



Rizzetta & Company

K-Bar Ranch Community Development District

**Board of Supervisors' Meeting
December 4, 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 Vicki Shuster John Bowersox Craig Margelowsky R. Dirk Selland	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

November 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, December 4, 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 November 6, 2019 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for October 2019 Tab 2
- 4. STAFF REPORTS**
 - A. District Chairman
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
- 5. BUSINESS ITEMS**
 - A. Presentation of Field Inspection Report and Landscaper's Response Tab 3
 - B. Consideration of Yellowstone Proposals to Enhance 5 Round-a-bouts in Basset Creek Tab 4
 - C. Consideration of Proposal for Basketball Nets and Backboard with Break Away Rims Tab 5
 - D. Consideration of Proposal to Level and Resurface Cement Slabs..... Tab 6
- 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, November 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
R. Dick Selland	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i>
Craig Margelowsky	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin & Vericker <i>(via conference call)</i>
Matt Mattos	Representative, Yellowstone Landscaping
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. There were no comments put forth.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on September 4, 2019**

Ms. Montagna presented the September 4, 2019 meeting minutes.

There was a change to the meeting minutes in the motion box under the Ninth Order of Business.

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 September 4, 2019 as amended for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August and September 2019

Ms. Montagna presented the Operation and Maintenance Expenditures for August and September 2019.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for August (\$46,762.72) and September 2019 (\$43,932.66) as presented for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Field Inspection Report and Landscaper's Responses

Mr. Mattos presented and reviewed the Field Inspection Reports and landscaper responses for September and October. It was stated that Heron Preserve placed annuals against the District agreement. Mr. Babbar and District staff to draft a notice.

SIXTH ORDER OF BUSINESS

Consideration of Yellowstone Landscape's Proposals

Mr. Mattos presented and reviewed Yellowstone's Proposals for the 2019 fall annual rotation and pine bark nuggets.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved Yellowstone's proposal for the fall annual rotation (\$864.00) maybe not Heron Preserve for K-Bar Ranch Community Development District.

On a Motion by Ms. Shuster, seconded by Mr. Margelowsky, with all in favor, the Board of Supervisors approved Yellowstone's proposal for Pine Bark Nuggets (\$12,740.00) for K-Bar Ranch Community Development District.

The Board requested proposals to enhance five round-a-bouts in Basset Creek.

SEVENTH ORDER OF BUSINESS

Consideration of First Addendum to District Services Contract

Ms. Montagna presented the First Addendum to the District Services Contract.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the First Addendum to the District Services Contract for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Chairman

Mr. Morales gave updates regarding the following items:

- Retaining Wall – invoice
- Message Board
- Lift Chair Battery
- Pool Service – Going to new one
- Dumpster Camera – Not working
- Tennis Court Windscreen and Fence – Look good
- Swings – Need to be done
- Laurel Vista Signs – In next week
- Damaged Pool Furniture
- Basketball Court Nets (2) and Backboard with breakaway rims - Mr. Margelowsky will obtain proposal for next meeting
- Illegal Parking – City to post sign
- HOA Activity – Smell

B. District Counsel

Mr. Babbar stated that the Interlocal Agreement has been finalized, executed and recorded.

C. District Engineer

Not present. The Board requested information on the borough pit.

D. District Manager

Ms. Montagna stated that the next Board of Supervisors' meeting will be held on Wednesday, December 4, 2019 at 6:00 p.m. at the New Tampa Regional Library.

Mr. Morales made a motion for him to reach out to resident to request they pay to have a fountain removed that is on District property. Mr. Margelowsky seconded the motion. Then Mr. Margelowsky made a motion to rescind Mr. Morales' motion.

On a Motion by Mr. Margelowsky, seconded by Ms. Shuster, with three in favor and one opposed (Frank Morales), the Board of Supervisors rescinded Mr. Morales' previous motion for K-Bar Ranch Community Development District.

On a Motion by Mr. Margelowsky, seconded by Mr. Selland, with three in favor and one opposed (Frank Morales), the Board of Supervisors authorized obtaining an electrical box with a combination lock for the fountain for K-Bar Ranch Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

Ms. Montagna asked if there were any Supervisor requests. Mr. Morales spoke about the pavilions. John will power wash them. He requested a proposal to level and resurface the cement slabs.

Ms. Shuster spoke about doggie stations. The Board approved placing one doggie station between Heron Preserve and Laurel Vista where the stump was ground.

Mr. Selland stated that he would like a fence/gate along Laurel Vista.

TENTH 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 Mr. Margelowsky, with all in favor, the Board of Supervisors adjourned the meeting at 7:17 p.m. for K-Bar Ranch Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · CITRUS PARK, FL 33625

Operation and Maintenance Expenditures October 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2019 through October 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$101,516.23**

Approval of Expenditures:

____Chairperson

____Vice Chairperson

____Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Control, Inc.	001720	40598	Wetland/Upland Maintenance - Semi-Annual 09/19	\$ 4,393.00
Blue Water Aquatics, Inc.	001703	25799	Invasive Plant Removal Project 09/19	\$ 21,000.00
Bright House Networks	001704	046393801091519	10511 Wild Tamarind Dr 09/19	\$ 158.94
Bright House Networks	001728	046393801101519	10511 Wild Tamarind Dr 10/19	\$ 158.94
Bright House Networks	001704	046395901092219	19181 Bassett Creek Dr 09/19	\$ 139.34
Capital Land Management Corporation	001719	206905	Landscape & Irrigation 08/19	\$ 11,200.00
City of Tampa Utilities	001721	2133060 09/19-2	10511 Wild Tamarind Dr 09/19	\$ 66.45
City of Tampa Utilities	001721	2163299 09/19-2	19349 Water Maple Dr 09/19	\$ 4.95
Crowell Plumbing, LLC	001729	3186	Annual Inspection - Back Flow Test 10/19	\$ 59.95
Innersync Studio, LTD.	001722	17587	Implement ADA Website 10/19	\$ 2,325.00
JBW Designs LLC	001724	2942292	8 Stations Filled/Emptied 09/19	\$ 190.40
Jeremy T. Crawford	001713	915	Fence Repairs 10/19	\$ 5,250.00
Nvirotect Pest Control Service, Inc	001723	188094	Pest Control Account #9822 10/19	\$ 65.00
Poseidon Pool Services, LLC	001705	15888	Monthly Pool Service 09/19	\$ 400.00
Poseidon Pool Services, LLC	001730	16146	Monthly Pool Service 10/19	\$ 400.00
Republic Services LP	001706	0696-000828244	Disposal Service 10/19	\$ 132.60

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	001714	INV0000043738	Assessment Roll Preparation FY 19/20	\$ 5,000.00
Rizzetta & Company, Inc.	001714	INV0000043862	District Management Services 10/19	\$ 4,193.34
Rizzetta Amenity Services, Inc.	001715	INV000000000006734	Bi-Weekly Payroll 10/19	\$ 977.32
Rizzetta Amenity Services, Inc.	001725	INV000000000006790	Bi-Weekly Payroll 10/19	\$ 326.41
Rizzetta Technology Services, LLC	001731	INV000004779	Email & Website Hosting Services 10/19	\$ 175.00
Rust Off, LLC	001726	23205	Rust Prevention 10/19	\$ 595.00
Securiteam, Inc.	001707	12380	Installed New Camera to View Dumpster 09/19	\$ 819.00
Solitude Lake Management, LLC	001708	PI-A00298112	Fountain Maintenance Services 09/01/19- 11/30/19	\$ 154.00
Stantec Consulting Services Inc	001727	1569380	Engineering Services 09/19	\$ 585.30
Straley Robin Vericker	001716	17555	Legal Services 09/19	\$ 1,897.45
Tampa Electric Company	001717	211004822469 09/19	Stonecreek TNHMS LD 929 09/19	\$ 629.54
Tampa Electric Company	001717	211004822964- 09/19	Bassett Creek Drive -09/19	\$ 2,641.35
Tampa Electric Company	001710	Electric Summary 09/19	Electric Summary 09/19	\$ 12,492.97
Tampa Electric Company	001732	Electric Summary 10/19	Electric Summary 10/19	\$ 12,547.05

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	001709	0000012553 09/20/19	Legal Advertising 09/19	\$ 276.25
United Building Maintenance, Inc.	001711	310	Pool Cabana/Restroom Maintenance 10/19	\$ 600.00
United Building Maintenance, Inc.	001711	311	Bathroom Supplies 10/19	\$ 11.00
Yellowstone Landscape	001718	TM 55663	Monthly Landscape Maintenance 09/19	\$ 10,922.58
Yellowstone Landscape	001733	TM 60583	Irrigation Repair - Laurel Vista Controller 10/19	\$ <u>728.10</u>
Report Total				\$ <u>101,516.23</u>