

**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 **special** meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Thursday, December 21, 2017 at 2:10 p.m.** at the office of Rizzetta & Company, Inc., located at 12750 Citrus Park Lane, Suite 115, Tampa, FL 33625.

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>
Chloe Firebaugh	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Co., Inc.</b>
Scott Brizendine	<b>Director of Finance, Rizzetta &amp; Company, Inc.</b>
Andrew Cohen	<b>District Counsel, Persson &amp; Cohen</b>
Lara Bartholomew	<b>District Engineer, Heidt Design</b>
Scott Steady	<b>Developer Counsel, Burr Forman</b>
Misty Taylor	<b>Representative, Bryant Miller Olive</b>
Mark Spada	<b>Representative, M/I Homes</b>
Robbie Cox	<b>Representative, MBS Capital Markets</b>
	<i>(via conference call)</i>
Ed Bulleit	<b>Representative, MBS Capital Markets</b>
Brian Fender	<b>Representative, Gray Robinson</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**

**Consideration of the Minutes of the Board of Supervisors' Special Meeting held on November 30, 2017**

On a Motion by Ms. Valenti, seconded by Mr. Pizor, with all in favor, the Board of Supervisors for K-Bar Ranch II Community Development District approved the Minutes of the Board of Supervisors' Special Meeting held on November 30, 2017 as presented for K-Bar Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Continued Special Meeting held on December 7, 2017**

It was stated that on page 4 under the 11<sup>th</sup> order of business, it should read "Mr. Huber asked if there were any Supervisor Requests".

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors for K-Bar Ranch II Community Development District approved the Minutes of the Board of Supervisors' Continued Special Meeting held on December 7, 2017 as amended for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operation & Maintenance Expenditures for October 2017**

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 approved the Operation and Maintenance Expenditures for October 2017 (\$12,001.84) as presented for K-Bar Ranch II Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-04, Setting Forth the Specific Terms of the Bonds and Confirming and Adopting a Final Assessment Methodology**

Ms. Taylor presented and reviewed Resolution 2018-04, Setting Forth the Specific Terms of the Bonds and Confirming and Adopting a Final Assessment Methodology.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved Resolution 2018-04, Setting Forth the Specific Terms of the Bonds and Confirming and Adopting a Final Assessment Methodology for K-Bar Ranch II Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Envera Systems' Remote Monitoring Services Agreement**

Mr. Huber presented and reviewed the agreement from Envera Systems for monitoring services.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Envera Systems' Agreement for Monitoring Services as presented and authorized District Chairman to execute the Agreement for K-Bar Ranch II Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Action Taken for  
Rec Center at the Continued  
Special Meeting**

Mr. Huber asked for a motion to ratify all actions taken for the Rec Center at the Continued Special Meeting. He stated that the Board had made a motion authorizing District Chairman/Vice Chairman to accept the Escrow Agreement and execute the Deed for the land for the rec center.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors ratified all action taken for the Rec Center at the Continued Special Meeting for K-Bar Ranch II Community Development District.

**NINTH ORDER OF BUSINESS**

**Acceptance of Bill of Sale and Deed  
Related to Parcel L**

Mr. Steady presented and Mr. Cohen reviewed the Bill of Sale and Deed related to Parcel L.

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors accepted the Bill of Sale and Quit Claim Deed related to Parcel L Phase I for K-Bar Ranch II Community Development District.

**TENTH ORDER OF BUSINESS**

**Acceptance of Deed Related to  
Segment C**

Mr. Steady presented and reviewed the Deed related to Segment C. This item was tabled until the next meeting.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Consent to  
Subdivision Agreement for Parcel  
A**

Mr. Cohen presented and reviewed the Consent to Subdivision Agreement for Parcel A.

On a Motion by Mr. Thompson, seconded by Mr. Pizor, with all in favor, the Board of Supervisors approved Consent to Subdivision Agreement for Parcel A and authorized District Chairman to execute the Agreement for K-Bar Ranch II Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Consent to  
Subdivision Agreement for Parcel  
M**

Mr. Cohen presented and reviewed the Consent to Subdivision Agreement for Parcel M.

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Consent to Subdivision Agreement for Parcel M and authorized District Chairman to execute the Agreement for K-Bar Ranch II Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**  
No report.

**B. District Engineer**  
No report.

**C. District Manager**

Mr. Huber announced that the next meeting is scheduled for January 11, 2018 at 9:00 a.m. at the office of M/I Homes.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Reports**

Mr. Huber asked if there were any Supervisor requests. There were none.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 2:37 p.m. for K-Bar Ranch II Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman