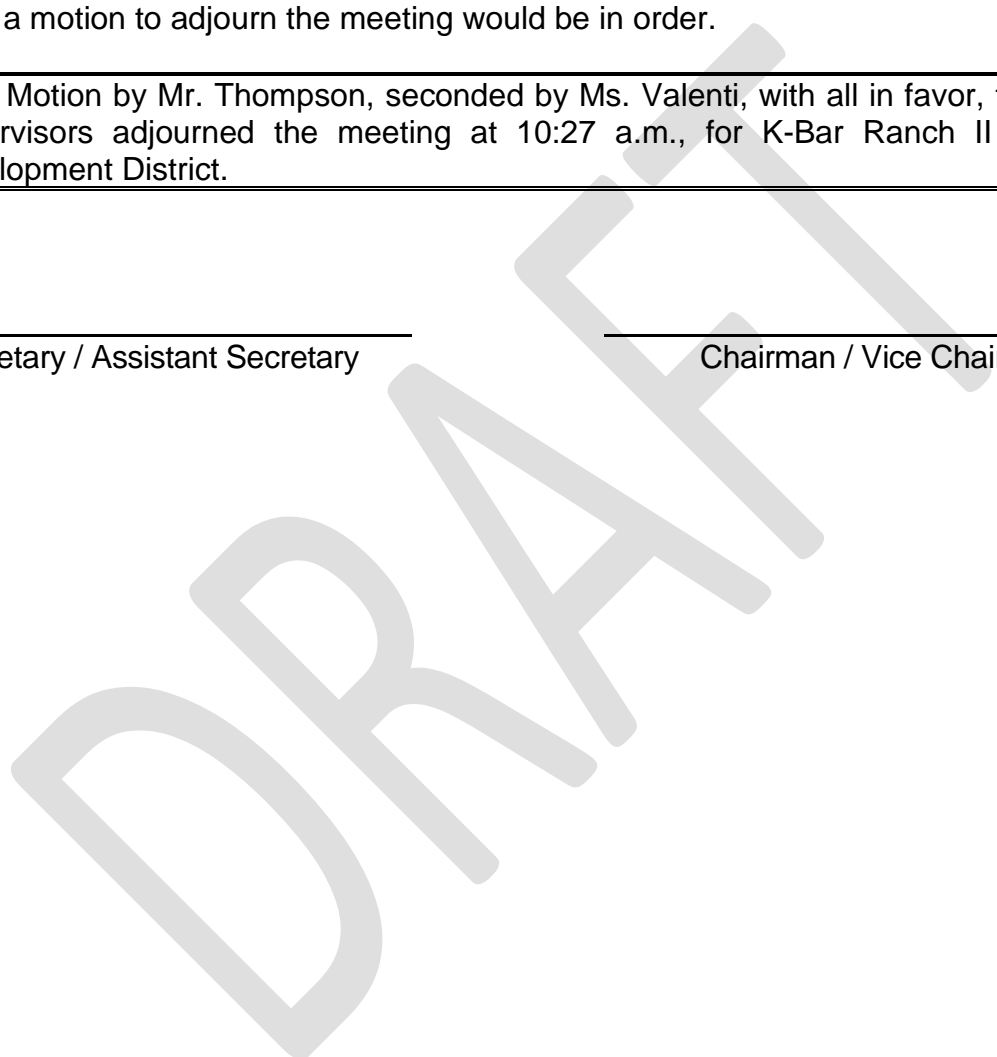
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\_\_\_\_\_  
Secretary / Assistant Secretary

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



# Tab 6

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

## Operations and Maintenance Expenditures August 2020 For Board Approval

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

The total items being presented **\$72,339.08**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Blue Water Aquatics, Inc.	001508	26896	Aquatic Service 07/20	\$ 1,460.00
Bright House Networks	001492	076584502072020	10711 Mistflower Lane 08/20	\$ 134.97
Bright House Networks	001492	076593901072020	10541 K-Bar Ranch Parkway 08/20	\$ 134.97
Bright House Networks	001513	076594101081320	10339 K-Bar Ranch Parkway 08/20	\$ 134.97
Bright House Networks	001502	080985202073020	10340 K-Bar Ranch Parkway 08/20	\$ 134.97
Bright House Networks	001492	085934601072220	10820 Mistflower Lane 08/20	\$ 214.95
Bright House Networks	001492	085978601072320	19292 Mossy Pine Dr 08/20	\$ 124.98
Bright House Networks	001502	087769701080220	10528 Mistflower Lane 08/20	\$ 124.98
City of Tampa Utilities	001509	2282015 07/20	10352 K Bar Ranch Pkwy - Account #2282015 07/20	\$ 2.20
Florida Dept of Revenue	001501	39-8017923158-4 07/20	Sales and Use Tax 07/20	\$ 48.18
GEC Services LLC	001510	IN000525645	Cleaning Supplies 08/20	\$ 86.00
GEC Services LLC	001510	IN000525660	Cleaning Supplies 08/20	\$ 325.00
GEC Services LLC	001510	IN000526261	Cleaning Supplies 08/20	\$ 27.98

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
GEC Services LLC	001510	RC000170026	Janitorial Services 08/20	\$ 1,363.95
Horner Environmental Professionals, Inc.	001496	216719	Aquatic Maintenance - Parcels A,C,K,L,M 06/20	\$ 430.78
JoAnn's of Tampa	001498	20103	Repair Stop Sign - Mossy Pine Dr. 08/20	\$ 90.00
Lee R. Thompson	001514	LT081320	Board of Supervisors Meeting 08/13/20	\$ 200.00
M/I Homes of Tampa, LLC	001488	43960	TECO Amenity Center & Lift Station	\$ 2,504.01
Persson, Cohen & Mooney, P.A.	001504	24030	Legal Services 06/20	\$ 1,852.50
Persson, Cohen & Mooney, P.A.	001504	25018	Legal Services 07/20	\$ 926.25
Proteus Pools	001489	KBARII005	Pool Service 07/20	\$ 1,870.75
Rizzetta & Company, Inc.	001490	INV0000051699	Mass Mailings 07/20	\$ 85.00
Rizzetta & Company, Inc.	001490	INV0000051723	District Management Fees 08/20	\$ 4,669.17
Rizzetta Amenity Services, Inc.	001505	INV0000000007485	Amenity Management Services 05/20	\$ 2,244.66
Rizzetta Amenity Services, Inc.	001505	INV0000000007798	Amenity Management Services 08/20	\$ 3,012.85
Rizzetta Amenity Services, Inc.	001511	INV0000000007860	Out of Pocket Expense 07/20	\$ 187.21



# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 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	001491	INV0000006061	Website Hosting Services 08/20	\$ 100.00
Securiteam Inc.	001506	10445081220	Service Call - (50) Remotes 08/20	\$ 1,988.00
Securiteam Inc.	001499	13383	Gate Video Monitoring Services - Amenity 08/20	\$ 960.00
Securiteam Inc.	001499	13384	Gate Video Monitoring Services - Briarbrook 08/20	\$ 1,310.00
Securiteam Inc.	001499	13385	Gate Video Monitoring Services - Hawk Valley 08/20	\$ 860.00
Securiteam Inc.	001499	13386	Gate Video Monitoring Services - Mossy Pine 08/20	\$ 1,050.00
Securiteam Inc.	001499	13387	Gate Video Monitoring Services - Redwood Point 08/20	\$ 1,120.00
Securiteam Inc.	001499	13388	Gate Video Monitoring Services - Parcel J 08/20	\$ 1,080.00
Securiteam Inc.	001506	13389	Monthly Monitoring - Winsome Manor 08/20	\$ 1,010.00
Securiteam Inc.	001512	9353080520	Service Call 08/20	\$ 692.50
TECO	001494	211019281875 07/20	10820 Mistflower Lane, Amenity 07/20	\$ 985.30
TECO	001494	211019281917 07/20	10797 Mistflower Lane, Lift Station 07/20	\$ 31.88
TECO	001503	Summary07/20	TECO Electric Summary 07/20	\$ 8,307.74

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	001493	0000089760 07/22/20	Account #163527 Legal Advertising 07/20	\$ 1,521.00
Times Publishing Company	001500	0000089760 07/29/20	Account #163527 Legal Advertising 07/20	\$ 1,517.00
Waste Management Inc, of Florida	001507	9637437-2206-7	Waste Management Clubhouse 06/20	\$ 214.20
Waste Management Inc, of Florida	001495	9654146-2206-2	Waste Management Clubhouse 08/20	\$ 214.20
Yellowstone Landscape	001515	TM 135691	Landscape Maintenance 08/20	\$ 26,794.42
Yellowstone Landscape	001515	TM 139386	Irrigation Repairs 08/20	\$ 95.53
Yellowstone Landscape	001515	TM 139387	Irrigation Repairs 08/20	<u>\$ 96.03</u>
<b>Report Total</b>				<b><u>\$ 72,339.08</u></b>

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

## Operations and Maintenance Expenditures September 2020 For Board Approval

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

The total items being presented **\$93,290.84**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Blue Water Aquatics, Inc.	001524	26941	Aquatic Service - Pond Treatment 08/20	\$ 1,460.00
Bright House Networks	001520	076584502082020	10711 Mistflower Lane 09/20	\$ 134.97
Bright House Networks	001520	076593901082020	10541 K-Bar Ranch Parkway 09/20	\$ 134.97
Bright House Networks	001535	076594101091320	10339 K-Bar Ranch Parkway 09/20	\$ 134.97
Bright House Networks	001529	080985202083020	10340 K-Bar Ranch Parkway 09/20	\$ 134.97
Bright House Networks	001520	085934601082220	10820 Mistflower Lane 09/20	\$ 214.95
Bright House Networks	001523	085978601082320	19292 Mossy Pine Dr 09/20	\$ 124.98
Bright House Networks	001529	087769701090220	10528 Mistflower Lane 09/20	\$ 124.98
City of Tampa Utilities	001533	2282015 08/20	10352 K Bar Ranch Pkwy - Account #2282015 08/20	\$ 4.78
Egis Insurance Advisors, LLC	001537	12142	Florida Insurance Alliance Policy #100120684 FY 20/21	\$ 21,545.00
GEC Services LLC	001526	RC000174579	Janitorial Services 09/20	\$ 1,363.95
Horner Environmental Professionals, Inc.	001525	216786	Aquatic Maintenance - Parcels A,C,K,L,M 07/20	\$ 430.78
Illuminations Holiday Lighting, LLC	001538	1122920	50% Deposit Holiday Lighting 09/20	\$ 4,625.00
K-Bar Ranch II CDD	CD011	CD011	Debit Card Replenishment	\$ 2,022.90

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
K-Bar Ranch II CDD	CD010	CD010	Debit Card Replenishment	\$ 223.95
K-Bar Ranch II CDD	CD012	CD012	Debit Card Replenishment	\$ 606.52
Lee R. Thompson	001542	LT092120	Board of Supervisors Meeting 09/21/20	\$ 200.00
Persson, Cohen & Mooney, P.A.	001527	25190	Legal Services 08/20	\$ 3,519.75
Proteus Pools	001516	KBARII008	Pool Service 08/20	\$ 1,870.75
Proteus Pools	001539	KbarII009	Pool Service 09/20	\$ 1,870.75
Rizzetta & Company, Inc.	001517	INV0000052513	District Management Fees 09/20	\$ 4,669.17
Rizzetta Amenity Services, Inc.	001522	INV00000000007892	Amenity Management Services 08/20	\$ 2,477.61
Rizzetta Amenity Services, Inc.	001528	INV00000000007924	Amenity Management Services 09/20	\$ 3,284.51
Rizzetta Amenity Services, Inc.	001534	INV00000000007952	Out of Pocket Expense 08/20	\$ 106.10
Rizzetta Technology Services, LLC	001518	INV0000006161	Website Hosting Services 09/20	\$ 100.00
Securiteam Inc.	001519	10446081220	Service Call - Gate Repairs 08/20	\$ 125.00
TECO	001521	211019281875 08/20	10820 Mistflower Lane, Amenity 08/20	\$ 1,008.46
TECO	001541	211019281875 09/20	10820 Mistflower Lane, Amenity 09/20	\$ 1,223.47

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	001521	211019281917 08/20	10797 Mistflower Lane, Lift Station 08/20	\$ 36.80
TECO	001521	211019923880 08/20	10820 Mistflower Lane, Sign/Gate Prorate 08/20	\$ 115.49
TECO	001541	211019923880 09/20	10820 Mistflower Lane, Sign/Gate Prorate 09/20	\$ 51.83
TECO	001521	221005629565 08/20	19294 Mossy Pine Drive - Well 08/20	\$ 141.90
TECO	001532	Summary 08/20	TECO Electric Summary 08/20	\$ 8,447.94
Times Publishing Company	001540	0000086496 05/31/20	Account #163527 Legal Advertising 05/20	\$ 290.00
Times Publishing Company	001530	0000103462 08/26/20	Account #163527 Legal Advertising 08/20	\$ 391.00
Waste Management Inc, of Florida	001531	9665818-2206-3	Waste Management Clubhouse 09/20	\$ 224.92
Yellowstone Landscape	001543	TM 144743	Landscape Maintenance 09/20	\$ 24,555.42
Yellowstone Landscape	001536	TM 148503	Irrigation Repairs 09/20	\$ 118.30
Yellowstone Landscape	001543	TM 150351	Install Fall Annuals 09/20	<u>\$ 5,174.00</u>
<b>Report Total</b>				<b><u>\$ 93,290.84</u></b>

# Tab 7

# K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

10820 Mistflower Lane  
Tampa, FL 33647  
Phone 813-388-9646  
manager@kbarll.com

## Clubhouse Manager Report October 2020 for November Meeting

### New Business

- Received one bid for Tennis Lighting. Working on others

### Operations and Maintenance Report

#### Amenities Center

- Continue Covid Cleaning protocols
- Call Securiteam to repair 3 cameras. Replace two, adjust one.
- Repair K-Bar Pkwy broken fence. Mozart did repair.
- Call Securiteam to report all cameras down. File corrupt. Reload files.
- Launch Tennis Lesson program
- Repair foot guard on pool railing
- Tighten loose screws on playground play panels
- Handyman re-aligned Gallery & Playground Entry gates
- Hire/Train new staff
- Report street light outage 30525/49055 to TECO on Applewood Way
- Clean mold off of all dining and lounge chairs in pool area
- Big amenity cleanup after 10-19 storm
- Pool pipes clogged, can't drain or vacuum. Proteus unclogged pipes.
- Pool overflowing. Called Proteus, water level shut off valve broken. Drain pool for 6 hrs.
- Many afterhours Alarm calls, residents not leaving grounds at closing time.
- Rehome turtle in pool area. Remove large frogs and crayfish from pool.

#### Ponds

- Report to Aquatics: treat excess grass around ponds

#### Landscaping

- Report to Yellowstone: 3 sprinkler repairs on Mistflower Lane

#### Gates.

- Securiteam repaired maglock for Hawk Valley pedestrian gate
- Called Spectrum, modem broken, then replaced at Hawk Valley Gate
- Remove wasp nests from Hawk Valley Box that houses modem
- Securiteam completed Hawk Valley repair with new modem

#### Events/Activities

- Execute October Blood Drive and Halloween House Decorating Contest



## Resident Requests

- Residents asking to rent outdoor pool pavilion for private parties
- Residents asking for BBQ grills
- Residents would like more Tennis courts with key in access and Lights
- Residents would like Basketball courts with key in access and lights
- Residents asking for a workout room or outdoor workout area with shade
- Residents requesting access at 7:00am instead of 8:00am

# Tab 8



POOP 911  
PO BOX 844482  
Dallas, TX 75284-4482

## Quote

October 21, 2020

Quote for installation of 10 pet waste stations. Price includes purchase and installation of pet waste stations. The stations will be concreted into the ground.

10 x \$339.00 = \$3,390.00



POOP 911  
 PO BOX 844482  
 Dallas, TX 75284-4482

## Quote

October 21, 2020		
Removal of pet waste from 10 station, replace can liner and replace pet waste bags as needed. This also includes 20,000 bags annually.		\$5.95 x 10 = \$59.50 weekly
Community is responsible for usage above given bag allotment		
Case of bags		\$129.99
	Total	Weekly: \$59.50 Monthly: \$257.83 Yearly: \$3,094

# Tab 9



Proposal #93278

Date: 10/26/2020

From: Matthew Matos

Proposal For

K-Bar Ranch II CDD  
 c/o Rizzetta & Company, Inc.  
 12750 Citrus Park Lane  
 Suite 115  
 Tampa, FL 33625

main: 813-933-5571  
 mobile:  
 bradcliff@rizzetta.com

Location

10300 K Bar Ranch Pkwy  
 Tampa, FL 33647

Property Name: K-Bar Ranch II CDD

2020 Community Mulching

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Pine Bark Mini Nuggets	460.00	\$45.50	\$20,930.00

Client Notes

A proposal for the 2020 Community Mulching.

2020 quote includes additional materials 55 yards incorporated from K-Bar 1 (interlocal agreement), mulch for the clubhouse and parking lot, and new community entry ways and common areas.

Price includes: installation and clean up

	<b>SUBTOTAL</b>	\$20,930.00
Signature	<b>SALES TAX</b>	\$0.00
x	<b>TOTAL</b>	\$20,930.00

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.*

*Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Matthew Matos

Office:

mmatos@yellowstonelandscape.com

# Tab 10



**ADDENDUM TO THE LANDSCAPE AND IRRIGATION MAINTENANCE  
AGREEMENT FOR K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT  
(SUNDRIFT NEIGHBORHOOD)**

**THIS ADDENDUM TO THE LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT BY AND BETWEEN K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT AND YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC** (the "Addendum"), is made and entered into effective as of the \_\_\_ day of \_\_\_\_\_, 2020 by and between the K-Bar Ranch II Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Tampa, Hillsborough County, Florida (the "District"), and Yellowstone Landscape-Southeast, LLC, a Florida limited liability company (the "Contractor").

**WHEREAS**, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing, or reconstructing, enlarging, or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

**WHEREAS**, the District is responsible for the landscape maintenance for certain areas within and around the District; and

**WHEREAS**, the District and the Contractor entered into a Landscape and Irrigation Maintenance Services Agreement commencing November 12, 2018 ("Maintenance Agreement"), incorporated by reference herein; and

**WHEREAS**, the parties desire to add additional work or services to the scope of the Maintenance Agreement to add services to additional "Parcels" of certain newly developing areas within the District; and

**WHEREAS**, the District and the Contractor each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of the parties hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. The scope of work of the Maintenance Agreement, as amended, is hereby expanded as of November 1, 2020 and terminating on the expiration of the Maintenance Agreement, as amended, to include the red areas in the SUNDRIFT community as depicted in the attached Exhibit "B".

2. As compensation for this Addendum, the District agrees to pay Two Thousand Seven Hundred and Eight Dollars and 00/100 (\$2,708.00) per month to Contractor for the work more fully described in Exhibit "A" attached hereto.
  
3. In the event of conflict between the provisions of this Addendum and the Maintenance Agreement, as previously amended, the provisions of this Addendum shall control. Except as previously and hereby modified by the parties, the terms, and conditions of the Maintenance Agreement, as previously amended, are ratified, and confirmed. Contractor, to the extent such documentation has not already been provided, shall provide updated insurance certificates for all insurance required by the Maintenance Agreement, as amended. The validity, interpretation, and enforcement of this Addendum and of the rights and obligations of the parties hereto shall be governed by and construed and interpreted in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the parties have made and executed this Addendum as of the day and year last written below.

**Yellowstone Landscape-Southeast, LLC**

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

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

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

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



**K-Bar Ranch II CDD Addendum 7 (Sundrift)  
Exhibit A  
Landscape Management Service Pricing Sheet**

Core Maintenance Services

<b>Mowing &amp; Clean Up</b>	\$29,208.50
<i>Includes mowing, edging, string-trimming, clean-up</i>	

<b>Detailing</b>	\$1,800.00
<i>trim shrubs, pick up trash, weed removal, ect.</i>	

<b>IPM - Fertilization &amp; Pest Control</b>	\$827.50
<i>Fertilization/Fungicide/Insecticide/herbicide/weed control</i>	

<b>Irrigation Inspections</b>	\$660.00
<i>Includes monthly inspections with reports</i>	


<b>Palm Pruning</b>	N/A
<i>All labor and materials to prune all palms annually</i>	

<b>Grand Total Annual</b>	\$32,496.00
<b>Monthly</b>	\$2,708.00

# Sundrift



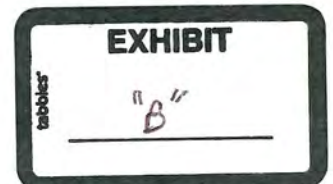
K-Bar Ranch CDD II Addendum 7

 = Areas to be Maintained



-  Homesite
-  In Contract
-  Closed
-  Quick Move-In Home
-  Reserved
-  Other

M/I builds quality homes in Columbus/Cincinnati, OH; Indianapolis, IN; Chicago, IL; Charlotte/Raleigh, NC; Tampa/Orlando, FL; Austin/Dallas/Ft. Worth/Houston/San Antonio, TX; and Washington, D.C.  
 Area map is for illustration purposes only. Plat is not to scale and may vary from actual conditions. See New Home Consultant for details.



# Tab 11



Proposal #94529

Date: 11/02/2020

From: Jamie Stephens

Proposal For

K-Bar Ranch II CDD  
 c/o Rizzetta & Company, Inc.  
 12750 Citrus Park Lane  
 Suite 115  
 Tampa, FL 33625

main: 813-933-5571  
 mobile:  
 bradcliff@rizzetta.com

Location

10300 K Bar Ranch Pkwy  
 Tampa, FL 33647

Property Name: K-Bar Ranch II CDD

Tree Debris Removal

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Clean Up Labor Labor to remove the downed oak limb and pine tree	1.00	\$260.25	\$260.25
Debris Disposal Fee (Off-Site)	1.00	\$112.50	\$112.50

Client Notes

Please see the price to remove the downed oak limbs and pine tree that were reported last week outside the entrance of Laurel Vista.

	SUBTOTAL	\$372.75
Signature	SALES TAX	\$0.00
x	<b>TOTAL</b>	<b>\$372.75</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Jamie Stephens  
 Office:  
 jstephens@yellowstonelandscape.com