

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, March 14, 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	Board Supervisor, Chairman
Bill Pizor	Board Supervisor, Vice Chairman
Lee Thompson	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 Representatives	Field Services Manager, Rizzetta & Company ASI, LMP, Down to Earth, and Yellowstone

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 comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Meeting
held on February 14, 2019**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on February 14, 2019. There were no changes made to the meeting minutes.

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 February 14, 2019 as presented for K-Bar Ranch II Community Development District.

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FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
January 2019**

Ms. Montagna presented the Operation and Maintenance Expenditures for January 2019. A discussion ensued regarding Envera Systems and additional costs to residents.

On a Motion by Ms. Valenti, seconded by Mr. Pizor, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for January 2019 (\$90,729.90) for K-Bar Ranch II Community Development District.

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FIFTH ORDER OF BUSINESS

**Ratification of Series 2017A-2/3
Requisition #CR6**

Ms. Montagna presented Series 2017A-2/3 Requisition #CR6.

On a Motion by Mr. Thompson, seconded by Mr. Pizor, with all in favor, the Board of Supervisors ratified Series 2017A-2/3 Requisition #CR6 for M/I Homes of Tampa, LLC (\$1,638,182.83) for K-Bar Ranch II Community Development District.

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SIXTH ORDER OF BUSINESS

**Presentation of Landscape
Report**

Mr. Brown presented the Landscape Report dated February 12, 2019. A discussion ensued regarding the annuals, fertilization and the Live Oak that is coming back.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding ADA
Website Proposal**

Ms. Montagna gave the Board an update on the ADA Compliance. She stated that they would have insurance criteria coming from Egis.

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EIGHTH ORDER OF BUSINESS

**Consideration of Proposals for
Landscape Maintenance**

Mr. Brown presented the proposals for Landscape Maintenance that were tabled at the previous meeting. He went through the ranking process for the Board members. The Board ranked the proposals as follows:

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1. Yellowstone
2. Capital Land Management

- 86 3. ASI
87 4. Brightview Landscape
88 5. LMP
89 6. Buccaneer Landscape
90 7. Greenview Landscape
91 8. Down to Earth
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On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized District staff to draft a contract with the number one ranked proposer, Yellowstone Landscape with a start date of May 1, 2019 for K-Bar Ranch II Community Development District.

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94 **NINTH ORDER OF BUSINESS**

**Consideration of Proposals for
Aquatic Maintenance**

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97 Ms. Montagna presented the proposals from Aquatic Systems and Blue Water
98 Aquatics for the District's Aquatic Maintenance. A discussion ensued. The Board tabled
99 this item until their April meeting with Aquatic Systems providing a revised proposal at that
100 time.

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102 **TENTH ORDER OF BUSINESS**

Staff Reports

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104 **A. District Counsel**

105 A discussion ensued regarding bus stops.

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107 **B. District Engineer**

108 Ms. Bartholomew gave the Board an update on the progress of some turnovers.

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110 **C. District Manager**

111 Ms. Montagna reminded the Board that their next meeting is scheduled for April
112 11, 2019 at 9:30 a.m. at the office of M/I Homes. She informed the Board that
113 they would be approving their proposed budget at their May meeting and their
114 final budget at their July meeting.

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116 A discussion ensued regarding staffing and the need for one full-time person and
117 one part-time person.

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119 **ELEVENTH ORDER OF BUSINESS**

Supervisor Requests

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121 Ms. Montagna asked if there were any Supervisor requests. There were none.

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123 **TWELFTH ORDER OF BUSINESS**

Adjournment

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125 Ms. Montagna stated that if there was no further business to come before the
126 Board then a motion to adjourn would be in order.

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On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 10:07 a.m. for K-Bar Ranch II Community Development District.

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Secretary / Assistant Secretary



Chairman / Vice Chairman