

**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 II  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday, September 28, 2017 at 10:00 a.m.** at the office of M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634.

Present and constituting a quorum were:

Betty Valenti	<b>Board Supervisor, Chairman</b>
Bill Pizor	<b>Board Supervisor, Vice Chairman</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Co., Inc.</b>
Gus Garcia	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andrew Cohen	<b>District Counsel, Persson &amp; Cohen</b>
Lara Bartholomew	<b>Interim Engineer, Heidt Design</b>
Misty Taylor	<b>Bond Counsel, Bryant, Miller &amp; Olive, P.A.</b>
Brianne Parker	<b>Financial Analyst, Rizzetta &amp; Company, Inc.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members present.

**THIRD ORDER OF BUSINESS**

**Presentation of the Minutes of the Audit  
Committee Meeting held on August 31,  
2017**

A minor revision was requested to the second order of business.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee meeting held on August 31, 2017 as amended for K-Bar Ranch II Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors Meeting held on August, 31, 2017**

A minor revision was requested to the fourteenth order of business.

On a Motion by Ms. Valenti, seconded by Mr. Pizor, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Meeting held on August 31, 2017, as amended for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Qualifications Received for District Engineering Services**

Mr. Huber noted that only one firm submitted qualifications in response to the RFQ.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors for K-Bar Ranch II Community Development District directed staff to negotiate a contract with Heidt Design for engineering services.

**SIXTH ORDER OF BUSINESS**

**Consideration of Engineer's "Supplemental Report" (under separate cover)**

Mr. Huber stated that the Master Engineer's Report was approved on July 27, 2017 in substantial form.

On a Motion by Ms. Valenti, seconded by Mr. Pizor, with all in favor, the Board of Supervisors approved the Supplemental Engineers Report as presented for Assessment Area 1 with attached exhibits for K-Bar Ranch II Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Assessment Methodology Report (under separate cover)**

Ms. Parker presented the Assessment Methodology Report.

On a Motion by Mr. Thompson, seconded by Mr. Pizor, with all in favor, the Board of Supervisors approved the Methodology Report in "Substantial Form" for K-Bar Ranch II Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-30, Declaring  
Special Assessments**

Mr. Huber introduced the resolution and Mr. Cohen reviewed it in further detail. A request was made that the staff provided the exhibits to the resolution.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Resolution 2017-30, Declaring Special Assessments for K-Bar Ranch II Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-31,  
Setting Public Hearing on Special  
Assessments**

Mr. Huber presented and Mr. Cohen reviewed Resolution 2017-27, setting a Public Hearing on Special Assessments to be held on November 9, 2017 at 9:00 a.m.

On a Motion by Mr. Thompson, seconded by Mr. Pizor, with all in favor, the Board of Supervisors approved Resolution 2017-31, setting a public hearing on November 9, 2017 at 9:00 a.m. at the office of M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 for K-Bar Ranch II Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Recommendation from  
Audit Review Committee**

Mr. Huber stated that the Audit Committee is recommending that the District re-bid for the services.

On a Motion by Mr. Thompson, seconded by Mr. Pizor, with all in favor, the Board of Supervisors authorized staff to re-bid for Auditing Services with the same scope of services and evaluation criteria for K-Bar Ranch II Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Discussion Regarding Interlocal  
Agreement for K-Bar Ranch Parkway  
Maintenance**

Mr. Cohen led discussion regarding the Interlocal Agreement for Parkway maintenance with the city of Tampa.

On a Motion by Mr. Pizor, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized the Chairman to execute the Interlocal Agreement once finalized for K-Bar Ranch II Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Discussion Regarding Landscaper**

A discussion was held regarding a proposal for Interim Landscape Maintenance for the CDD. It was discussed the maintenance schedule should be set at weekly for October and bi-weekly for November, with the goal of going out to bid in December of 2017.

On a Motion by Mr. Thompson, seconded by Mr. Pizor, with all in favor, the Board of Supervisors approved the Next Level Turf Management landscape maintenance proposal subject to review by District Counsel and Staff for K-Bar Ranch II Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

District Counsel provided a brief update on the Homer Aquatic and Interlocal Agreements.

**B. Interim Engineer**

A request was made to have the Segment "C" certificate signed and sealed by the Engineer. It was also noted that the Bond Validation Hearing is scheduled for October 5, 2017.

**C. District Manager**

Mr. Huber announced that the next meeting is scheduled for October 12, 2017 and a brief discussion ensued regarding the inability to establish a quorum on that date. It was decided to continue the meeting to Thursday, October 26, 2017 at 2:00 p.m. at the office of M/I Homes.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Reports**

A request was made by Ms. Valenti to have the Tampa Electric contracts for street lights and well electric transferred to the CDD.

**FIFTEENEETH ORDER OF BUSINESS**

**Continuation**

On a motion by Mr. Pizor, seconded by Ms. Valenti the Board of Supervisors continued the meeting at 11:41 a.m. until October 26, 2017 at 2:00 p.m. at the office of M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 for K-Bar Ranch II Community Development District.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman