



Rizzetta & Company

# **K-Bar Ranch II Community Development District**

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**Board of Supervisors Meeting  
December 11, 2025**

**District Office:  
2700 S. Falkenburg Rd. Suite 2745  
Riverview, FL 33578**

[www.kbarranchiicdd.org](http://www.kbarranchiicdd.org)

**K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT**

Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647

<b>Board of Supervisors</b>	Duzianthan Mohan	Chair
	Greg Halstead	Vice Chair
	Michele Emery	Assistant Secretary
	Venu Reddy	Assistant Secretary
	Chris Grossenbacher	Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc
<b>District Engineer</b>	Charles Reed	Johnson Engineering
<b>District Counsel</b>	Andy Cohen	Persson Cohen Mooney
	Dan Lewis	Persson Cohen Mooney

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of five (5) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE: Tampa, Florida (813) 933-5571**  
**Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614**  
[WWW.KBARRANCHIICDD.ORG](http://WWW.KBARRANCHIICDD.ORG)

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December 3, 2025

Board of Supervisors  
**K-Bar Ranch II Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of K-Bar Ranch II Community Development District will be held on **December 11, 2025 at 6:00 p.m.** at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. REPORTS & PRESENTATIONS**
  - A. Landscape Inspection Report ..... Tab 1
  - B. Pine Lake Nursery Contractors Response Report ..... Tab 2
  - C. Presentation of Aquatics Report..... Tab 3
  - D. District Counsel
  - E. District Engineer
    - i. K-Bar Ranch Parcel G Floodplain Comp Restoration/Heidt Estimate/QGS Proposal..... Tab 4
    - ii. Mitered End Stormwater Pond 221 Proposal (under separate cover)
  - F. Clubhouse Manager Report ..... Tab 5
  - G. District Manager
    - i. Presentation of District Manager Report..... Tab 6
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on November 13, 2025,..... Tab 7
  - B. Ratification of Operation & Maintenance Expenditures for October 2025 (under separate cover)
- 5. BUSINESS ITEMS**
  - A. Discussion of Amenity Rules/Event Rentals ..... Tab 8
  - B. Discussion of Towing Agreement/Policy ..... Tab 9
    - i. Consideration of Resolution 2026-01 to Amend Towing Policy to remove weekend towing..... Tab 10
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,  
*Lynn Hayes*  
Lynn Hayes  
District Manager

Tab 1



# K BAR RANCH II

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## LANDSCAPE INSPECTION REPORT



November 21, 2025  
Rizzetta & Company  
Amiee Brodeen - Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



# Summary, Old Spanish

## General Updates, Recent & Upcoming Maintenance Events

- As a reminder, please ensure that mulch is raked back and kept away from the base of all tree trunks to properly expose the root flare.
- I have noticed several ant mounds throughout the property. Please have the crew treat these mounds as they are identified during the mowing event.

The following are action items for Pine Lake Services to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Purple** is installation contractor. **Orange** indicate tasks to be completed by Staff and **Bold, underlined black** indicates updates or questions for the BOS.

1. At the east end of K-Bar Ranch Pkwy, there is an irrigation dripline that has been tied together rather than properly capped. Please have the irrigation technician inspect and repair this line. (Pic 1)



.... flipped over. Please remind the crew to correct this during their next visit.. (Pic 4)



2. Near the K-Bar Ranch sign, the bottlebrush shrubs are heavily infested with Spanish moss. Please have the crew treat and remove the moss accordingly. (Pic 2>)
3. There are several areas where dollar weed is emerging within the annual beds. Please have the crew eradicate these weeds before the issue becomes more widespread.
4. At the east end of K-Bar Ranch, a few irrigation valve box lids have not been....





# Old Spanish, Mistflower Ln, Amenities Center

5. Near the K-Bar sign, the Japanese Mock Orange shrub appears to have been damaged, possibly by an animal. Please trim out the dead growth. (Pic 5)



.... I recommend submitting a proposal for their replacement. (Pic 8)



6. I have noticed several ant mounds throughout the property. Please have the crew treat these mounds as they are identified during the mowing event.
7. On the north side of K-Bar Ranch, several cypress trees appear to be struggling, likely due to excessive Spanish moss crowding the canopy. Please have the crew remove the moss, treat as necessary, and assess the overall health of the trees. (Pic 7)



9. Along Pond 102, there is a cypress tree that had fallen and was moved to the pond's edge. While it is not causing any issues in its current location and contributes to a more natural aesthetic, I recommend leaving it in place unless the Board advises otherwise. (Pic 9)



8. At the Hawk Valley entrance, several of the bottlebrush shrubs are declining, and we have already lost a couple of plants.....

10. Just a note: As we move into the cooler months, please begin removing as much Spanish moss from the tree canopies as possible. This will help reduce stress on the trees and improve overall appearance across the property.

11. At the entrance of Redwood Point, the Copperleaf shrubs appear to be entering their seasonal winter defoliation;.... (next page)





# Amenities Center, Mistflower Ln,

(Cont.).... however, I still recommend sending someone to inspect their overall health to ensure no additional issues are present. (Pic 11)



15. When the mowing crews are mowing around common areas, please have them trim any fallen weedy plants that are falling from the preserves. Keep those lines nice and tight.

16. Along Mistflower Lane, the Loropetalum bed is thinning, and a few plants have died. I recommend providing a proposal to replace the missing plants and restore the bed. (Pic 16)



12. As I entered the Redwood Point gate, I noticed a muddy water spill. Please have the irrigation team visit the site to investigate and determine if this is due to a break. (Pic 12)



17. Inside the Briar Brook entrance area, water runoff has stained the concrete. I recommend providing a proposal to power wash the concrete and remove the stains. (Pic 17>)

18. The sewer structure around Pond 232 was also missed during the last mowing event. Please be sure the team mows every mowing structure.



13. Around Pond 104, a couple of the sewer structures were not line-trimmed. Please ensure these areas are addressed during the next maintenance visit. (Pic 13>)

14. On Pond 104 and 203, algae blooms are forming, likely due to low water levels. Please have the aquatics team assess and treat the pond as effectively as possible.





# Mistflower Ln, Amenities Center, Pond 222, Eagle Creek

19. Please remind the mowing crews to be mindful of turf conditions. If the turf appears too wet, they should line-trim the area instead of mowing. I observed a section where the mower left tire tracks, which should be addressed promptly. (Pic 19)



22. The Fakahatchee grasses were recently trimmed and are looking excellent. Kudos to the crews for their thorough and precise work! (Pic 22>)



20. Along Pond 231, there is an area showing signs of erosion. I recommend having someone from the engineering team inspect the site to determine if there are any underlying issues that need to be addressed. (Pic 20a>, 20b>)



21. In the Amenity Center parking lot, it appears that a shorter vehicle drove too close to the curb, displacing the plant. Please reposition the plant and ensure it is properly planting. (Pic 21>)





# Mistflower Dr, Amenities Center



23. The foxtail ferns need attention—please remove the dead fronds and clean out the plantings. (Pic 23)



24. The Podocarpus shrubs along the tennis courts should have their tops lightly tipped to encourage lateral growth and fuller development. (Pic 24>)

25. The Silver Buttonwood trees inside the pool area appear dry. Please inspect the irrigation system in this area to ensure adequate coverage and proper operation. (Pic 25>)

26. Around the pool area, small low-growing weeds are beginning to establish within the mulched beds. I recommend treating these weeds with a targeted spray before they spread and go to seed.

27. This palm appears to have been recently trimmed; however, the fruit pods are still present and dropping. Please have the crew remove the spent fruit pods. (Pic 27)





# Eagle Creek, Sundrift Dr

28. The ruts in the turf outside the playground gates are still present. Please tamp down the affected areas and repair the turf to restore a level surface. (Pic 28)



.... resulting in significant turf damage and staining on the concrete walkways. These areas may require repair or remediation to restore both the appearance and functionality of the common areas. I will continue to closely monitor these sites and provide updates as the situation progresses. (Pic 31a, 31b>, 31c>, 31d>)



29. The newly planted Silver Buttonwood shrubs at the front are beginning to yellow, indicating possible stress. Please inspect the plants and determine if any corrective action is needed. (Pic 29)



32. In Gilded Woods, the cypress trees along the green space on Eagle Creek Lane appear to be struggling, showing signs of stress and potential decline. I recommend sending a certified arborist or tree specialist to thoroughly assess their health, determine any underlying issues, and provide recommendations for treatment or remediation. (Pic 32a>, 32b>)



30. There is minor water puddling near the front entrance of the Amenity Center. Please have the irrigation team investigate to determine the source and address any issues. (Pic 30>)

31. For the Board's awareness: I have documented the newly affected areas with photos, which clearly show where heavy machinery has driven over the property....





# Eagle Creek, Sundrift Dr

<31b



<32a



<31c



<32b



<31d



Tab 2



# K BAR RANCH II

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## LANDSCAPE INSPECTION REPORT



November 21, 2025  
Rizzetta & Company  
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# Summary of Comments on Slide 1

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Page: 2

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	Number: 1	Author: pinel	Subject: Sticky Note	Date: 12/1/2025 1:41:14 PM
	Complete			
	Number: 2	Author: pinel	Subject: Sticky Note	Date: 12/1/2025 1:41:34 PM
	In progress, working on this during our detail visits.			
	Number: 3	Author: pinel	Subject: Sticky Note	Date: 12/1/2025 1:41:49 PM
	Complete but continuing to watch these			
	Number: 4	Author: pinel	Subject: Sticky Note	Date: 12/1/2025 1:41:54 PM
	Complete			



# Old Spanish, Mistflower Ln, Amenities Center

5. Near the K-Bar sign, the Japanese Mock

- ① Orange shrub appears to have been damaged, possibly by an animal. Please trim out the dead growth. (Pic 5)



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② the property. Please have the crew treat these mounds as they are identified during the mowing event.

