

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 14, 2019 at 9:32 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
Lee Thompson	Board Supervisor, Assistant Secretary
Chloe Firebaugh	Board Supervisor, Assistant Secretary
Joshua Hall	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>
Tyree Brown	Field Services Manager, Rizzetta & Company
Patrick Bell	Field Services Manager, Rizzetta & Company
Jeremy Horelick	Representative, ADA Site Compliance <i>Via conference call)</i>
Jimmy Taylor	Representative, Aquatic Systems
Morgan Melatti	Representative, Aquatic Systems
Representatives	ASI, LMP, Capital Land Management, Down to Earth

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.

48 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the**
49 **Board of Supervisors' Meeting**
50 **held on January 10, 2019**
51

52 Ms. Montagna presented the minutes of the Board of Supervisors' meeting held
53 on January 10, 2019. There were a couple of changes made to the meeting minutes.
54

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 January 10, 2019 as amended for K-Bar Ranch II Community Development District.

55 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
56 **Maintenance Expenditures for**
57 **December 2018**
58

59 Ms. Montagna presented the Operation and Maintenance Expenditures for
60 December 2018. A brief discussion ensued regarding the Down to Earth invoices.
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62

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for December 2018 (\$126,684.88) for K-Bar Ranch II Community Development District.

63 **FIFTH ORDER OF BUSINESS** **Presentation of Landscape**
64 **Report**
65
66

67 Mr. Brown presented the Landscape Report dated January 8, 2019. A discussion
68 ensued regarding a silt fence that needs to be removed so that the landscapers can have
69 access to mow.
70

71 **SIXTH ORDER OF BUSINESS** **Presentation of Aquatic**
72 **Maintenance Report**
73

74 Ms. Montagna presented the aquatic maintenance reports for January 2019 from
75 Horner Environmental.
76

77 **SEVENTH ORDER OF BUSINESS** **Discussion Regarding Pond**
78 **Banks**
79

80 A brief discussion ensued regarding the pond bank issues.
81

82 **EIGHTH ORDER OF BUSINESS** **Discussion Regarding ADA**
83 **Website Proposal**
84

85 Ms. Montagna presented the ADA website proposal for discussion. She
86 introduced Jeremy Horelick from ADA Site Compliance to the Board. A discussion ensued
87 regarding what is required to be on the website per Florida Statutes. Mr. Cohen gave the
88 Board an update on the work that is being done regarding the ADA website compliance.

89 Mr. Horelick entertained the Board members' questions.
90

91 **NINTH ORDER OF BUSINESS** **Consideration of Proposals for**
92 **Landscape Maintenance**

93
94 The Board decided to table this item to have more time to review the landscape
95 maintenance proposals.
96

97 **TENTH ORDER OF BUSINESS** **Consideration of Proposal for**
98 **Pond Erosion Repair**

99
100 Ms. Montagna presented the proposal from RIPA & Associates for the pond
101 erosion repair. A discussion ensued. Ms. Bartholomew entertained the Board members'
102 questions.
103

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Ripa & Associates' proposal for the pond erosion repair not to exceed \$19,075.00 for K-Bar Ranch II Community Development District.

104
105 **ELEVENTH ORDER OF BUSINESS** **Consideration of Proposals for**
106 **Aquatic Maintenance**

107
108 Ms. Montagna presented the proposals from Blue Water Aquatics and Aquatic
109 Systems for the District's aquatic Maintenance. Mr. Taylor introduced himself and Ms.
110 Melatti to the Board. He gave some background on other District's they maintain. Mr.
111 Taylor reviewed his report and Aquatic Systems' proposal for the Board. He entertained
112 the Board members' questions.
113

114 Ms. Montagna reviewed the proposal from Blue Water Aquatics for the aquatic
115 maintenance. A discussion ensued regarding the two proposals having a different number
116 of waterways in their proposals. Ms. Montagna stated that she provided the same
117 maintenance map to Horner Environmental, Aquatic Systems, and Blue Water Aquatics.
118 She reviewed the differences between the three aquatic firms. A discussion ensued
119 regarding breaking out the mitigation areas to better compare the three aquatic firms. Ms.
120 Valenti stated that she would like to leave the mitigation areas with Horner Environmental.
121 The Board decided to table the aquatic maintenance proposals until their next meeting.
122

123 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

124
125 **A. District Counsel**
126 No report.

127
128 **B. District Engineer**
129 Ms. Bartholomew gave the Board copies of the planting and landscaping
130 specifications. She also gave the Board an update on the Interlocal Agreement
131 with K-Bar Ranch CDD.
132

133 Ms. Bartholomew stated she is doing final walk-thrus and final inspections for
134 Parcel A as well as the next segment of Mistflower Lane. A discussion ensued
135 regarding the maintenance map. Ms. Bartholomew stated that she anticipated
136 having some turnover documents for Parcel A and the next segment of
137 Mistflower Lane. She also gave an update on Parcel K. She entertained the
138 Board members' questions. Ms. Bartholomew gave the Board updates on
139 Parcels M, J and N.
140

141 **C. District Manager**

142 Ms. Montagna reminded the Board that their next meeting is scheduled for March
143 14, 2019 at 9:30 a.m. at the office of M/I Homes.
144

145 **THIRTEENTH ORDER OF BUSINESS**

Supervisor Requests

146
147 Ms. Montagna asked if there were any Supervisor requests. Ms. Firebaugh
148 asked for an update on Envera. Ms. Valenti gave the Board an update on Envera and
149 the new stickers. A discussion ensued.
150

151 Ms. Valenti asked if the WeTransfer files with the landscape maintenance
152 proposals could be kept up for a longer time. Ms. Montagna stated that she could have
153 the proposals resent to the Board.
154

155 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

156
157 Ms. Montagna stated that if there was no further business to come before the
158 Board then a motion to adjourn would be in order.
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On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adjourned the meeting at 10:55 a.m. for K-Bar Ranch II Community Development District.

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162 _____
163 Secretary / Assistant Secretary

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162 _____
163 Chairman / Vice Chairman