

**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, January 10, 2019 at 9:30 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>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
Chloe Firebaugh	<b>Board Supervisor, Assistant Secretary</b>
Joshua Hall	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

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

**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 December 13, 2018**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on December 13, 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 December 13, 2018 as presented for K-Bar Ranch II Community Development District.

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47 **FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for  
November 2018**

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51 Ms. Montagna presented the Operation and Maintenance Expenditures for  
52 November 2018.  
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On a Motion by Mr. Thompson, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for November 2018 (\$33,173.97) for K-Bar Ranch II Community Development District.

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55 **FIFTH ORDER OF BUSINESS**

**Presentation of Landscape  
Report**

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58 Ms. Montagna presented the Landscape Report dated December 11, 2018. A  
59 discussion ensued regarding various landscape items.  
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61 **SIXTH ORDER OF BUSINESS**

**Consideration of District  
Engineer's Fee Schedule**

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64 Ms. Montagna presented the updated fee schedule for District Engineering  
65 Services.  
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On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved District Engineer's Updated Fee Schedule as presented for K-Bar Ranch II Community Development District.

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68 **SEVENTH ORDER OF BUSINESS**

**Presentation of Aquatic  
Maintenance Reports**

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71 Ms. Montagna presented the aquatic maintenance reports from Horner  
72 Environmental. A discussion ensued regarding the pond banks. It was stated that Parcel  
73 A's ponds need stabilization.  
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75 **EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Envera  
Systems**

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78 Mr. Cohen gave an update on a conversation regarding his letter to Envera  
79 Systems. He stated that Envera' Services' counsel reached out to him. Mr. Cohen stated  
80 that the deadline in the letter is January 15<sup>th</sup>. A discussion ensued. Representatives from  
81 Envera Systems joined the meeting to discuss options.  
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On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved continuing with Envera Systems with a six month trial basis at no cost to the District to switch out the readers with new credential for K-Bar Ranch II Community Development District.

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**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Ms. Bartholomew gave the Board an update on the Interlocal agreement. She stated that a Board member needed to be appointed from K-Bar Ranch CDD to discuss the Interlocal Agreement.

**C. District Manager**

Ms. Montagna reminded the Board that their next meeting is scheduled for February 14, 2019 at 9:30 a.m. at the office of M/I Homes.

Ms. Montagna presented and reviewed the proposal for ADA website services. A discussion ensued. The Board would like some time to put their questions together. This item was tabled.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Montagna asked if there were any Supervisor requests. Ms. Valenti asked if the Mistflower extension area was included in the landscape maintenance RFP.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized the Chairman to sign off on an addendum to add Mistflower extension to the Landscape Maintenance RFP for K-Bar Ranch II Community Development District.

**ELEVENTH 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 11:33 a.m. for K-Bar Ranch II Community Development District.

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Secretary / Assistant Secretary

  
Chairman / Vice Chairman