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## Page: 3


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 Number: 1      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:43:00 PM  
Complete


---

 Number: 2      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:43:18 PM  
Complete but ongoing whenever noticed


---

 Number: 3      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:43:35 PM  
In progress, working on this during detail

---

 Number: 4      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:44:15 PM  
in progress

---

 Number: 5      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:44:08 PM  
We have discussed this in past meetings, i can draft a quote if board requests

---



# Amenities Center, Mistflower Ln,

(Cont.).... however, I still recommend sending someone to inspect their overall health to ensure no additional issues are present. (Pic 11)



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## Page: 4


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 Number: 1      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:45:21 PM  
will do this whenever noticed


---

 Number: 2      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:44:29 PM  
will provide an update on these


---

 Number: 3      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:45:49 PM  
can provide quote if board requests


---

 Number: 4      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:44:53 PM  
Broken head has been repaired


---

 Number: 5      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:46:06 PM  
Will inspect and provide update here.

---

 Number: 6      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:46:14 PM  
Complete

---

 Number: 7      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:45:05 PM  
complete

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 Number: 1      Author: pinel      Subject: Sticky Note      Date: 12/1/2025 1:47:08 PM  
Crew has been advised on this, will reiterate.

---

 Number: 2      Author: pinel      Subject: Sticky Note      Date: 12/1/2025 1:47:20 PM  
Complete

---

# Mistflower Dr, Amenities Center



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## Page: 6


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 Number: 1      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:48:29 PM  
To be completed week of 12/8


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 Number: 2      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:47:49 PM  
To be completed week of 12/8

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 Number: 3      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:48:04 PM  
will provide an update here

---

 Number: 4      Author: pinel      Subject: Sticky Note    Date: 12/1/2025 1:48:21 PM  
Complete but will continue to monitor

---

# Eagle Creek, Sundrift Dr

28. The ruts in the turf outside the playground gates are still present. Please tamp down the affected areas and repair the turf to restore a level surface. (Pic 28)



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	Number: 1 complete	Author: pinel	Subject: Sticky Note	Date: 12/1/2025 1:48:48 PM
	Number: 2 Will provide an update here	Author: pinel	Subject: Sticky Note	Date: 12/1/2025 1:49:03 PM
	Number: 3 Over-spray has been adjusted	Author: pinel	Subject: Sticky Note	Date: 12/1/2025 1:49:44 PM

# Eagle Creek, Sundrift Dr

<31b



<32a



<31c



<32b



<31d





Tab 3

Chris Thompson

Blue Water Aquatics, Inc.

Nov 26, 2025 | 17 Photos



# K-Bar Ranch CDD II

November Aquatics Report





# November

## Weather & Rainfall to Date

So far in November the county has seen relatively mild temperatures — daytime highs generally in the mid-70s °F to upper 70s, nighttime lows in the 40s to low 60s. This is consistent with typical November averages for the region, where average high is about 79 °F and low about 59 °F. ([Time and Date](#)) Rainfall has been well below normal. Monitoring sites near Tampa shows only around 0.04 inches of rain so far this month. Historical climate data indicate November average precipitation around 1.34 inches. ([hillsborough.wateratlas.usf.edu](https://hillsborough.wateratlas.usf.edu)) In short: warm days, cool nights, and very dry conditions relative to what's typical for this time of year.

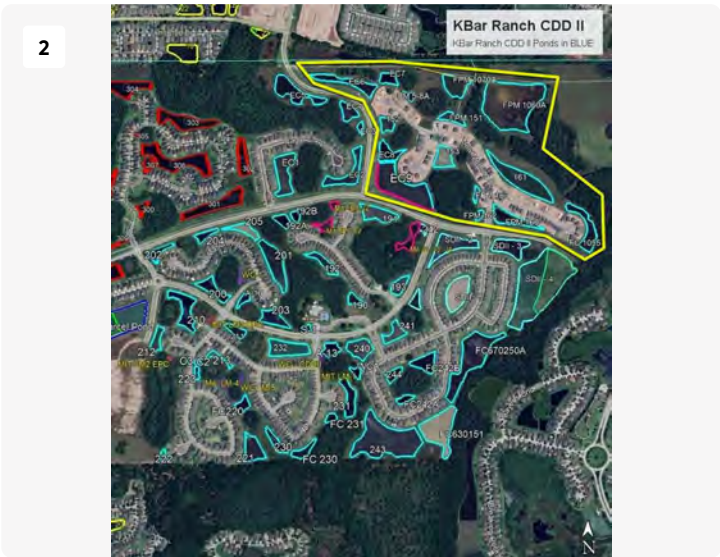
## Implications for Stormwater Ponds as We Move into Winter

Given the current dry pattern and the transition into the “cool” (though mild) season, here are some key considerations stormwater ponds:

- Lower pond inflows & slower turnover: With little rainfall, less stormwater is entering the ponds. That means water levels will drop, and flushing of organic matter/nutrients will be reduced.
- Potential for nutrient-concentration and stagnation: When water is more stagnant and not frequently refreshed, nutrient loads can build up, algae growth may linger, and dissolved oxygen levels can fall. It may be wise to inspect vegetation, consider aeration if needed, and check whether sediment accumulation is increasing.
- Reduced risk of overflow, increased risk of water-quality issues: The dry trend decreases the immediate risk of pond overtopping or severe storm surges — good for structural safety — but it also means the system is in a less dynamic state, so water-quality problems may develop insidiously rather than being flushed out by frequent rainfall.
- Preparation for possible winter/rain events: Florida's winter may still bring frontal storms or tropical remnants. With lower baseline water levels, there is a benefit in having some storage capacity available in ponds before heavy rainfall arrives. We will inspect inlets/outlets, remove debris where necessary, ensure free flow, and plan for sudden recharge.
- Vegetation and maintenance window: The drier period provides an opportunity to conduct maintenance around the pond (clearing inlets, trimming overgrowth, inspecting embankments) with less concern about high water. Also, cooler temperatures reduce algal-bloom potential somewhat, but vigilance is still necessary.

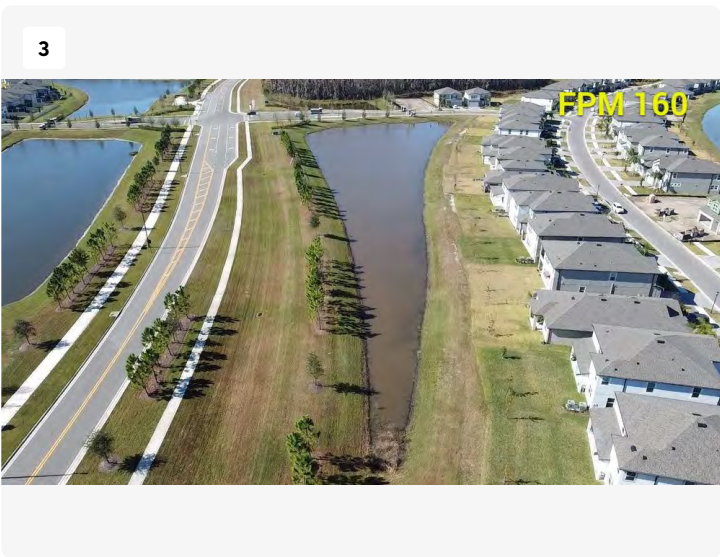


Project: K-Bar Ranch II CDD  
Creator: Chris Thompson



Pond Map

Project: K-Bar Ranch II CDD  
Creator: Chris Thompson



Treated: Torpedo grass, sedges, Pennywort, algae

Project: K-Bar Ranch II CDD  
Creator: Chris Thompson



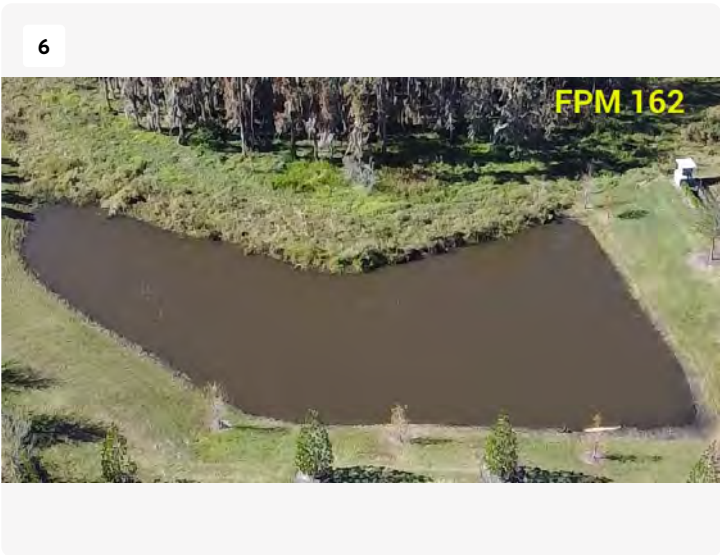


Treated: Torpedo grass, sedges, Chara, algae

Project: K-Bar Ranch II CDD  
Creator: Chris Thompson



Project: K-Bar Ranch II CDD  
Creator: Chris Thompson



Treated: Torpedo grass, sedges, Pennywort

Project: K-Bar Ranch II CDD  
Creator: Chris Thompson



Treated: Torpedo grass, sedges, Pennywort, algae

Project: K-Bar Ranch II CDD  
Creator: Chris Thompson



Treated: Torpedo grass, sedges, Pennywort

Project: K-Bar Ranch II CDD  
Creator: Chris Thompson



Erosion potential

Project: K-Bar Ranch II CDD  
Creator: Chris Thompson

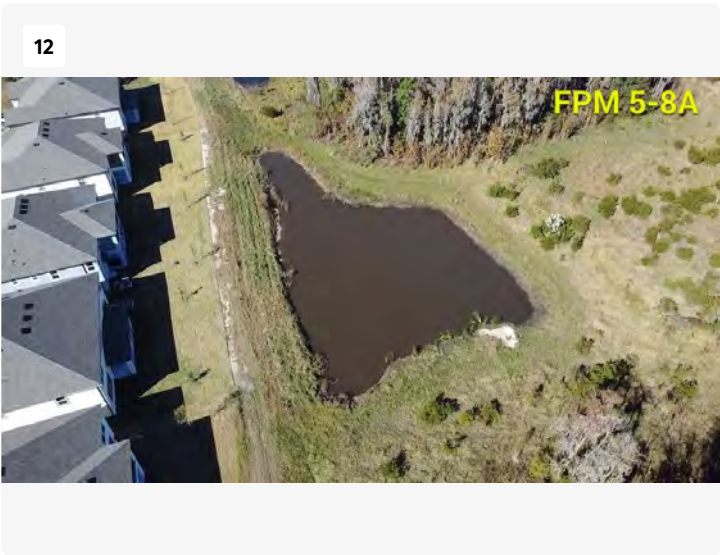




Treated: Torpedo grass, sedges, Pennywort, algae



Treated: Torpedo grass, sedges, Sesbania



Treated: Torpedo grass, sedges, Sesbania



Treated: Torpedo grass, sedges, Pennywort, algae



Treated: Torpedo grass, sedges, Alligator weed



Treated: Torpedo grass, sedges



16



Treated: Torpedo grass, sedges

Project: K-Bar Ranch II CDD

Creator: Chris Thompson

17

<https://plant-directory.ifas.ufl.edu/plant-directory/panicum-hemitomon/>

Treated: Torpedo grass, sedges, Crested floating heart

Project: K-Bar Ranch II CDD

Creator: Chris Thompson

Tab 4



## Summary of Engineer's Cost Breakdown - Performance

### K-Bar Ranch Parcel G Floodplain Comp Restoration

Earthwork:.....	\$25,274.00
<b>Performance Bond Amount (125% of Total):.....</b>	<b>\$31,592.50</b>

---

Boyan V. Pargov, P.E. # 67706  
Date Prepared: September 5, 2025

Boyan V. Pargov, State of Florida, Professional  
Engineer, License No. 67706

This item has been digitally signed and sealed by  
Boyan V. Pargov, P.E. on the date indicated here.

Printed copies of this document are not  
considered signed and sealed and the signature  
must be verified on any electronic copies.

<R:\K-Bar\Parcel G\Construction\Qtys\K-Bar Parcel G Floodplain Comp Restoration Estimate.xlsx>

## Engineers Cost Breakdown

### Schedule: Earthwork

### K-Bar Ranch Parcel G Floodplain Comp Restoration

Item	Description	Qty	Unit	Unit Price	Total
<b>SUBDIVISION</b>					
1	Seed & Mulch	1000	SY	\$0.24	\$240.00
2	Solid Sod (Side slopes steeper than 5:1)	2900	SY	\$3.46	\$10,034.00
3	Final Grading	1	LS	\$15,000.00	\$15,000.00
				<b>TOTAL</b>	<b>\$25,274.00</b>





QGS DEVELOPMENT, INC.  
1450 S PARK ROAD  
PLANT CITY, FL 33566  
OFFICE: 813.634.3326  
FAX: 813.634.1733

<b>To:</b>	Eisenhower Property Group	<b>Contact:</b>	Kyle Smith		
<b>Address:</b>	111 S Armenia Ave, Suite 201 Tampa, FL 33609 USA	<b>Phone:</b>	813.610.1718		
		<b>Fax:</b>			
<b>Project Name:</b>	K-Bar Borrow Pond A Restoration 11-14-25	<b>Bid Number:</b>	202600137000		
<b>Project Location:</b>	K-Bar Ranch, Tampa, FL	<b>Bid Date:</b>	11/14/2025		
Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price

**Kbar Pond FPM 1060A**

1000	Pond Bank Restoration Grading	1.00	LS	\$23,375.00	\$23,375.00
------	-------------------------------	------	----	-------------	-------------

**Total Price for above Kbar Pond FPM 1060A Items:** \$23,375.00

**Base Bid Price Subtotal:** \$23,375.00

**Total Bid Price:** \$23,375.00

**ACCEPTED:**

The above prices, specifications and conditions are satisfactory and hereby accepted.

**Buyer:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date of Acceptance:** \_\_\_\_\_

**CONFIRMED:**

**QGS Development, Inc**

*James Maxwell*

**Authorized Signature:**

**Estimator:** James Maxwell  
813-634-3326 ext. 232  
jmaxwell@qgsdevelopment.com

Tab 5



# **K-BAR RANCH II**

**COMMUNITY DEVELOPMENT DISTRICT**

## **Clubhouse Manager's Report December 2025 CDD Meeting**

### **Operations and Maintenance Report**

#### **Amenities Center**

- Answered calls, voicemails, emails, received mail & deliveries, assisted residents, enforced Amenities Rules and Regulations
- Employee scheduling
- Interviewed applicants for part-time clubhouse attendant position
- Setup 26 Brivo accounts, sent 30 mobile passes, assigned 26 stickers and 8 fobs
- Permitted 12 towing exemptions, 5 vehicles towed
- Sent eblasts on Coffee Day, Holiday Hours, Gilded Woods gates, K Bar Ranch Pkwy Construction, CDD Board Meeting, Briarbrook gates closing
- Met with Blue Water Aquatics for updates on community
- Purchased coffee day pastries, duct tape, water filters, cleaning gloves, descaler, coffee pods, Febreze plugins, spray paint, toilet cleaner, dog bags, caulk gun, tennis and pickleball nets, construction adhesive, monument spotlights, window cleaner,
- Holiday wreaths attached and lit on 11/28
- Backed up manager laptop, authorized email domain for eblasts
- 7 event room rentals assisted, no issues
- Reported monthly financials
- Reported to DM teleconference phones & noise canceling microphones
- Subscribed to Adobe Acrobat for clerical work
- Turned over kiosks from CompleteIT to Securiteam

#### **Maintenance**

- Assessed community, 6 commercial signs removed
- Amenities Center routine cleaning (trash, pick up and blow grounds, bathroom cleaning and stocking, all floors mopped, event room and kitchen cleaned, tables, windows, swept building exterior)
- Detailed Event Room cupboards and walls
- Amenities grounds trash picked up and blown twice weekly
- Attached our wreaths to front of neighborhood monuments
- Picked up trash in community twice weekly

- Emptied and resupplied dog stations 1-2 x weekly
- Old Spanish monument lights fixed (photocell adjusted)
- Most of Amenities Center power washed (2-3 work days to completion)
- Replaced office water filters
- Delivered three packages left in bushes by Amazon
- Photographed Tampa Wastewater fix for water draining into pond by dead end on K Bar Ranch Pkwy. Water now draining into storm drain. This will still fill nearby pond according to Blue Water Aquatics
- Photographed likely irrigation leak on K Bar Pkwy grass strip and forwarded to Pine Lake
- Photographed resident concern about cable between homes, emailed to HOA Manager
- Replaced and troubleshot all monument spotlights and photocells
- Currently replacing old monument LED strips
- Replaced ceiling light in Event Room
- Reattached arms at Winsome Manor and Sundrift South
- Amenities gutters all checked for damages and cleaned
- All Amenities downspout extensions replaced
- Installed tennis and pickleball nets
- Changed monument lights for Thanksgiving

### **Gates**

- Hawk Valley may have water getting into ground loop, scheduled for service
- Redwood Point required welding on entry swing arm
- Gilded Woods gates closing early December

### **Concerns/Complaints/Looking Ahead**

- Second resident inquired about adding fencing at Gilded Woods
- Recurring complaint of children playing at utilities substation in Old Spanish
- Supervisor request for tow moratorium on holiday (Thanksgiving)
- Our Amenities center will likely have to close at 5:30PM starting in December, due to lack of evening light.
- I plan for the Amenities Center to be closed on Thanksgiving, Christmas, and New Year's Day. The office will be closed on Black Friday, and Christmas Eve, but we will be staffed like normal weekend hours.
- Currently planning a Winter Event at the Amenities Center from 1-4PM on Saturday, 12/20.
- Researching purchase of impact driver and rug for Event Room entrance.



Tab 6



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** January 8, 2026 @ 6:00 PM
- **Next Election:** The term expires for Michele Emery Seat 4 & Duzianthan Mohan Seat 5 and are scheduled for the General Election in November 2026. The qualifying period for Board candidates will be from Noon June 8, 2026 to Noon June 12, 2026. Newly elected Board members for each seat will have a 4-year term and assume office on the second Tuesday following the General Election on November 3, 2026.

## District Manager's Report

December 11

# 2025

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#### FINANCIAL SUMMARY

10/31/2025

General Fund Cash & Investment Balance:	\$885,790
Reserve Fund Cash & Investment Balance:	\$301,067
Debt Service Fund Investment Balance:	<u>\$784,245</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,971,102</b>
<b>General Fund Expense Variance: \$27,239</b>	<b>Under Budget</b>



Tab 7

## 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 13, 2025, at 6:00 p.m.** at the Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Greg Halstead	<b>Board Supervisor, Vice Chair</b>
Michele Emery	<b>Board Supervisor, Assistant Secretary</b>
Chris Grossenbacher	<b>Board Supervisor, Assistant Secretary</b>
Venu Reddy	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Dan Lewis (via phone)	<b>District Counsel, Persson, Cohen, &amp; Mooney</b>
Charles Reed	<b>District Engineer, Johnson Engineering</b>
Mitch Severson	<b>Amenity Clubhouse Manager</b>
Jeff Cane	<b>Pine Lake Nursery, Inc.</b>
Chris Thompson	<b>Blue Water Aquatics (joined at 6:15 p.m.)</b>
Doug Fitzhenry	<b>Blue Water Aquatics</b>

**Audience**

**Present**

#### FIRST ORDER OF BUSINESS

#### Call to Order

Mr. Hayes called the meeting to order at 6:00 p.m., conducted roll call and verified that a quorum was present.

#### SECOND ORDER OF BUSINESS

#### Audience Comments

The Board received the following during audience comments. Residents asked the Board to consider adding fencing and play area behind the mailbox area on K-Bar Ranch II Community Development District property in Gilded Woods and if Hawk Valley Homeowner Association had to pay to have their quarterly meeting, and to inspect the Hawk Valley gate because it is not fixed, and for the Board and management to share the final cost of the Securiteam litigation, cost savings between the Securiteam and Complete IT contracts, and K-Bar Ranch II Community

Development District website storage costs.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Inspection Report**

Mr. Hayes presented report to the Board. The Board requested that the Landscape Vendor completed items on the Landscape Inspection Services Manager report, and complete the irrigation leak repairs at Paddock View, treat Virginia Creeper, mow, and trim back property line to conservation and to provide updates to the District Manager to share with the Board. The Board also requested that the Landscape Vendor get with contractor to fix all irrigation breaks on K-Bar Parkway caused by them during their project and ensure that they pay the Landscape Vendor directly with no cost to the K-Bar Ranch II Community Development District.

**B. Pine Lake Nursery Report**

Mr. Cane provided his report and answered questions relating to Ms. Brodeen's inspection report.

**C. Presentation of Aquatics Report**

Mr. Fitzhenry and Chris Thompson presented the report to the Board. The Board requested that the District Engineer inspect the mitered end at stormwater pond 221, provide recommendation of adding rip rap rock under and around the structure and provide a quote to complete this project to the District Manager by no later than December 1, 2025 so it can be included in the December 11, 2025 K-Bar II Community Development District final agenda package. The Board requested that the Aquatics Vendor provide an updated pond map with pond numbers 1-68 to the Landscape Inspection Services Manager, Landscape Vendor, District Engineer, and District Manager to use and post on the K-Bar Ranch II Community Development District website as a resource for the Board and residents to use to reference stormwater ponds for questions to be sent to the District Manager by email. The Aquatics Vendor and District Engineer will contact Tampa Water to discuss and ensure that they make all stormwater ponds for questions to be sent to the District Manager by email. The Aquatics Vendor and District Engineer will contact Tampa Water to discuss and ensure that they make all stormwater pond bank repairs required at the end of K-Bar Parkway caused by their construction projects.

**D. District Counsel**

Mr. Lewis spoke regarding the withdrawal of Brandon Purnell application for a new District Counsel to the district. District Counsel will reach out to other District Counsel firms for other candidates.

Mr. Lewis updated the Board on the slip and fall incident, noting the injury case is set for December 10, 2025 to settle in favor of the K-Bar Ranch II Community Development District.

District Counsel asked about kiosks being returned to Securiteam and the District Manager advised him and the Board they were returned on November 12, 2025.



**E. District Engineer**

Mr. Reed provided an update at Foggy Creek Lane (Guided Woods) landscape maintenance of the backland area and drainage canal and need to add property stakes. The board requested that the District Engineer provide the surveyor quote to add the property stakes at the location to the District Manager and the Board approved the District Manager to sign quote and this project completed. The District Engineer will also ensure that Tampa Water make all stormwater pond bank repairs required at the end of K-Bar Parkway caused by their construction projects. The Board requested that the District En Engineer provide the quote to repair the pothole at the Sundrift location to the District Manager and the Board approved the District Manager to sign quote and get the project started.

**F. Amenity Manager Report**

Mr. Severson reviewed his report with the Board and asked about when the wreaths should be lit up. Also, spoke on sending an email blast regarding clubhouse hours/daylight savings time. The Board requested that the Amenity Manager contact the holiday lighting company to have the lights turned on November 28, 20-25.

**G. District Manager Report**

Mr. Hayes advised the upcoming meeting to be held on December 11, 2025, at 6:00 pm.

Mr. Hayes informed the Board of Supervisors that we received the 3<sup>rd</sup> Quarter Website Compliance report, and the district passed all ADA Website Accessibility and Florida Statue 189.069 requirements.

**FOURTH ORDER OF BUSINESS****Consideration of Minutes of the Board  
of Supervisors' meeting held on  
October 9, 2025**

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors approved the meeting minutes for October 9, 2025, as presented, for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS****Consideration of Minutes of the Board  
of Supervisors' Continued meeting held  
on October 30, 2025**

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors approved the continued meeting minutes for October 30, 2025, as presented, for K-Bar Ranch II Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for September  
2025**

Mr. Hayes advised the Board of Supervisors the September Operation and Maintenance was ratified at the October 9, 2025 meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Revised Annuals to  
Perennials Proposal**

Mr. Hayes presented and requested a motion to approve the Pine Lake proposal #6763 to replace all annuals with Perennials the first week of December 2025. Mr. Cane will provide update with the exact date for the first week of December 2025..

On a Motion by Ms. Halstead, seconded by Ms. Emery, with three in favor, one opposed (Chris Grossenbacher) the Board of Supervisors approved the Pine Lake proposal #6763 to replace all annuals with Perennials for all annual beds for \$20,271.61 for K-Bar Ranch II Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion on Holiday Lighting Contract  
and Invoice**

Mr. Halstead discussed the Holiday Lighting Contract and Invoice regarding the charges to put up and take down the holiday wreaths. Mr. Venu suggested the staff install and remove the wreaths.

The Board requested that the District Manager consult with District Manager Matt O’Nolan to get more information to provide for the Board’s questions. The Board requested the District Manager get Exhibit A from the original holiday lighting contract and provide it to the Board of Supervisors.

**NINTH ORDER OF BUSINESS**

**Discussion of Noise Cancelling Wall  
Panels**

The Board of Supervisors tabled the noise cancelling wall panels proposals and asked that the Clubhouse Manager acquire a quote for a noise cancelling microphone and new conference phone and send it to District Manager. The Board of Supervisors approved the District Manager signature on quotes and to purchase the items.

**TENTH ORDER OF BUSINESS**

**Discussion of Amenity Rules**

Board of Supervisor tabled the discussion of the amenity rules and add to the December 11, 2025 Community Development District meeting agenda.

Mr. Hayes and Mr. Lewis explained the process to make changes to Amenity Rules requires Rule Making and Rule Development process, public hearing, and 35 day and 28 day advertisements.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Dance License  
Agreements/Application**

Mr. Hayes requested a motion to approve Kamata, LLC application. The Kamata, LLC owner will need to get with the Amenity Manager to discuss and establish dance class schedule to place on the community calendar.

On a Motion by Mr. Grossenbacher, seconded by Mr. Reddy, with all in favor, the Board of Supervisors approved the Kamata, LLC application, waiver and the Non-Exclusive License Agreement between Kamata, LLC and the K-Bar Ranch II Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Discussion of Amenity Hall Free for One  
Annual Festival Requested by  
Residents**

Board of Supervisor has been tabled and should be added to the December 11, 2025 K-Bar Ranch II Community Development District meeting final agenda package.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Emery asked that the District Counsel send letter to MI Homes to remove all sales signs/flags. Also, District Manager check to see if all M/I Homes/properties are sold.

The Board requested the Amenity Manager to obtain pricing for additional pet waste stations on K-Bar Parkway from Heron Preserve to the dead end and to provide the quote to the District Manager by no later than December 1, 2025 so it can be included in the December 11, 2025 K-Bar Ranch II Community Development district final agenda package.

The Board requested that the Amenity Manager inspect the decorative lights around the monument at Old Spanish and provide a quote to the District Manager by no later than December 1, 2025 so it can be included in the December 11, 2025 K-Bar Ranch II Community Development district final agenda package.

Mr. Reddy and Board asked that the District Manager follow up with District Counsel to find out if a resolution is an option to change the K-Bar Ranch II Community Development District towing policy and that District Counsel review towing contract. The Board requested that District Counsel provide the District Manager options to remove towing on weekends only from the K-Bar Ranch II Community Development District towing policy throughout K-Bar Ranch II Community Development District.



**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors adjourned the meeting at 7:50 p.m. for K-Bar Ranch II Community Development District.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

Tab 8

# K-Bar Ranch II

## Community Development District



## Community Facilities Rules & Regulations

Adopted July 18, 2022  
Resolution 2022-04



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**K-Bar Ranch II Community Development District**  
**Community Facilities Rules & Regulations**

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# Community Facilities Rules & Regulations

## General

K-Bar Ranch II Community Development District (the “District”) has adopted these Rules and Regulations for the safety and security of the District and its users. The Board of Supervisors may modify these Rules and Regulations from time to time as needed.

Violations of the Rules and Regulations are subject to verbal warnings, written warnings, suspension and further actions taken as outlined in the Rules and Regulations and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

## Definitions

All capitalized terms shall have the meanings as defined herein.

1. Adult – An individual eighteen (18) years of age, or older.
2. Access Cards – Cards are issued to eligible Members that meet the requirements contained in these Rules and Regulations strictly for the use of the individual to access the Recreational Facilities in accordance with the Rules and Regulations. The cards will be issued at the Community Facility office and will contain a photo of the cardholder.
3. Annual Pass – an annual pass may be purchased by a non-resident of the District at a cost of the highest operation and maintenance fee plus a 20% administrative fee, which cannot be pro-rated, per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Regulations and Penalties as Residents within the District.
4. Board of Supervisors – the Board of Supervisors of the K-Bar Ranch II Community Development District.
5. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.

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6. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
  7. District Management or District Manager – Those agents and representatives of the management firm hired by the District.
  8. Guest(s) – Any person who is accompanying a Member to the Community Facilities. A Member shall be responsible for all Guests within the Community Facilities. All Members shall always remain with their Guests. The Recreation Manager may make accommodations as necessary for unaccompanied guests. Approvals for unaccompanied guests must be received in advance and are at the sole discretion of the Recreation Manager.
  9. Invitee(s) – A person who is invited onto the Community Facilities as a member of the public or enters for the purpose of business dealings.
  10. Member – Shall mean Resident, Annual Passholder or Tenant.
  11. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such addition thereto as may hereafter be brought within the boundaries of the District.
  12. Recreational Facilities– Includes the swimming pool facilities, activity center (a.k.a. clubhouse), playground, restrooms and tennis/pickle ball courts.
  13. Recreational Staff (“Staff”) – Those individuals employed by the amenities management firm hired by the District such as Recreation Manager (as defined below), clubhouse or pool attendants, maintenance personnel, or other employees of the management firm.
  14. Recreation Manager – On-site member of Staff responsible for managing the District’s Community Facilities.
  15. Resident – A homeowner/household living within the District’s boundaries.
  16. Rules and Regulations – Any written rules or regulations adopted, implemented, or published by the District or its Board of Supervisors at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the Properties.
  17. Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules and Regulations.



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## Conduct Code

Improper conduct, obscenities, verbal, or physical threats by any user will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for family, their Guests and Invitees.

All users are expected to conduct themselves properly with due consideration for each other and for fellow users, Guests and Staff. The Recreation Manager has the authority to discipline within the Rules and Regulations any person for conduct, which in their opinion tends to endanger the welfare, interest or character of the District, as well as for the violations of the specific Rules and Regulations of the District.

As stated in the Rules and Regulations, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct which serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained by Staff and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others and cause them to fear for their physical well-being may be reported to the local law enforcement agency by Staff.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Staff on duty or to District Management. Users are discouraged from trying to enforce the Rules and Regulations on their own.

Staff, fellow users and Guests are to be treated in a courteous and considerate manner. No member of Staff shall be reprimanded or harassed in any way by a user. All complaints regarding services rendered by any Staff member must be made to the Recreation Manager or District Management.

Users shall not engage or direct Staff on any private business, nor shall any Staff

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member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff or Users.

## Lease Procedures and Transfer of Privileges

Any homeowner permitting a Tenant to occupy his/her dwelling must notify the Recreation Manager. All Tenants living within the leased home must be listed on the Lease Agreement. Leases must contain a clause that indicates the Tenant has received a copy of all District Rules and Regulations and agrees to be bound by them. Households may transfer their privileges for use of the Community Facilities to their Tenants by contacting the District Manager or Recreation Manager and access cards will be issued to the tenants at a fee of \$25 each. Homeowners shall have no privileges while Tenants are using the transferred rights. A Tenant may not transfer privileges to another person. Upon transfer of privileges to a Tenant the homeowner no longer has any privileges to use of Community Facilities until such time that the Recreation Manager is notified of termination of transfer.

In the event a home is sold, the card will be deactivated, and a new card will be issued to the new residents at no cost.

## Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Recreation Staff may ask to inspect proper identification and those persons not showing it may be required to leave. All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given. Unless otherwise provided herein, Guests must be accompanied by a member of the household and must obtain a guest pass from the Recreation Manager.
3. Members and Guests may use the Recreational Facilities as follows:
  - a. Each household/Annual Passholder Member 15 years and older will be issued an Access Card. These cards are for use by the card holder only.
  - b. The card is used to access the swimming pool facility, activity center, playground, tennis/pickle ball courts. Age restrictions apply.

- 
- c. When you use the Access Card, your name and time of entry are registered. Members and Guests should ensure gates are closed behind them for security.
  - d. Your card is your responsibility. If you misplace your card, please contact the Staff immediately so that the card can be deactivated.
  - e. Replacement cards will be issued at a charge of \$25 each.
  - f. Hours for the Community Facilities are posted at the entrance to each facility. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
  - g. When applying for an Access Card, State issued identification must be presented (i.e. driver's license, birth certificate, or passport), a copy of a utility statement and or a vehicle registration showing the address. Each cardholder is required to sign an Access Card Agreement. Tenants must also provide a copy of their lease.
  - h. Skateboarding or use of similar equipment will not be permitted anywhere on the Community Facilities unless otherwise posted, including parking lots and walkways.
  - i. Shirts and shoes are to be worn in the Recreational Facilities, except the swimming pool area.
  - j. Wet bathing suits are not allowed to be worn inside the activity center.
  - k. Profanity and bullying will not be tolerated.
  - l. No vandalizing of Community Facilities.
  - m. For Safety, anyone under the age of fifteen (15) must be accompanied by an Adult when visiting the Recreational Facilities.
  - n. No fighting.
  - o. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
  - p. With the exception of a community sponsored event where alcoholic beverages are permitted, users or Guests may not bring or consume alcoholic beverages within the Community Facilities. No one under the age of twenty-one (21) is allowed to bring or consume alcoholic beverages within the Community Facilities.



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q. Use of tobacco products, vaping, illegal drugs and paraphernalia are prohibited.

r. No pets (except as allowed by applicable law) will be allowed in any fenced Common Area, including the swimming pool area, with the exception of community events and or programs that may specifically allow pets to attend. All pets must be on a leash outside of each Resident's property.

s. Community Facilities shall be used only for the purpose for which they are designed.

t. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.

4. Community property may not be removed or altered from any Community Facility without written consent of the Board of Supervisors or District Manager.

5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.

6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by users. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, Guests and Invitees.

7. In accordance with the Florida Clean Air Act, smoking and/or vaping is prohibited within the Community Facilities, unless it is within a designated area established for such use.

8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.

9. Programs may be offered at the Recreational Facilities for Member's participation. These programs may have a cost for participation. All instructors are independent contractors that must be approved, certified, insured and must have a contractual agreement with the District.

10. With the exception of community sponsored events, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.

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## Community Facility Rental Policies

Members and non-Members may reserve for rental all or half of the multi-purpose room located in the activity center and Tennis/Pickle Ball Courts for private events/play. Reservation of the Tennis/Pickle Ball Courts is specifically addressed in the section regarding the Tennis Court. The following is particular to the activity center. The daily guest limits referenced in these Rules and Regulations shall not apply to guests attending a private function. Members and non-Members interested in reserving a space in the activity center should contact the Recreation Manager regarding the anticipated date and time of the event to determine availability. Community Facilities are not available for reservation when those facilities have been otherwise reserved or restricted for use by the District or K-Bar Ranch II Master Association.

1. Available Facilities: The following Community Facilities are available for private rental for up to five (5) total hours (including set-up and post-event cleanup), at the following rates: Clubhouse Manager can authorize additional hours if available, at hourly rates consistent with the 5 hour rental rates below.

### Multi-purpose Room in activity center

o Reservation by the District or the K-Bar Ranch II Master Association – no charge and has first right

o Reservation by Members               \$100.00 for half room  
  \$200.00 for full room

o Reservation by non-Members       \$200.00 for half room  
  \$400.00 for full room

o Reservation by governmental unit or homeowner association meetings  
  \$100.00 for half room  
  \$200.00 for full room

Reservations for governmental unit or homeowner association events  
  \$200.00 for half room  
  \$400.00 for full room

**No alcohol may be served at private events.**

**The Member or non-Member, governmental unit or homeowner's association renting any portion of the Community Facilities shall be responsible for any and all damage and expenses arising from the rental.**

2. Reservations: Members and non-Members interested in making a reservation must submit to the Recreation Manager a completed Use Application. After approval from the Recreation Manager, payment of deposit and rental must be made within 48 hours to lock in reservation. The Recreation Manager will review the Use Application on a case-by-case basis and has the authority to reasonably

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deny a request. Denial of a request may be appealed in writing to the District's Board of Supervisors for consideration. For consideration, all written appeals should be delivered to the District Manager.

3. Staffing: When Staff is required at a private event, all users shall be required to pay for the Staff at a rate of \$25/hour for each employee required.

4. Deposit: As stated above, private rental of the multi-purpose room in the activity center requires a deposit according to the following schedule at the time the reservation is approved:

- Reservation by the District or the K-Bar Ranch II Master Association – no deposit required
- Reservation by Members - \$200.00
- Reservation by non-Members - \$400.00
- Reservation by other governmental unit or homeowners association - \$100.00

To receive a full refund of the deposit, and to avoid cleaning charges following a private rental, the following must be completed:

- a. Ensure that all garbage is removed from the premises.
- b. Remove all displays, favors or remnants of the event.
- c. Restore the furniture and other items to their original position.
- d. Wipe off tabletops, chairs, countertops, etc.
- e. Ensure that no property has been removed from the activity center.
- f. Ensure that no damage has occurred to the activity center and/or any property in the activity center, including stains or damages to carpet.

The Recreation Manager shall determine the amount of deposit to return, if any. Deposit will be returned only to the individual who completed the Use Application or to a party designated by such individual at the time of submittal of the Use Application.

5. Adherence to Rules and Regulations. Members or non-Members and their Guests and Invitees are required to adhere to all Rules and Regulations. Failure to comply with such Rules and Regulations may result in the forfeiture of the deposit.

6. Additional Cleaning. If additional cleaning of rented facilities is required, the user reserving the facility will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, users may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.

7. General Policies:



- 
- a. No decorations may be affixed to the walls, doors or any fixtures.
  - b. The volume of live or recorded music must not violate applicable Hillsborough County noise ordinances.
  - c. Event Liability coverage may be required on a case by case basis in the sole discretion of the Board of Supervisors.

8. Cancellation Policy (multipurpose rooms): Cancellations or reschedule requests must be given 48 hours in advance of the scheduled rental, or \$50 of the deposit will be forfeited. Any requested exemptions must be brought by the resident to the CDD Board.

9. Any third party vendors brought in by the renter must be approved by the Clubhouse Manager to operate on District property, and provide a Certificate of Insurance covering the District in the event of an accident. This includes caterers, performers, etc.

10. No open flames in the facility, with the exception of candles or chafing fuel devices for keeping food warm (Sternos).

### Community Ponds

1. Swimming is not permitted in any of the stormwater ponds within the District.
2. The operation of any type of watercraft upon the stormwater ponds within the District, is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. Fishing in stormwater ponds is prohibited unless designated otherwise. Designated fishing areas may be determined by the District's environmental permits. Look for signage indicating a designated common area fishing site. Fishing shall be catch and release only.

### Playground Rules (the "Park")

1. Park hours are from 8:00 AM till dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children must be always supervised by an Adult, within close proximity.
4. No glass containers are allowed in area.
5. Alcoholic beverages are not allowed in the Park.
6. Use of profanity and/or disruptive behavior will not be tolerated.

- 
7. Report violators, damaged equipment and unsafe conditions to the Recreation Manager.
  8. Call 911 in the event of an emergency and inform the Recreation Manager and District Manager.
  9. The Park may be equipped with closed-circuit surveillance cameras.
  10. Vaping, tobacco products, marijuana, illegal drugs and paraphernalia are prohibited.

### Swimming Pool Facility (the “Pool Facilities”)

1. The Pool Facilities are open from one half hour after sunrise until one half hour before dusk or as otherwise posted and required by applicable law.
2. Access Cards must be readily available to Staff when using the Pool Facilities.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. For safety, children under the age of fifteen (15) must be accompanied by an Adult at all times to swim or to enter the pool in any manner.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Hillsborough County and the State of Florida.
6. Proper swimming attire must be worn while using the Pool Facilities. (Bathing suits only) No thong swimwear is permitted at the Pool Facilities.
7. Vaping, tobacco products, marijuana, illegal drugs and paraphernalia are prohibited in the Pool Facilities.
8. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
9. No floatation devices including rafts are permitted in the pool without prior approval, except for swim aids and water aerobics equipment.
10. No running or rough housing is allowed in the swimming Pool Facilities.
11. No animals with the exception of qualified animals mandated by law are allowed within the Pool Facilities.

- 
12. Alcohol is prohibited at the Pool Facilities.
  13. No glass containers of any kind are allowed in the Pool Facilities.
  14. Radios and/or “boom boxes” may not be played at the pool. All portable electronic devices are allowed if headphones are used.
  15. Food and beverages are prohibited in the pool and on the pool wet deck area per Florida Statute. The wet deck area is defined herein as the four (4) foot area from the water’s edge around the entire perimeter of the pool.
  16. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.
  17. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
  18. Items left in the Pool Facility after dusk will be kept in Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
  19. The Pool Facility cannot be rented for parties or other group functions, except as provided below.
  20. Any person swimming after the Pool Facilities are closed may be suspended from the Recreational Facilities and is subject to trespassing charges.
  21. Call 911 in the event of an emergency.
  22. The Pool Facilities are equipped with closed circuit surveillance cameras.
  23. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly or as otherwise determined by the Recreation Manager and/or District Manager. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

## Pool Parties

1. All parties shall be limited to the area of the Pool Facility designated by the Recreation Manager and/or District Manager. Unauthorized pool parties are not permitted.
2. A Pool Party Usage Agreement shall be executed by the Applicant.
3. All parties must be booked in advance through the Recreation Manager and/or District Manager.



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4. Only Members are allowed to book a pool party. A \$100.00 refundable deposit is due at the time the application is submitted.
  5. A non-refundable usage fee of \$50.00 shall be charged to Members. Cancellations or reschedule requests must be given 48 hours in advance of the scheduled rental, or the \$50 deposit will be forfeited. Any requested exemptions must be brought by the resident to the CDD Board. In the event there is rain the day of, renter is eligible to redeem the paid hours of rental another day, or add it on to the time window of original rental period such as if the rental party waits out bad weather before or during their rental. Additional hours must still fall within operating hours. Clubhouse Manager will determine scheduling and crediting hours for rain delays/cancellations.
  6. The party is limited to a maximum of 20 people.
  7. For every 5 children between 2- 6 years old, at least one adult must be present.
  8. All paper goods (decorations, plates, cups, etc.) trash and food must be removed at the end of the party from the pool facility.
  9. All food and gift wrap must be kept away from the pool.
  10. Tables must be wiped down thoroughly at the end of the party.
  11. No balloons, silly string, glitter, confetti or other messy party favors are permitted.

## Tennis/Pickle Ball Courts

1. Access to the courts is with your Amenity Access Card.
2. Play is on a first come, first serve basis unless an event has been planned using these areas or the area is reserved in accordance with the provisions of this section.
2. Proper tennis attire is required while on the courts, such as; sportswear and tennis shoes/sneakers.
3. Profanity and/or disruptive behavior are not permitted.
4. No rollerblades, skateboards, bicycles, children's motorized vehicles or similar equipment are allowed on the courts.
5. Glass containers are not allowed in the court areas.
6. Portable radios and/or "boom boxes" are not allowed in the court areas. All portable

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electronic devices are allowed if headphones are used.

7. No pets, except as otherwise allowed by law, are allowed on the courts.

8. Any Member eighteen (18) years or older may (one time per month) reserve a tennis/pickleball court at no fee for doubles (4 players) or both courts (8 players). Time is limited to sixty (60) minutes. Requests to Recreation Manager must be at least one (1) week in advance in order to give other users proper notice of a reservation. Any reservations will be posted on the tennis court gates.

## Violation of Rules and Regulations

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules and Regulations established for the safe operations of the Community Facilities.

1. Suspension of Rights. The District, through its Board of Supervisors, District Manager, and Recreation Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behavior:

- a. Submits false information on any application for use of the Community Facilities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District Rule or Regulation contained herein;
- f. Treats the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other users or Guests.
- i. Any person using Recreational Facilities after the facilities are closed may be suspended from use of Recreational Facilities and is subject to trespassing charges.

2. Authority of Recreation Manager. The Recreation Manager or his or her staff has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. The Recreation Manager or Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed seven days.

3. Authority of District Manager. The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any

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person's privileges to use any or all of the Community Facilities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager at least ten (10) days before a duly advertised Board meeting.

4. Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.



**From:** [Duzianthan Mohanadoss](#)  
**To:** [Joanne Thiessen](#); [Lynn Hayes](#)  
**Cc:** [Mitchell Severson](#)  
**Subject:** [EXTERNAL]Re: Tentative Agenda K-Barr Ranch CDD BOS Meeting-November 13, 2025  
**Date:** Sunday, November 2, 2025 2:43:53 AM  
**Attachments:** [codetwo-icons\\_favicon\\_23d57c27-7412-46fe-bab5-4340c395a521.png](#)  
[058\\_line\\_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png](#)  
[codetwo-icons\\_website\\_f73d61da-c0cf-4d19-971b-213081e6f6ee.png](#)  
[codetwo-icons\\_facebook\\_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png](#)  
[codetwo-icons\\_linkedin\\_119a57b3-f5e7-4143-864d-b338279d88e6.png](#)  
[codetwo-icons\\_youtube\\_2a2c685a-6c10-409b-b2e2-704831a0685e.png](#)  
[districtsbanner\\_ddbd469b-3492-434c-a142-e97092d15c97.png](#)

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Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hello,

As I have previously stated that I would not attend this meeting in-person, I will try to dial-in from the airport and stay in the meeting as much as I can before starting my international trip.

Please include the following agenda for this meeting.

- Residents of the Village of KBAR II contacted Dush and requested that the Amenity Hall be made available free of charge for one annual festival celebration (as long as all of the Amenity Hall rules were followed). This is a reasonable request made by community residents, and the conversation with board members reflects this to update the existing booking form.

I request you that this item be included in the initial agenda so that I can share my perspective and point with the board members.

Regards,  
Duzianthan (Dush)  
CDD Chairman  
309.287.1236

On Thu, Oct 30, 2025 at 2:35 PM Joanne Thiessen <[JThiessen@rizzetta.com](mailto:JThiessen@rizzetta.com)> wrote:

Ladies & Gentlemen:

Please see the attached tentative agenda for the regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Thursday, November 13, 2025, at 6:00 p.m.**, at the Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.

In order to verify a quorum, please confirm your attendance at this meeting by responding to the sending party only.

In an effort to maintain compliance with the Florida Sunshine Law, please do not reply globally to this notification.

Call-In Number:

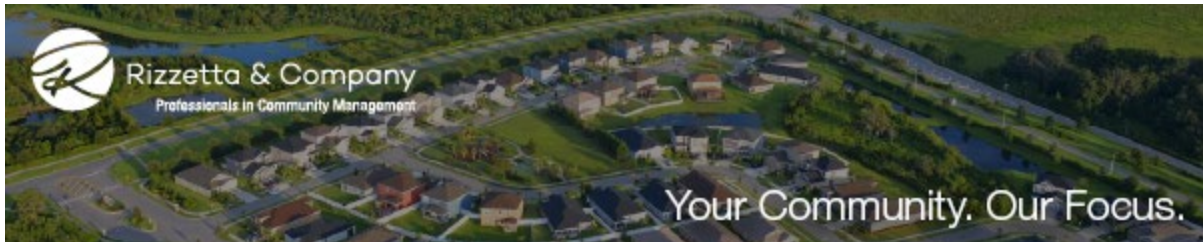
[+1 321-754-9488](tel:+13217549488),[382923840#](tel:+13217549488)

Thank you.



**Joanne Thiessen**  
Administrative Assistant  
**Rizzetta & Company**

813.994.1001  
[JThiessen@rizzetta.com](mailto:JThiessen@rizzetta.com)



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# K-BAR RANCH II CDD PRIVATE RENTAL AGREEMENT

## AMENITY CENTER

RESIDENT'S NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

RESIDENT'S ADDRESS: \_\_\_\_\_ Facility Access Card# \_\_\_\_\_

RESIDENT'S EMAIL: \_\_\_\_\_

Today's Date: \_\_\_\_\_ Date of Event: \_\_\_\_\_ Time of Event\*: \_\_\_\_\_ --- \_\_\_\_\_

# of Guests: \_\_\_\_\_ Type of Event: \_\_\_\_\_

### **Amenity Center Regular Hours Throughout the Year:**

September through November: 10:00 am until 7:00 pm.

December through March: 10:00 am until 6:00 pm.

April through August: 10:00 am until 8:00 pm.

\*Amenity Center will only be rented to one party per day for the duration of the Amenity Center regular hours for that day (this includes set-up and post-event cleanup).

Note: Any event that exceeds the closing time of the Amenity Center (including post-event cleanup) will be charged an additional \$200. Any event that exceeds the closing time of the Amenity Center (including post-event cleanup) by over an hour agrees to forfeit their deposit.

### **The renter is required to present a valid government issued photo ID along with the application.**

**Amenity Center** (max capacity: 100 people including adults and children)

☐ Member: full room \$300.00

☐ non-Member: full room \$600.00

☐ Government/HOA/CDD meeting: full room \$200.00

☐ Government/HOA/CDD event: full room \$400.00

☐ Hours billable for staff \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_ ☐ Rental Extra Hours \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

### **Deposit** (includes all credit card and related processing fees)

☐ Member: \$1,000.00 ☐ non-Member: \$1,000.00 ☐ Government/HOA: \$100.00

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**Rental Rate:** Amount: \_\_\_\_\_ Date: \_\_\_\_\_ Check Number: \_\_\_\_\_ CC# \_\_\_\_\_

**Security Deposit:** Amount: \_\_\_\_\_ Date: \_\_\_\_\_ CC# \_\_\_\_\_

### **CHECK or MONEY ORDER MADE PAYABLE TO: K-Bar Ranch II CDD.**

**Security Deposits will only be accepted on credit cards.**

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### **RENTAL POLICIES** (Please read and initial next to each item indication acceptance and understanding)

- \_\_\_\_\_ Absolutely nothing on walls, window blinds, or cabinets (i.e. no tape, tacks, glue etc.)
- \_\_\_\_\_ Furniture is NOT allowed to be removed from the building nor pool furniture brought in.
- \_\_\_\_\_ All exterior doors are to remain closed.



- \_\_\_\_\_ Use of the office, tennis, pool or any outside facility including outside bathrooms, and playground is prohibited.
- \_\_\_\_\_ The facilities shall be left in the same condition as found prior to the event.
- \_\_\_\_\_ All furnishings and floors must be cleaned, trash emptied, and liner replaced.
- \_\_\_\_\_ Time allotted for the event includes time for set-up and cleaning and may not be exceeded.
- \_\_\_\_\_ No excessive noise, profanity, or boisterous actions.
- \_\_\_\_\_ Capacity shall not be exceeded.
- \_\_\_\_\_ Alcohol is NOT permitted.
- \_\_\_\_\_ NO glass.
- \_\_\_\_\_ NO Smoking. No candles or open flames are allowed.
- \_\_\_\_\_ The named renter MUST be present for the duration of the rental.
- \_\_\_\_\_ No glitter, confetti, or smoke bombs can be used on CDD property.
- \_\_\_\_\_ The kitchen and all countertops must be cleaned, and no food may be left on the ground.
- \_\_\_\_\_ You may only enter and exit the door that is located by the kitchen.
- \_\_\_\_\_ Do not prop doors open at any time
- \_\_\_\_\_ Do not block any doors to prevent them from opening.
- \_\_\_\_\_ Do not block any exit signs with props, balloon, or other objects.
- \_\_\_\_\_ Do not block any cameras with props, balloons, or other objects
- \_\_\_\_\_ Food is to remain on tables at all times.
- \_\_\_\_\_ Use of glitter or paint is prohibited.
- \_\_\_\_\_ Propping open of doors is prohibited.
- \_\_\_\_\_ A video walk through of the space prior to the event will be conducted.
- \_\_\_\_\_ Use of the kitchen is allowed.
- \_\_\_\_\_ Use of Sterno type food heaters is only allowed on countertop and prohibited on all tables.
- \_\_\_\_\_ The party renting the space may only rent it on behalf of themselves or residents of the CDD.
- \_\_\_\_\_ The party renting the space must be present the whole time of the event.

- 
- CDD has the right at any time to cancel a party and during a party if the rules are broken.
  - No party may exceed 100 people. All attendees including adults and children shall be counted towards this limit. Any party that this limit, will be immediately canceled, and you will be considered trespassing and told to leave otherwise the authorities can be called, and the deposit forfeited.
  - All party attendees must stay inside the rental room. Party attendees may only use the bathrooms in the rental room. Party attendees are prohibited from gathering in the pool, playground, tennis courts, or entrance, or parking lot.
  - Please be advised that CDD uses on-site video monitoring and by signing this agreement you acknowledge and consent to all video monitoring.
  - CDD has the right to keep the deposit of any scheduled event if any rules are broken and by signing this agreement you acknowledge and consent to CDD keeping the deposit at its sole discretion.
  - CDD has the right to suspend membership privileges to rent CDD property for breach of these rules for up to one year.
  - Pool rentals are not allowed. Posted pool guidelines will be followed at all times by everyone.
  - Doors that are left or propped open and the air conditioning is damaged, then the deposit will be automatically forfeit.
- 

**I have read and understand the above rules and regulations concerning my facility rental at K-Bar Ranch II Community Development District ("CDD"). I also agree to the full terms, conditions, and provisions of the CDD policies, including but not limited to the indemnification language found therein. I understand that I am responsible for the actions and damage caused by my guests. I also understand that any violation of said contract or policies may result in partial or full forfeiture of my security deposit. By signature herein, I recognize that this document may be subject to Florida's public records laws, Chapter 119, Florida Statutes.**

**Office Use:**  
  

**Date Received:** \_\_\_\_\_**Date put into Google calendar:** \_\_\_\_\_

**Copy given to resident:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Resident Signature

Date

CDD Representative Signature

Date

Tab 9

## TARGET RECOVERY & TOWING INC.

3800 N. Florida Avenue Tampa, FL 33603  
11954 US Hwy 41 South Gibsonton, FL 33534  
4850 Seaberg Rd Zephyrhills, FL 33541  
PH:(813)221-6800 Email: office@targetrt.com

IN CONSIDERATION WITH FLORIDA STATUTES §713.78, AND §715.07 TARGET RECOVERY & TOWING INC., PROMISES TO PROVIDE 24 HOUR SERVICE TO

Date: September 2024 Name of Location: K Bar Ranch II Communitu Development District  
Address: 10820 Mistflower Ln Tampa, FL 33647 Billing Address - 3434 Colwell Ave Ste 200 Tampa, FL 33614  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_ Alt Phone: 813-545-1328 Michele Emery  
Contact Name(s): Amy Linen or Michele Emery

TO THE BEST OF ITS KNOWLEDGE, TARGET RECOVERY & TOWING INC. HAS MET AND EXCEEDED ALL THE REQUIREMENTS OF THE FOLLOWING FLORIDA STATE STATUTES § 713.78 AND §715.07 AS WELL AS ALL HILLSBOROUGH COUNTY LOCAL LAWS AND ORDINANCES.

ANY AND ALL VEHICLES WILL BE TOWED TO TARGET RECOVERY & TOWING INC'S STORAGE FACILITIES. ALL VEHICLES BEFORE BEING TOWED WILL BE DIGITALLY PHOTOGRAPHED AND AFTER BEING TOWED WILL BE LOGGED INTO THE LOCAL POLICE DEPARTMENT'S LOG SYSTEM WITHIN 30 MIN. OF ARRIVING AT OUR SECURED STORAGE FACILITY. THIS AGREEMENT SHALL BECOME EFFECTIVE UPON THE SIGNATURE OF BOTH PARTIES AND WILL BE AUTOMATICALLY RENEWED YEARLY FROM THE SAID DATE UNLESS TARGET RECOVERY & TOWING INC. IS GIVEN A 30 DAY NOTICE TO DISCONTINUE SERVICES, WITHIN SUCH TIME ALL SIGNS FROM TARGET RECOVERY & TOWING INC WILL BE REMOVED FROM THE PROPERTY WITH DUE CARE AND DILLIGENCE.

PLEASE CHECK THE APPROPRIATE REASON FOR TOW **(CHECK ALL THAT APPLIES)**.

FIRE LANE <u>X</u>	LEAKING FLUID <u>X</u>
GARBAGE AREA <u>X</u>	FLAT OR MISSING TIRE <u>X</u>
DOUBLE PARKED <u>X</u>	ILLEGALLY PARKED <u>X</u>
COMMERCIAL <u>XX</u>	JUNK/ ABANDONED VEHICLE <u>X</u>
EXPIRED TAG <u>X</u>	BACKED IN PARKING <u>X</u>
NO PARKING PERMIT <u>X</u>	

PARKING IN HANDICAPPED WITHOUT DECAL \_\_\_\_\_ \*ADDITIONAL COMMENTS PLEASE  
CIRCLE WHETHER TOW WILL BE INITIATED BY: **ON CALL** OR **PATROLLING**  
DATED THIS 24 DAY OF 09, 20 24 ACCEPTED AND APPROVED BY: Michele Emery  
TARGET RECOVERY & TOWING INC. AGENT \_\_\_\_\_



## PATROL ENFORCEMENT AGREEMENT

Please place a C, P, T or N/A next to the service type for which vehicles may be removed from property described on page 1 of the contract.

**C= Property calls in P= Towing company patrols T= Towing company tags N/A= Not applicable**

1. P No valid permit, no valid residents, tenant, or visitor permit.
2. P Tow away zone, sign posted and or pavement drawings
3.      Abandonment/ inoperable vehicles, Flat tires, vehicles on jacks, blocks, missing wheels, major parts, remain parked in same locations longer than      hours, expired inspection or license plates. If tagging rules apply, please state length of warning.
4. P Fire lanes, vehicles parked in a designated fire lane.
5. P Security office may call to have vehicle removed.
6. P Management requests an abandoned vehicle removal.
7.      Vehicle wrecked or obviously inoperable.
8. P No tractor, trailer, or large (over 1 ton) commercial vehicles parked on property.
9. P Vehicles parked on grass, off pavement or on landscaping.
10.      Vehicles parked in handicap space, ramp, or unloading zone with no handicap permit.
11. P Vehicle blocking or in isle or roadway.
12. P No after-hours parking (vehicle parked on property after business is closed) or (same as no overnight parking).
13.      Hindering access. Blocking dumpster, building entrances, loading docks or zones. Etc
14.      "For Sale" vehicle. Vehicle is parked out front displaying a for-sale sign. Tow immediately.
15.      Vehicle parked in a reserved/ assigned/ designated space
16.      Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
17. P No parking at any time. Vehicle is parked on property where its posted "NO PARKING"
18.      Non-Customer. Vehicle operator is not a customer of this business located on the property
19.      Vehicle is parked on the sidewalk
20. P Double parked behind another vehicle
21.      Vehicle parked in Manager's or Maintenance space.

Can residents/tenants call to have vehicles removed from their assigned spaces?

(Yes or No) **NO**

Furthermore, I understand that if an agent, manager or representative listed herein calls the company to have vehicle removed from the property, therefore authorizing removal the client will NOT hold TARGET RECOVERY & TOWING INC or its employees responsible for any charges that may be accumulated by said vehicle in Company's possession.

Authorized by: Michele Emery Michele Emery 9/24/2024

(Signature)

(Printed name)

(Date)

Target Recovery & Towing Inc. PH:(813)221-6800  
3800 N. Florida Avenue Tampa, FL 33603  
11954 US Hwy 41 South Gibsonton, FL 33534  
4850 Seaberg Rd Zephyrhills, FL 33541

Tab 10

## **RESOLUTION 2026-01**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ADOPTING A REVISED PARKING POLICIES STATEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the K-Bar Ranch II Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Tampa, Hillsborough County, Florida; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business and to adopt administrative rules with respect to any project of the District; and

**WHEREAS**, the District has previously established parking policies formally adopted pursuant to Resolution 2022-05 on or about July 18, 2022; and

**WHEREAS**, the District desires to amend its parking policies pursuant to the revised policies attached hereto; and

**WHEREAS**, the attached revised parking policies are for immediate use and application, having been adopted at a duly noticed meeting before the District Board of Supervisors on December 11, 2025.

### **NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Board of Supervisors hereby adopts the revised parking policies, as attached.

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

**K-BAR RANCH II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman



**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
PARKING POLICIES STATEMENT  
RESERVATION OF AMENDMENT POWER**

The Board of Supervisors of K-Bar Ranch II Community Development District (hereinafter referred to as the "District") reserves the right to amend, at any time, the policies contained herein at its sole and absolute discretion.

**NOTICE**

Failure to comply with the policies stated herein may possibly result in towing / removal of the violating personal property (Watercraft, Trailer, RV, etc.) or vehicle (car, truck, motorcycle) at owner's expense.

Park At Your Own Risk: The District assumes no liability for any theft, vandalism and / or damage that might occur to personal property and / or vehicles parked on its property.

In the event theft, vandalism and / or damage occur to either personal property or vehicles, affected owners are advised to contact the local law enforcement. In the event theft, vandalism and / or damage occur, District staff will not contact local law enforcement on behalf of affected owners.

**SECTION I: DESIGNATED PARKING AREAS**

Street Parking/Recreational Facilities Parking:

- NO OVERNIGHT PARKING permitted anytime between the hours of 12:00 A.M. and 6:00 A.M, except for Saturday from 12:00 A.M. until Sunday at 6:00 A.M.
- NO PARKING on the main thoroughfares, at any time except for temporary sightseeing where one does not leave his or her vehicle.

Other District Common Areas (including mailbox kiosks):

- Parking for District Staff, Employee and Vendors / Consultants only (active project or construction related activities).
- NO OTHER PARKING permitted but parking exceptions may be granted (pursuant to the procedures as provided herein).

## **SECTION II: PARKING EXCEPTIONS / SPECIAL DISPENSATION AND CIRCUMSTANCES**

1. Parking exceptions will be granted by way of written correspondence from the District Manager (agent and representative of the management firm hired by the District), or his/her designee, as the designated authority of the District.
  - a. No verbal grants of authority will be issued or be held valid.
  - b. It is the responsibility of the person(s) requesting a parking exception to secure all necessary documentation and approvals.
  - c. Failure to secure all necessary documentation and approvals may result in the towing and / or removal of the vehicle and / or personal property from the premises.
2. Issuance of Written Exception Notice.
  - a. Copy of Notice to be placed on highly visible area of the vehicle and / or personal property for which exception was granted.
  - b. Digital photograph of item (to include identifying license plates or registration numbers if / whenever possible) for which exception was granted.
  - c. Location of vehicle and / or personal property (as described above).
  - d. Reason and special terms of parking exception.
  - e. Date and time of written exception notice issuance.
    - i. Long date format (e.g., Tuesday, May 26, 2009)
    - ii. 24-hour clock format (e.g., 16:30)
  - f. Date and time of written exception notice expiration.
    - i. Long date format (e.g., Tuesday, June 2, 2009)
    - ii. 24-hour clock format (e.g., 16:30)
  - g. Contact information of the District.
  - h. Signature of owner.
3. No parking exceptions will be granted for periods exceeding ten (10) calendar days without prior District approval.
4. Upon expiration of the Written Exception Notice, owner will have twenty-four (24) hours to remove the vehicle and / or personal property. Failure to remove the vehicle and / or personal property within the stated timeframe may result in the commencement of immediate towing and removal without further warning or opportunity for compliance.

### **SECTION III: TOWING / REMOVAL PROCEDURES**

1. Signage and Language Compliance.

The appropriate towing signage and verbiage will be posted on District property in conformance with applicable Florida Statutes and the District shall enter into and maintain a written agreement with a firm authorized by Florida law to perform such towing/removal services.
2. Towing / Removal Discretion Authority.
  - a. Prior to any towing or removal action being taken by anyone other than the District Manager or his/her designee, the authorized individuals must first contact the District Manager for verification that no exceptions were granted for the subject personal property or vehicle.
  - b. The District Manager is to be copied on any written correspondence permitting / granting parking exceptions.
3. Tow / Removal Appeal and Cost Reimbursement.
  - a. Any person(s) has the right to dispute and request cost reimbursement for a tow and / or removal action by appealing to the Board of Supervisors of the District.
    - i. An appeal must be submitted in writing to the District for placement on the next regularly scheduled District meeting agenda.
    - ii. The District must be in receipt of such appeal no fewer than ten (10) calendar days prior to the next regularly scheduled District meeting.
  - b. Any person(s) appealing a tow and / or removal action will be governed by the following conditions:
    - i. Must be physically present at meeting in which the appeal will be heard by the Board of Supervisors.
      1. Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.
    - ii. Argument and basis for appeal will be limited to five (5) minutes per account.
    - iii. Must furnish own copies of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
  - c. The District's Board of Supervisors reserves the right to grant or deny any appeal and cost reimbursement at its sole and absolute discretion.
    - i. District action(s) will be resolved by way of successful Board motion.
4. Emergencies.

Notwithstanding any provision contained herein, the District specifically reserves the right to immediately tow and/or remove any personal property or vehicle, which poses a safety hazard or is preventing ingress/egress to public and/or another's private property.