



Rizzetta & Company

K-Bar Ranch Community Development District

**Board of Supervisors' Meeting
April 3, 2019**

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

www.kbarranchcdd.com

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Frank Morales Rebecca Towner John Bowersox Vicki Shuster Craig Margelowsky	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Angel Montagna	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	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

March 26, 2019

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District will be held on **Wednesday, April 3, 2019 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 March 6, 2019.....Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for February 2019.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Field Inspection Report.....Tab 3
 - B. Consideration of Proposals for Message Board.....Tab 4
 - C. Discussion Regarding ADA Website Proposal and Statutory Requirements.....Tab 5
 - D. Discussion Regarding Privacy Issue at 10648 Mistflower Lane
 - F. Discussion Regarding Fishing in the Ponds
- 5. STAFF REPORTS**
 - A. District Counsel
 - 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, March 6, 2019 at 6:00 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Blvd., Tampa, FL 33647.

Present and constituting a quorum were:

Frank Morales	Board Supervisor, Chairman
Vicki Shuster	Board Supervisor, Vice Chairman
John Bowersox	Board Supervisor, Assistant Secretary
Rebecca Towner	Board Supervisor, Assistant Secretary
Craig Margelowsky	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin & Vericker
Ken Roth	Representative, Down to Earth

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

Ms. Montagna asked if there were any audience comments. Audience comments were entertained regarding Basset Creek Monument and flowers, and Heron Preserve

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
February 6, 2019**

Ms. Montagna presented the February 6, 2019 meeting minutes. There was a change made to the meeting minutes.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on February 6, 2019 as amended for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January 2019

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

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for February 2019 (\$67,190.54) as presented for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Roth presented and reviewed the Field Inspection Report dated February 19, 2019. A discussion ensued regarding several landscaping issues as well as billing from Down to Earth. Ms. Montagna will re-send proposals 4191, 4197, and 4199 to Mr. Roth as they were all approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Janitorial Services

A discussion ensued regarding janitorial services.

On a Motion by Ms. Shuster, seconded by Mr. Morales, with all in favor, the Board of Supervisors authorized District Chairman to approve a contract with Bravo for Janitorial Services with a not-to-exceed cost of \$550.00 and a schedule of Tuesday, Friday and Sunday afternoon for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Message Board

Ms. Shuster reviewed options for message boards. A discussion ensued. The Board tabled the message board selection so that everyone could look at locations for placement. This item will be placed on the April agenda.

EIGHTH ORDER OF BUSINESS

Discussion Regarding ADA Website Proposal and Statutory Requirements

Ms. Montagna gave the Board an update on the ADA website compliance and what is statutorily required. She stated that the Board had until October 31st to make a decision.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present.

A discussion ensued regarding the area behind Mr. Becker's home.

On a Motion by Mr. Margelowsky, seconded by Mr. Morales, with all in favor the Board of Supervisors opposed doing any repairs/fixes/improvements or expend any monies on any staff members time to the District area behind Mr. Becker's home for K-Bar Ranch Community Development District.

C. District Manager

Ms. Montagna stated that the next Board of Supervisors' meeting will be held on Wednesday, April 3, 2019 at 6:00 p.m. at the New Tampa Regional Library.

A discussion ensued regarding the landscape maintenance.

On a Motion by Mr. Margelowsky, seconded by Mr. Morales, with all in favor the Board of Supervisors authorized District staff to advertise for a formal Request for Proposals for Landscape Maintenance and authorized Mr. Margelowsky to work with District staff on the project manual for K-Bar Ranch Community Development District.

The Board would like to have the landscape maintenance proposals available for review at their May meeting.

A discussion ensued regarding signage repair.

On a Motion by Mr. Morales, seconded by Mr. Margelowsky, with all in favor the Board of Supervisors approved Jayman Enterprises' proposal to fix signs after Mr. Margelowsky receives an answer from the City for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Montagna asked if there were any Supervisor requests. Mr. Bowersox spoke about the Well Sharing Agreement between the District and the Stone Creek HOA. Ms. Montagna will ask District Engineer who owns the three ponds in Stone Creek.

Ms. Shuster stated that he M/I Homes signs have all been removed. Ms. Towner spoke about filling in the pillars with concrete. Ms. Montagna will follow-up with Jayman Enterprises.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor the Board of Supervisors approved filling in the pillars with concrete (\$221.00) for K-Bar Ranch Community Development District.

Ms. Towner spoke regarding an update on pressure washing.

Ms. Towner stated that there was a very large alligator on pond 500 in Heron Preserve.

Mr. Morales spoke about trash cans. He asked to be reimbursed his monies owed for zip ties.

ELEVENTH 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 7:47 p.m. for K-Bar Ranch Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman