

**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, February 8, 2018 at 9:00 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>
Chloe Firebaugh	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Co., Inc.</b>
Andrew Cohen	<b>District Counsel, Persson &amp; Cohen</b> <i>(via conference call)</i>
Lara Bartholomew	<b>District Engineer, Heidt Design</b> <i>(via conference call)</i>

**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 Minutes of the  
Board of Supervisors' Special  
Meeting held on December 21, 2017**

Mr. Huber presented the Minutes of the Board of Supervisors' Special Meeting held on December 21, 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 Minutes of the Board of Supervisors' Special Meeting held on December 21, 2017 as presented for K-Bar Ranch II Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for November 2017 and December 2017**

Mr. Huber presented the Operation and Maintenance Expenditures for November 2017 and December 2017.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors for K-Bar Ranch II Community Development District approved the Operation and Maintenance Expenditures for November 2017 (\$13,805.56) and December 2017 (\$8,326.81) as presented for K-Bar Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Review of Pond and Mitigation Reports**

Mr. Huber presented the Pond and Mitigation Report. There were no comments from the Board.

**FIFTH ORDER OF BUSINESS**

**Consideration of Recommendation from Audit Review Committee**

This item was tabled. No action was taken at this time.

**SIXTH ORDER OF BUSINESS**

**Consideration of Acceptance of Deed from M/I Homes of Tampa, LLC Related to Segment C**

Mr. Hubert presented the Acceptance of Deed from M/I Homes of Tampa, LLC Related to Segment C.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved Acceptance of Deed from M/I Homes of Tampa, Related to Segment C for K-Bar Ranch II Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Dissemination Agreement**

Mr. Huber presented the Dissemination Agreement.

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized the Chair to execute the Dissemination Agreement outside of the meeting, upon staff's final review, for K-Bar Ranch II Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Consent to  
Subdivision Agreement for K-Bar  
Ranch Parkway Segment D**

Mr. Huber presented the Consent to Subdivision Agreement for K-Bar Ranch Parkway Segment D.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized the Chair to execute the Consent to Subdivision Agreement for K-Bar Ranch Parkway Segment D, for K-Bar Ranch II Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal Received  
for Mulch**

This item was tabled.

**TENTH ORDER OF BUSINESS**

**Discussion of Agreements between  
CDD and Sub-Associations Related  
to Gate Access and Irrigation**

The Board held discussion on the agreements between the CDD and Sub-Associations related to gate access and irrigation.

On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors authorized Staff to advertise the Public Hearing on Rule Making for the gate access, for K-Bar Ranch II Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Deed and  
Easement Instrument in Escrow  
Agreement**

Mr. Cohen explained the Deed and Easement Instrument in Escrow Agreement and its intent.

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized the Chair to execute the Deed and Easement Instrument in Escrow Agreement, for K-Bar Ranch II Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Cohen provided an update to the Board on the K-Bar Ranch Parkway Interlocal Agreement between K-Bar and K-Bar II CDDs.

**B. District Engineer**

Ms. Bartholomew provided an update to the Board that the Master Maintenance exhibit had been completed. The Master Plat Exhibit will be ready for the Board's review by the March CDD meeting.

**C. District Manager**

Mr. Huber will send out revised meeting dates for February and March Special CDD meetings. M/I Homes main conference room will be under construction through April, meetings will take place in PDQ Conference Room or the Regional Conference Room in M/I's office.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Reports**

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

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Huber 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. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors adjourned the meeting at 9:32 a.m. for K-Bar Ranch II Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman