



Rizzetta & Company

K-Bar Ranch Community Development District

**Board of Supervisors' Meeting
October 17, 2018**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.kbarcdd.com

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

New Tampa Regional Library located at 10001 Cross Creek Blvd., Tampa, FL 33647

Board of Supervisors	John Bowersox Vicki Shuster Frank Morales Rebecca Towner Gina Reimer	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Angel Montagna	Rizzetta & Company, Inc.
District Counsel	Tracy Robin	Straley Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting

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 COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO RD • SUITE 100 • WESLEY CHAPEL, FL
33544

WWW.KBARRANCHCDD.COM

Board of Supervisors
K-Bar Ranch Community
Development District

October 9, 2018

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District will be held on **Wednesday, October 17, 2018 at 6:00 p.m.** at the New Tampa Regional Library located at 10001 Cross Creek Blvd. Tampa, FL 33647. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on September 20, 2018..... Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for August 2018..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Field Inspection Report..... Tab 3
 - B. Discussion Regarding Proposals for Pressure Washing
 - C. Consideration of Proposals for Amenity Staffing..... Tab 4
 - D. Update on ADA Compliance
 - E. Discussion Regarding District Counsel Costs
- 5. STAFF REPORTS**
 - A. District Counsel
 1. Update on Interlocal Agreement with K-Bar Ranch II CDD
 - 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) 994-1001.

Sincerely,
[Angel Montagna](#)
District Manager

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
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Wednesday, September 19, 2018 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:

John Bowersox	Board Supervisor, Chairman
Vicki Shuster	Board Supervisor, Vice Chairman
Frank Morales	Board Supervisor, Assistant Secretary
Rebecca Towner	Board Supervisor, Assistant Secretary
Gina Reimer	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley Robin & Vericker <i>(joined the meeting in progress)</i>
Tyree Brown	Field Services Manager, Rizzetta & Company
Ken Roth	Representative, Down to Earth
Justin Martinjak	Representative, Down to Earth
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Montagna called the meeting to order and conducted roll call.

Mr. Bowersox addressed the Board regarding keeping on topic during the meeting and moving along.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
August 15, 2018**

Ms. Montagna presented the August 15, 2018 BOS meeting minutes. The Board requested that 30 day notice be removed from the 9th order of business. Mr. Robin stated that he was present at the last meeting and would like the minutes to reflect this.

On a Motion by Mr. Morales, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on August 15, 2018 as amended for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July 2018

Ms. Montagna presented the Operation and Maintenance Expenditures for July 2018.

On a Motion by Ms. Shuster, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for July 2018 (\$31,471.32) as presented for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Brown presented the Field Inspection Report dated August 17, 2018. Mr. Roth reviewed the pond bank mowing issues. Discussion ensued regarding the landscape maintenance services.

SIXTH ORDER OF BUSINESS

Discussion Regarding Proposal for Laurel Vista Monument Maintenance

A discussion ensued regarding maintenance in Laurel Vista.

On a Motion by Mr. Morales, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the addendum to include the maintenance of the Laurel Vista Monument for K-Bar Ranch Community Development District.

On a Motion by Ms. Towner, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the addendum to include the maintenance of the Heron Preserve Monument for K-Bar Ranch Community Development District.

On a Motion by Ms. Shuster, seconded by Ms. Towner, with all in favor, the Board of Supervisors approved the installation of mulch (\$12,320.00) for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Entry Monument Lease Agreement for Heron Preserve

Ms. Montagna presented the Heron Preserve Entry Monument Lease Agreement.

On a Motion by Ms. Towner, seconded by Ms. Reimer, followed by a vote of all in favor, the Board of Supervisors authorized District Chairman to approve the Entry Monument Lease Agreement for Heron Preserve for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Full Proposal for Pressure Washing

The Board will discuss pressure washing at their October meeting.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Caps on Stonecreek and four Pillars on Basset Creek

Ms. Montagna presented and reviewed Jayman Enterprises' proposal for caps on Stonecreek and four pillars on Basset Creek. Discussion ensued. The Board decided to remove the caps on Stonecreek and not replace them.

On a Motion by Mr. Morales, seconded by Mr. Bowersox, followed by a vote of all in favor, the Board of Supervisors approved Jayman Enterprises' proposal to pressure wash the four pillars on Basset Creek for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposal for District's Insurance Renewal

Ms. Montagna presented and reviewed Egis Insurance's proposal for the District's insurance renewal.

On a Motion by Mr. Morales, seconded by Mr. Bowersox, followed by a vote of all in favor, the Board of Supervisors approved Egis Insurance's proposal for the District's Insurance Renewal (\$7,571.00) for K-Bar Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Playground Project

A Discussion ensued regarding the playground project.

On a Motion by Ms. Towner, seconded by Mr. Morales, followed by a vote of all in favor, the Board of Supervisors authorized District Counsel to draft a 30 day notice to contractor if the playground project is not complete by September 30, 2018 for K-Bar Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Landscape Proposals
from Down to Earth**

Ms. Montagna presented and reviewed the various proposals from Down to Earth. Discussion ensued.

On a Motion by Mr. Bowersox, seconded by Mr. Morales, followed by a vote of all in favor, the Board of Supervisors approved Down to Earth's proposal #004052 for turf replacement of Wild Tamarind/Yellow Clover (\$1,155.00) for K-Bar Ranch Community Development District.

On a Motion by Mr. Morales, seconded by Mr. Bowersox, followed by a vote of all in favor, the Board of Supervisors approved Down to Earth's proposal #004053 for Red Maples on Mistflower (\$1,083.58) for K-Bar Ranch Community Development District.

On a Motion by Mr. Bowersox, seconded by Ms. Shuster, followed by a vote of all in favor, the Board of Supervisors approved Down to Earth's proposal #004054 for Basset Creek Entrance (\$475.73) for K-Bar Ranch Community Development District.

On a Motion by Ms. Shuster, seconded by Mr. Bowersox, followed by a vote of all in favor, the Board of Supervisors approved Down to Earth's proposal #004055 for traffic circle on Wild Tamarind (\$154.28) for K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin gave the Board an update on the Interlocal Agreement with K-Bar Ranch II CDD.

A discussion ensued regarding ADA compliance. The Board would like an update at their October meeting.

A discussion ensued regarding the playground inspection.

On a Motion by Ms. Shuster, seconded by Mr. Morales, followed by a vote of all in favor, the Board of Supervisors authorized District Chairman the playground inspector to oversee the playground project for K-Bar Ranch Community Development District.

B. District Engineer

Not present.

C. District Manager

Ms. Montagna stated that the next Board of Supervisors' regular meeting will be held on Wednesday, October 17, 2018 at 6:00 p.m. at the New Tampa Regional Library.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Montagna asked if there were any Supervisor requests.

Ms. Towner asked about the difference in legal costs between Mr. Robin and Mr. Babbar. This will be added to the October meeting agenda.

Mr. Morales stated that the new patio furniture had been complete today. Discussion ensued regarding the removal of the old furniture and the HOA sending an email blast to the residents regarding selling the furniture on Saturday 8:00 a.m. to 10:00 a.m. Mr. Morales will report on the furniture sale at the October meeting.

Mr. Morales stated that he wanted it on the record that he did not vote for the playground project at a cost of \$73,000.

Ms. Shuster requested that the proposals for amenity staffing be brought back to the October meeting.

Mr. Bowersox stated that he attended a road meeting and the City wants to make changes to the roads to make them safer.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Towner, seconded by Ms. Shuster, with all in favor, the Board of Supervisors adjourned the meeting at 8:25 p.m. for K-Bar Ranch Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

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