



Rizzetta & Company

K-Bar Ranch Community Development District

Board of Supervisors' Meeting July 3, 2019

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

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K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Frank Morales Vacant 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

June 25, 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, July 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 June 5, 2019..... Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for May 2019 Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Field Inspection Report Tab 3
 - B. Consideration of Resumes for Vacant Board Seat..... Tab 4
 - C. Consideration of Proposals for ADA Website Compliance Tab 5
 - D. Consideration of Proposals for Pool Maintenance Services (under separate cover)
 - E. Consideration of Proposals to Switch Swing Seats to Yellow (under separate cover)
- 5. STAFF REPORTS**
 - A. District Chairman
 - B. District Counsel
 - C. District Engineer
 - D. 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, June 5, 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
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

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 the budget, the condition of the pool and the bathrooms.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
May 1, 2019**

Ms. Montagna presented the May 1, 2019 meeting minutes. There were no changes 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 May 1, 2019 as presented for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2019

Ms. Montagna presented the Operation and Maintenance Expenditures for April 2019. A discussion ensued regarding a gate credit from K-Bar Ranch II CDD.

On a Motion by Mr. Morales, seconded by Mr. Margelowsky, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for April 2019 (\$16,857.96) as presented for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Ms. Montagna presented and reviewed the Field Inspection Report dated May 21, 2019. Discussion ensued regarding trash, scalping and the irrigation on Wild Tamarind. The Board requested that Mr. Brown will meet with the HOA regarding working together.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for ADA Website Compliance

Ms. Montagna presented two proposals for ADA Website Compliance. She stated that she was waiting on one more proposal and she would present all the proposals at the Board's next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-03, Approving Statewide Mutual Aid Agreement

Ms. Montagna presented and reviewed Resolution 2019-03, Approving Statewide Mutual Aid Agreement.

On a Motion by Mr. Margelowsky, seconded by Mr. Morales, with all in favor, the Board of Supervisors approved Resolution 2019-03, Approving Statewide Mutual Aid Agreement for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Budget Items

Ms. Montagna opened the floor for a discussion on budget items.

NINTH ORDER OF BUSINESS

Discussion Regarding Job Description for Janitorial Position

A discussion ensued regarding clarifying the job description for the janitorial position.

On a Motion by Mr. Bowersox, seconded by Mr. Margelowsky, with all in favor, the Board of Supervisors authorized Frank Morales to be the Community Center Liaison for K-Bar Ranch Community Development District.

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors authorized a Debit Card in the amount of \$300.00 for the maintenance position for K-Bar Ranch Community Development District.

Mr. Morales will obtain new proposals for the pool maintenance.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Work on Entrance Monuments

Ms. Montagna presented the proposal from Jayman Enterprises for the work on the entrance monuments.

On a Motion by Mr. Margelowsky, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved Jayman Enterprises' proposal for the work on the entrance monuments (\$1,200.00) for K-Bar Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Presenttion of Fiscal Year 2019/2020 Proposed Budget

Ms. Montagna presented the fiscal year 2019/2020 proposed budget. She reviewed the line items of the budget and entertained the Board members' questions.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2019-04, Approving Fiscal Year 2019/2020 Proposed Budget and Setting the Public Hearing on the Final Budget

Ms. Montagna presented Resolution 2019-04, Approving Fiscal Year 2019/2020 Proposed Budget and Setting the Public Hearing on the Final Budget.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved Resolution 2019-04, Approving Fiscal Year 2019/2020 Proposed Budget (\$915,300 with reserves) and Setting the Public Hearing on the Final Budget (August 7, 2019 at 6:00 p.m.at the New Tampa Regional Library, located at 10001 Cross Creek Blvd., Tampa, FL 33647) for K-Bar Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Chairman

Mr. Morales reviewed his survey of what items the residents would like in the community. He also discussed the following items:

- No fishing in the ponds
- Flowers at the Stonecreek monument
- Message Board/Trash Can delivered
- A Proposal from Mr. Jayman
- A new Janitorial Agreement – DC to provide
- Budget meeting check

B. District Counsel

Mr. Babbar gave the Board an update on the legislative session. He also gave a general update on the transfer of ponds 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, July 31, 2019 at 6:00 p.m. at the New Tampa Regional Library.

Ms. Montagna announced that there were 1060 registered voters in the District as of April 15, 2019.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Montagna stated that she had received a resignation letter from Rebecca Towner and asked the Board for a motion to accept the resignation.

On a Motion by Mr. Margelowsky, seconded by Mr. Morales, with all in favor, the Board of Supervisors accepted Rebecca Towner's letter of resignation from the Board of Supervisors for K-Bar Ranch Community Development District.

Ms. Montagna asked if there were any Supervisor requests. Mr. Bowersox spoke about the ponds in Stonecreek. Ms. Shuster spoke about switching the swing sets to yellow. She will obtain proposals for this. She also requested a survey from District Engineer to see if a meeting room can be placed onsite.

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 Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors adjourned the meeting at 7:36 p.m. for K-Bar Ranch Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

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