



Rizzetta & Company

K-Bar Ranch Community Development District

**Board of Supervisors' Meeting
June 5, 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

May 28, 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, June 5, 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 May 1, 2019.....Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for April 2019.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Field Inspection Report.....Tab 3
 - B. Consideration of Proposals for ADA Website Compliance.....Tab 4
 - C. Consideration of Resolution 2019-03, Approving Statewide Mutual Agreement.....Tab 5
 - D. Discussion Regarding Budget Items
 - E. Discussion Regarding Job Description for Janitorial Position
 - F. Consideration of Proposal for Work on Entrance Monuments....Tab 6
 - G. Presentation of Fiscal Year 2019/2020 Proposed Budget (under separate cover)
 1. Consideration of Resolution 2019-04, Approving Fiscal Year 2019/2020 Proposed Budget and Setting the Public Hearing on the Final Budget.....Tab 7
- 5. STAFF REPORTS**
 - A. District Chairman
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 1. Announcement Regarding Registered Voter Count.....Tab 8
- 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, May 1, 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
Rebecca Towner	Board Supervisor, Vice Chairman
John Bowersox	Board Supervisor, Assistant Secretary
Vicki Shuster	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
Tyree Brown	Field Services Mgr., Rizzetta & Company, Inc.
Representatives	Down to Earth, CLM, LMP & Mainscape

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. A resident commented on Verdant pasture easement.

The meeting agenda was taken out of order so that the representatives from the landscape companies could leave.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Landscape Maintenance

Mr. Brown reviewed the request for proposals process with the Board. A discussion ensued. The Board decided to score the landscape maintenance proposals as a Board as follows:

#1	Capitol Land Management	485
#2	Yellowstone Landscape	481.15
#3	Mainscape	424.5
#4	Greenview	420.25
#5	LMP	406.10
#6	Down to Earth	402.8
#7	Brightview	387.3
#8	Amazing National	369.45

On a Motion by Ms. Shuster, seconded by Ms. Towner, with three in favor and two opposed (Mr. Margelowsky and Mr. Morales), the Board of Supervisors authorized District staff to enter into contract with the number one ranked proposer – Capitol Land Management for the District’s Landscape Maintenance Services to start June 1, 2019 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors’ Meeting held on April 3, 2019

Ms. Montagna presented the April 3, 2019 meeting minutes. There a change made to the last page of 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 April 3, 2019 as amended for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for March 2019

Ms. Montagna presented the Operation and Maintenance Expenditures for March 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 March 2019 (\$85,482.42) as presented for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Brown presented and reviewed the Field Inspection Report dated April 15, 2019.

SEVENTH ORDER OF BUSINESS

Discussion Regarding ADA Website Proposal and Statutory Requirements

Ms. Montagna stated that she didn’t have an update on the ADA compliance for websites.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Shade Structures

Ms. Montagna presented proposals from Top Line Recreation and Florida Shade Company for shade structures. A discussion ensued.

On a Motion by Mr. Morales, seconded by Mr. Bowersox, with four in favor and one opposed (Mr. Margelowsky), the Board of Supervisors approved Top Line Recreation's proposal for shade structures (\$24,109.45.00 with a not-to-exceed amount of \$2,500.00 for permitting) for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Chairman

Mr. Morales went over several items regarding the budget. He spoke about his observations of the onsite person, trash receptacles, and the monuments and signage that needs to be straightened out.

B. District Counsel

Mr. Babbar gave the Board an update on the legislative session. He also gave a general update on the transfer of property from Stone Creek to the District.

C. District Engineer

Not present.

D. District Manager

Ms. Montagna stated that the next Board of Supervisors' meeting will be held on Wednesday, June 5, 2019 at 6:00 p.m. at the New Tampa Regional Library.

The Board discussed Bravo's services.

On a Motion by Mr. Bowersox, seconded by Mr. Margelowsky, with all in favor, the Board of Supervisors approved suspending Bravo's contract and to continue with United for K-Bar Ranch Community Development District.

Mr. Bowersox gave a report on the "No Fishing" issue.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Montagna asked if there were any Supervisor requests. Mr. Bowersox spoke about the canopy for the swing sets.

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved holding off on the canopy for the swing sets until the results of the survey are back and then they can revisit this item for K-Bar Ranch Community Development District.

Ms. Shuster spoke about the tennis backboard. A budget discussion ensued.

It was stated that there is an encroachment into the District's property at 18317 Yellow Clover. Ms. Montagna will have Ms. Stewart look at the area.

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 Mr. Morales, seconded by Ms. Towner, with all in favor, the Board of Supervisors adjourned the meeting at 8:13 p.m. for K-Bar Ranch Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman