

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, November 8, 2018 at 9:31 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	Board Supervisor, Chairman
Bill Pizor	Board Supervisor, Vice Chairman
Lee Thompson	Board Supervisor, Assistant Secretary
Chloe Firebaugh	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson & Cohen <i>(via conference call)</i>
Lara Bartholomew	District Engineer, Heidt Design <i>(via conference call)</i>

FIRST ORDER OF BUSINESS

Call to Order

Ms. Montagna 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' Meeting
held on September 10, 2018**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on September 10, 2018.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 10, 2018 as presented for K-Bar Ranch II Community Development District.

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47 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the**
48 **Board of Supervisors' Meeting**
49 **held on September 13, 2018**
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51 Ms. Montagna presented the minutes of the Board of Supervisors' meeting held
52 on September 13, 2018.
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On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 13, 2018 as presented for K-Bar Ranch II Community Development District.

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55 **FIFTH ORDER OF BUSINESS** **Consideration of Operation and**
56 **Maintenance Expenditures for**
57 **August and September 2018**
58

59 Ms. Montagna presented the Operation and Maintenance Expenditures for
60 August and September 2018.
61

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for August (\$32,047.70) and September 2018 (\$13,401.28) for K-Bar Ranch II Community Development District.

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63 **SIXTH ORDER OF BUSINESS** **Consideration of a Board**
64 **Supervisor Resignation**
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66 Ms. Montagna stated that she had received a resignation letter from Kara
67 Sikorski.
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On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors accepted the resignation letter from Kara Sikorski from the Board of Supervisors for K-Bar Ranch II Community Development District.

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70 **SEVENTH ORDER OF BUSINESS** **Consideration of a Board**
71 **Supervisor Replacement**
72

73 Ms. Montagna asked if there were any nominations for a Board Supervisor
74 replacement. Mr. Joshua Hall was nominated as a replacement to seat # 4. Ms. Firebaugh
75 requested that the District's website be updated to reflect the current Supervisors.
76

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors appointed Joshua Hall to vacant seat #4 on the Board of Supervisors for K-Bar Ranch II Community Development District.

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78 **EIGHTH ORDER OF BUSINESS** **Administer Oath of Office to**
79 **Newly Appointed Supervisor**
80

81 This item was tabled as Mr. Hall was not present at the meeting.

82
83 **NINTH ORDER OF BUSINESS** **Review of Form 1 and Sunshine**
84 **Amendment**
85

86 This item was tabled as Mr. Hall was not present at the meeting.

87
88 **TENTH ORDER OF BUSINESS** **Consideration of Resolution**
89 **2019-01, Designating Officers of**
90 **the District**
91

92 Ms. Montagna presented and reviewed Resolution 2019-01, Designating Officers
93 of the District.
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On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Resolution 2019-01, Designating Officers of the District as follows: Betty Valenti – Chairman, William Pizor – Vice Chairman, and Chloe Firebaugh, Lee Thompson, and Joshua Hall as Assistant Secretaries for K-Bar Ranch II Community Development District.

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96 **ELEVENTH ORDER OF BUSINESS** **Ratification of TECO Streetlight**
97 **Agreements**
98

99 A brief discussion ensued regarding turning over the streetlight agreements from
100 Master HOA to the District.
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On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors ratified the turn over of all TECO Streetlight Agreements from the Master HOA to the District for K-Bar Ranch II Community Development District.

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103 **TWELFTH ORDER OF BUSINESS** **Consideration of Addendum to**
104 **District Services Contract**
105

106 Ms. Montagna presented and reviewed the Addendum to the District Services
107 Contract.
108

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

109 **THIRTEENTH ORDER OF BUSINESS** **Ratification of Envera Services**
110 **Change Order**

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112 Ms. Montagna presented the Envera Services Change Order.
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On a Motion by Ms. Firebaugh, seconded by Mr. Pizor, with all in favor, the Board of Supervisors ratified the approval of the Envera Services Change Order for K-Bar Ranch II Community Development District.

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115 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Interlocal**
116 **Agreement with K-Bar Ranch**
117 **CDD**
118

119 Ms. Montagna presented the Interlocal Agreement with K-Bar Ranch CDD.
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On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors authorized the Chairman to execute the Interlocal Agreement with K-Bar Ranch CDD upon finalization of the acreage for K-Bar Ranch II Community Development District.

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122 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Dog Waste**
123 **Stations for Winsome and**
124 **Briarbrook**
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126 A brief discussion ensued regarding dog waste stations for Winsome and
127 Briarbrook.
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On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized the Chairman to determine if dog waste stations are needed and move forward with what is needed for K-Bar Ranch II Community Development District.

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130 **SIXTEENTH ORDER OF BUSINESS** **Staff Reports**
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132 **A. District Counsel**
133 No report.
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135 **B. District Engineer**
136 Ms. Bartholomew informed the Board that Parcel K will be receiving asphalt in
137 January. She also gave the Board an update on structures 21 and 22. Ms.
138 Bartholomew will provide a final report will be given to the Board once the work
139 has been completed.
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141 **C. District Manager**
142 Ms. Montagna reminded the Board that their next meeting is scheduled for
143 December 13, 2018 at 9:30 a.m. at the office of M/I Homes.

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Discussion ensued regarding the landscape maintenance services.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors authorized District staff to go out to bid for the District's landscape maintenance services for K-Bar Ranch II Community Development District.

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SEVENTEENTH 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. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 10:21 a.m. for K-Bar Ranch II Community Development District.

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Secretary / Assistant Secretary


Chairman / Vice Chairman