District:	**KBAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**
Date of Meeting:	Wednesday, November 18, 2026
Time:	6:00 PM
Location:	Amenities Center located at 10820 Mistflower Lane19037 Tampa, Florida 33647

For the full agenda packet, please contact: ***Patricia@havenmgtsol.com***

I. Call to Order/ Roll Call

II. Audience Comments – Agenda Items *(limited to 5 minutes per individual*

III. Board Organization and Oath of Office

1. **Consideration and Adoption of Resolution 2027-01 Certification of Election Results** — **Exhibit 1**
2. **Seat 4 – Kamolika Batabyal** — **Exhibit 2**
3. **Seat 5 – Alexander Martinez** — **Exhibit 3**
4. **Consideration for Adoption Resolution 2027-02 Electing the Officers of the District and Providing for an Effective Date** — **Exhibit 4**

IV. Professional Vendor Presentations

A. Presentation of Team Deliverables — **Exhibit 5**

B. District Engineering Report – Stantec

1. **Presentation of Drainage Plans and Easement Sketches Markup** — **Exhibit 6**
2. **Consideration of Stantec Professional Services Agreement Change Order - $16,364.42** — **Exhibit 7**

C. District Counsel

1. **Presentation of Grant of Stormwater Drainage Easement File** — **Exhibit 8**
2. **Presentation of Grant of Stormwater Drainage Easement** — **Exhibit 9**
3. **Presentation of Grant of "Flow-Through" Drainage Easement** — **Exhibit 10**
4. **Presentation of Grant of "Flow-Through" Drainage Easement** — **Exhibit 11**
5. **Presentation of 2025-07-17 Meeting Minutes for Informational Purposes** — **Exhibit 12**

D. **Blue Water Aquatics**

1. **Aquatic Services Report** **Exhibit 13**
2. **Monthly Management Report** **Exhibit 14**

E. **Pine Lake - Thomas Snyder**

1. **Consideration of Pine Lake Sod Replacement at Eagle Creek Entrance Proposal - $996.80** **Exhibit 15**
2. **Consideration of Pine Lake Clearing for Storage Container Proposal - $1,817.66** **Exhibit 16**
3. **Presentation of UF IFAS Landscape and Vegetable Garden Test Report** **Exhibit 17**
4. **Field Services** **Exhibit 18**

F. **Clubhouse and Amenity Manager**

1. **Discussion of Residents Installing Holiday Lights**
2. **Presentation of Available Holiday Decorations for Consideration** **Exhibit 19**
3. **Amenity Manager Report** **Exhibit 20**
4. **Discussion of Amenity Access Cards for Visiting Relatives**

V. Administrative Matters

A. **Consent Agenda**

1. **Consideration for Acceptance: October 2026 Unaudited Financial Statements** **Exhibit 21**
2. **Consideration for Approval: The Minutes of the K-Bar Ranch II Regular Meeting of the Board of Supervisors Held on October 21, 2026** **Exhibit 22**
3. **Consideration for Ratification:**
   - **LiftMaster Warning Sign - $219.78** **Exhibit 23**
   - **Complete IT Nedap Tag Vehicle Sticker - $1,000** **Exhibit 24**

VI. District Manager

VII. Other Introduced Items

VIII. Audience Comments – New Business *(limited to 5 minutes per individual)*

IX. Supervisor Requests

X. Adjournment

EXHIBIT 1

RETURN TO AGENDA

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING AND ACCEPTING THE HILLSBOROUGH COUNTY CANVASSING BOARD'S DECLARATION AND CERTIFICATION OF THE RESULTS OF THE NOVEMBER 3, 2026, GENERAL ELECTION FOR SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District ("District") is required to hold elections for membership of the Board of Supervisors of the District ("Board"), pursuant to the provisions of Section 190.006, *Florida Statutes*; and

WHEREAS, an election of Board members was held on November 3, 2026 in Hillsborough County, in the manner prescribed by law for holding general elections; and

WHEREAS, the Hillsborough County Elections Department ("Elections Department") appointed inspectors and clerks of elections, prepared and furnished ballots, designated polling places, and held the election for members of the District's Board; and

WHEREAS, the Elections Department canvassed the returns of the election of District Board members by the qualified electors of the District; and

WHEREAS, the Hillsborough County Canvassing Board ("Canvassing Board") has declared and certified the results of the election for Board members, which results the District desires to recognize and accept.

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

1. The District's Board hereby recognizes and accepts the results of the November 3, 2026, election of members of the Board, as certified by the Canvassing Board, and as set forth in **Exhibit A** attached hereto and incorporated herein by reference.

2. The Board hereby recognizes the election of the following person(s) to a four (4) year term of office:

Kamolika Batabyal – Seat #4

Alexander Martinez – Seat #5

3. Pursuant to Section 190.006(4), *Florida Statutes*, upon entering into office, the person referenced above shall take and subscribe to the oath of office as prescribed by Section 876.05, *Florida Statutes*.

4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____ 2026.

ATTEST:	**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A

EXHIBIT 2

RETURN TO AGENDA

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of Hillsborough

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

K-Bar Ranch II Community Development District - Seat 4

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]

Signature _____

Sworn to and subscribed before me by means of physical presence ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

Signature of Officer Administering Oath or of Notary Public

(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)

_____
Print Name

_____
Title

_____
Court

(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)

Affix Seal Below

Personally Known ☐ *OR Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
Print Name

_____
Signature

EXHIBIT 3

RETURN TO AGENDA

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of Hillsborough

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

K-Bar Ranch II Community Development District - Seat 5

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]

Signature _____

Sworn to and subscribed before me by means of physical presence ☒ *OR online notarization* ☐
this 9 *day of* October, 2026.

_____

Signature of Officer Administering Oath or of Notary Public

(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)

_____
Print Name

_____
Title

_____
Court

(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)

Affix Seal Below

NOTARY PUBLIC · STATE OF FLORIDA

Jayson Cerezo
Comm.: HH 781452
Expires: Mar. 22, 2030
Notary Public - State of Florida

Personally Known ☐ *OR Produced Identification* ☒

Type of Identification Produced FL drivers

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ■ Office ☐

19245 Mossy Pine Dr
Street or Post Office Box

Tampa, Florida 33647
City, State, Zip Code

Alexander Martinez
Print Name

_____
Signature

EXHIBIT 4

RETURN TO AGENDA

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the K-Bar Ranch II Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors ("**Board**"), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is elected Chairperson.

_____ is elected Vice-Chairperson.

_____ is elected Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Treasurer.

_____ is elected Assistant Treasurer.

2. **CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. **EFFECTIVE DATE.** This Resolution shall become effective November 18, 2026.

PASSED AND ADOPTED this 18th day of November 2026.

Attest:

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
☐ Chair ☐ Vice Chair, Board of Supervisors

EXHIBIT 5

RETURN TO AGENDA

SEQ	Deliverable	Responsible	DELIVERABLE DATE	ADDITIONAL INFORMATION	Column2
1	**15 Benches needed**	Amenity Manager	05.20.26	Benches need to be ADA compliant, with concrete footers.	**05.12.2026 We'll work to walk on a cost for this project. We don't have all the #s in yet, but should be able to turn this around to walk on next week. Need to get the quote for 15 concrete pads. 06/10 Waiting on concrete install quote. Will have for July agenda, 07/07 Concrete Pad installation added to Agenda. Benches quoted are added too. Get a revision from JML for 4 inch slab . Bench locations are on the agenda for Board discussion An approval of $5800 to JML was made in Sept. 10/13 Bench locations to be marked with Supervisor Reddy. After they are marked we will notify the Supervisors to go out and review for final approval then we'll schedule work. 11/10 To be marked week of 11/16**
2	**Separate gate entrance on the outside/gate company needs access for the tennis court**	Amenity Manager	05.20.26	Amenity to obtain a proposal for access thry one gate tohandle evening tennis play	**Complete IT Gate Access Proposal is received. Waiting on final written quote for fence door install. Will provide once finalized and received. We've been verbally advised by one vendor they're around 2k. Complete IT was approved for $8,323 . Gate was approved and on the Sept agenda is the sidewalk to the gate. 10/13 Gate to be installed hopefully by end of October. Deposit has been issued so we can be scheduled. 11/10 Waiting on arrival of custom gate. Once it arrives will be installed immediately by vendor. Once installed Complete IT will finish access**
3	**Fall Festival**	Amenity Manager	11.18.2026	Projected fall event costs are $2,619.90. The notes record an NTE amount of $3,000.	**11/10 On schedule for Sunday, November 22nd**
4	**Amazon & delivery**	Amenity Manager	07.07.2026	Amenity team to bring contract that allows Amazon delivery to the residents thru gates	**Bring back contract/proposal to the July agenda. Contract for free services is on the agenda and was approved. Amenity to pull contract from Amazon and send to Counsel for review - filling out site plan. 10/13 Awaiting Amazon install Date.**
5	**Dumpster Proposals**	Amenity Manager	11.18.2026	Bring proposals for waste collection to the July agenda	**Proposals sent from amenity manager on 06.26 for the agenda Additional proposals will beon the agenda . Vendor was chosen and Counsel provided contract on 08.06 and Amenity is sending to Republic Services for contract finalization. 10/13 Awaiting executed dumpster contract to complete the switch. Waiting on contract to be finalized. 11/10 Waiting on Republic services revised, red lined contract from their counsel. They will not sign our document so we had to make changes to theirs.**
6	**Pressure Washing**	Amenity Manager	18.2026	Bring back proposal for pressure washing mailbox kiosk, monument entrances and slabs or determine if on sight team can handle	**Proposal from JML Added to agenda. As well as cost for new equipment. Bring back prpoasal for skid sprayer and storage to agenda 10. 10/13 Pressure washing costs and plans have been tabled until storage is finalized.**
7	**Fire Extinguisher**	Amenity Manager	08.19.2026	Bring back proposals of fire extinguisher and hydrant	**Amenity to bring back the three proposals from July agedna 10A thru 10C along with any updates. Waiting on executed contract. 10/13 Piper is reviewing contract and will send changes back to our counsel for approval. 11/10 Contracts signed and in scheduling. Should be fully completed by meeting.**
8	**Illuminations**	Amenity Manager	08.19.2026	Bring back more than one proposal	**Bring back proposal included for repeaters**
9	**Locations for Amenity Shed Placement**	Amenity Manager	10.21.2026	Amenity to confirm with Stantec as to site proposal for shed placement and next steps	**10/13 Engineer confirmed this space is eligible to be used out by the Teco track. We have engaged Pine Lake for a proposal to clear land, and to maintain for us. #'s are expected for the meeting. Do we need a permit. 11/10 Engineer is going through permitting**
10	**Track Lighting at Hawk Valley Needs to be adjusted**	Amenity Manager	10.21.2026	Needs to be reviewed as not operating as intended	**10/13 Had Illuminations onsite to repair. Will continue to monitor to make sure lights are active**
11	**Barco Trash Can**	Amenity Manager	11.18.2026	Order one trash can at $549	**Ordered and will be installed once received**
12	**Paint Entrance Curbs Yellow**	Amenity Manager	11.18.2026		**11.10 Project in progress**
13	**Holiday Decoratons Inventory '**	Amenity Manager	11.18.2026	Establish Inventory and bring back proposal for any additional decoration needs	**Inventory has been reviewed. We are putting together a proposed sheet on items to buy for the villages**
14	**Fencing for Soccer Goals**	Amenity Manager	08.19.2026	Bring back proposal for for fencing for the soccer field	**Proposal was awarded to Discount Fence - awaiting install. 10/13 Vendor is awaiting deposit then will get us on schedule. Vendor has been notified by City that a permit is needed. Have sent along for engineering review and application**
15	**Pond 69 Discharge**	Blue Water	11.17.2026	The discharge was sandbagged and then retreated. Confirm whether the sandbags need to be removed	
16	**Adding barriers around the well pumps**	Pine Lake	05.20.26	Hedge for Meadowpoint	**Proposal was approved at April meeting and PineLake sent contract on 04.22, 04.24 and04.28 05.13-Working to schedule these installs later this month pending consistant rainfall.Waiting for the shorted electrical line to be resolved at well 4 to install plant material. Contract was initiated in the amount of $1,598 and is bring circulated for signature on 07.07. Work has been completed - are we good to go ? Pending approval of mainline repair damaged by contnued trenching along Kbar Pkwy.**
17	**Maintenance items (leaning and faded signs, leaning trees, tree shaking**	Pine Lake	05.20.26	Leaning Trees and Strapping	**Mr. Cane to advise on trees that may need staking or to have the stake removed 04.07.26. Meeting with arborist on 05.05 to discuss .05.13 we dont do anything with signs but were are removing damaged tree bracing and straps as we mocve through the community.Crew has been removing all old lodge poles over the last several weeks and replacing any that may need to remain in place. Is this now complete Al leaning trees and lodge poles have been removed and repaired. As of Wednesday drive through all damaged bracing had been removed, will monitor for any recurrence.**
18	**Main Enry**	Pine Lake	10.13.2026	Review for the voids at themain entry and advise of a plan	**IF the voids are in regard to plants we will be warrantying any die off from the redesign here.**
19	**Hawk Valley Perimeter Weeds**	Pine Lake	11.18.2026	Weeds around the perimeter fence at Hawk Valley need to be cut back.	**This has been added to the crews task force for when they are on property**

20	**Proposal for expanding irrigation zones**	Pine Lake	05.20.26	Expanding irrigation zones to convert bahia to St. Augustine. Plan to phase out in accordance with high vis areas.	**Awaiting overview proposal set in separate phases. Estimate for each phase installation has been requested. Looking to keep each phase at about $7,500, if possible 04.07.2026. Mr. Cane responded on 04.07 and will be advancing with proposals ASAP. Awaiting new proposal as of 04.28.26. 05.13 currently working through this, will have an update for board at this months meeting.. In progress, will target to have more clarity on this by next month's meeting. Working to find a way to break this into smaller chunks versus a large capital. Irrigation team is evaluating project. Pending approval of irrigation repairs effecting area.**
21	**Tree count - decline in myrtles and magnolias - reach out to arborist and soil testing**	Pine Lake	09.19.2026	Some of the trees have remained in their wire baskets and burlap bags.	**Requested count of declining trees and number of trees planted. Mr. Crane responded on 04.07 and will be advancing . Reached out to Arborist Abroad to confirm they can review once Pine Lake advises . Meeting will be held on 05.05 at 9 am between arborist and Pine Lake 5.13 Met with arborist on site, he stated he would be sending a report to management. Arborist report was presented in the May agenda. Pine Lake to bring proposal for the agenda for "at risk" trees. Arborist is still to advise and this will be included in the agenda. Soil samples collected and submitted to USF pending results, arborist report submitted. Soil proposals to be beincluded in the agenda**
22	**Well at Guilded Wood**	Pine Lake	07.07.2026	Pine Lake to reach out to Accurate for a proposal	**Obtain a proposal to add a new well to the Guilded Woods area so that potable water is not utilized . Following up with accurate on this, will have an update by the meeting. Still need a proposal . This proposal was sent a couple months ago, Board advised they would be working directly with accurate on this.**
23	**Redwood Pointe**	Pine Lake	10.13.2026	There is a hole still at the exit of redwood Pointe that needs to be filled	**Crew to backfill hole on 11.11.2026**
24	**Sod Propoal - Eagle Creek**	Pine Lake	10.13.2026	Need a proposal for the inbound side	**Crew still working through this targetted completion by end of Nov. Proposal will be included in the agenda**
25	**Crepe Myrtles on Eagle Creek**	Pine Lake	10.13.2026	What is the maintenance status of the crepe myrtles	
26	**Volcanoes of Mulch**	Pine Lake	10.13.2026	When will the mulch volcanoes be addressed and dissioated	
27	Replacement of Dead Plants at Village Entrances	Pine Lake	11.18.2026	Dead Plant Material at Multiple Enrances	**Statuys to be provided at meeting in November**
28	**Tree Removal Proposal**	Pine Lake	11.18.2026	At Risk Trees to be removed . Specifically 1, 4 11 and 17	
29	**Oleander Proposal**	Pine Lake	11.18.2026	Proposal needed for November	**Proposal is under review for presentation at November meeting**
30	**Sod Proposals**	Pine Lake	09.19.2026	Need sod proposals	**Need sod proposal for monument at Hawk Valley , Mossey Pine needs a proposal for St Augustine and Eage Creek needs sod proposal . Most of these areas are coming back since they were frost bit. Not aware of any pending sod proposals or requests, can provide once we have some clarification here. Awaiting repairs on K Bar Ranch Pkwy**
31	**Sidewalk Analysis, Detectable Warnings**	Stantec	05.20.26	Sidewalks need to be evaluated.	**DM sent maps to Amy Flattery with PSSC. PSSC responded, stating they would love to evaluate the sidewalks. DM will chat further on 04.07 with PSSC differences between their method and grinding 04.07/26. DM sent maps to Candace with Roadway Concepts. Roadway is meeting with Mitch on 04.08. Temporary District Engineer will be reviewing and providing opinion as to next steps at the May meeting . 05.13 need to get proposals for detectable warning strips to be replaced. 5.20.26 - sidewalk was repaired, the repair has a hole on the side and there is an A-frame on the right side. Vasili to reach out to Johnson and Wayne to apply caution tape. Proposal for sidewalk repair was approved by the Board . Awaiting further information from District Engineer . Tactical warnings from Roadway concepts and bring back precision sidewalk amount for board consideration for all all sidewalks - this is on hold until we can identify the 5 trip hazards from Stantec and then can cross reference to prevision sidewalks for any additional repairs and then check with HOA to validate who handles maintenance in front of individual residential homes. Sidewalk review 7-7-2026. Report to follow showing 5 locations to be repaired. Remove items 27 - 31 for the sidewalk repairs as the proposalincluded K Bar Ranch I and then prioritize. Greg to work with Supervisor Emery on locations and finalize the project. Supervisor returned and confirmed locations, Locations provided to precision sidewalk to remove from scope.**
32	**19308 Eagle Creek Ln Sidewalk Flooding**	Stantec	09.16.2026	Task was given to new district engineer. At the July meeting the Board requested other villages to be analyzed . There are two locations for Eagle Creek . Install flume for NTE $2,000	**4/3 – requested quote from Pine Lakes 3/23 – requested quote from Pine Lakes 2/27 – CR performed field inspection with Pine Lakes regarding ponding. 2/25 – CR performed field inspection where ponding was notice. Project was given to the new District Engineer for observations 05/13 will be getting proposals for flume to be installed in landscape area between sidewalk and road to allow water to run into road instead of stopping at sidewalk. Onsite review completed 7-7-2026. Report to follow.Proposal is not to include anything inside the gates and a new proposal is to be obtained for the Sept meeting. A discussion with Precision siewalk needed as to the flume and can they grade. Advanced drainage solutions is preparing proposal to remediate the standing water at the gate. Grading in the area is an issue for standard flume removal and replacement of the sidewalk adjacent to the gate pillar will need to be removed and replaced so the water drins to the roadway.**
33	**Mitigation of Wetland Maintenance Area**	Stantec	07.15.2026	Need a revised map with parcels N, I D and G posted so that we can get a proper bid. Stantec to get all permit areas and bringproposal to the July agenda	**Upon compiling of listing then proposals can be sought from GHS and Steadfast. Also need Proposal for a delineation of the specific areas that are classified as conservation, buffer spaces, and maintenance areas relating to our Environmental Resource Permit with Southwest Florida Water Management District – Obtain proposal for survey of setback line. Greg to coordinate with staff on exhibit for staking and survey proposal. Need a revised permit map. Map updates will be presented at December CDD Meeting.**
34	**ADA Mats**	Stantec	08.19.2026	Bring back proposal for the 41 locations - proposal needs to be incorporated into the agenda	**Roadway Concepts proposal approved at September meeting. Council was coordinating contracts. Waiting on start date from Roadway Concepts.**
35	**Storm Drain Blockage**	Stantec	10.13.2026	From Eagle Creek all the way down to Gilded Woods - there are 4 stormdrains that are blocked. Also appears that we may need sod. Need a proposal	**Coordinating with onsite contractor to remove fabric from drains when permitted once construction is completed.**
36	**Natural area needs to be bush hogged**	Stantec	09.16.2026	Looking to push back the buffer areas to the SWFWMD allowable area	**Pulled Plats for all the K-Bar Ranch Community. Need further discussion on this area as this would involve getting EPC and SWFWMD involved on how much we are looking to push back buffer areas and which areas are desired. Obtain proposal for survey of setback line. Greg to coordinate with staff on exhibit for staking and survey proposal.**
37	**Post the workshop meetings on the website and advertise in the annual meeting**	Stantec	05.20.26		**Waiting on the final schedule and will post to the website ! Website will be adjusted by 7.15.26**
38	**Briarbrook Park / Paddock View Buffer**	Stantec	11.18.2026	Pull the plans and establish the applicable buffer for Briarbrook Park and Paddock View Street.	**Scheduled to review 11/10/2026. Will provide review to Patricia as soon as summary is prepared.**

39	**Work on events**	Zcompleted	Zcompleted	What are the events that are planned	**05.12.2026 There are currently no events planned we've been advised. We are reaching out for proposals to host a few events over this summer and will present to the Board once proposals are finalized - summer event is on the June agenda for approval . The Board approved a July event !**
40	**Send an email blast to residents about the public hearing for the adoption of the rules**	Zcompleted	ZCompleted	Amenity team to send multiple emails to residents regarding the rules public hearing in June	**05.12.2026 We will be sending out in May and June as a heads up for all residents. 06/10 Email blast is being sent when agenda is finalized for inclusion in the newsletter. Also send out July meeting notice. Public hearing pushed based on workshop**
41	**Mailbox sticker replacement**	Zcompleted	ZCompleted	Replace identifying stickers on the mailboxes at Redwood	**05.12.2026 Rizzetta advised stickers are not ordered yet. We are investigating the correct ones we need to install. 06/10 Reordering the stickers. We were advised by previous management they were already ordered, but we are having to reorder as we cannot find trace of previously ordered ones. 07.06 - Stickers are ordered and will be installed as soon as recieved. First batch has been received and installed , additional stickers will be installed. Project completed**
42	**Bike Rack**	Zcompleted	Zcompleted		**10/13 Contract executed, scheduling with the vendor. Currently schedule to done by 10/23 if the new rack comes in on time. 11/10 Installation complete**
43	**10-S Tennis Supply**	Zcompleted	Zcompleted	An amount of $659.89 was approved in Sept.	**10/13 Order complete and shipment of equipment on the way. Brandon Electric will complete install once equipment arrives. 11/10 Installation complete**
44	**Camera for Breezeway**	Zcompleted	Zcompleted	Get a proposal for Board consideration	**07/07 Complete IT has provided Cost. 10/13 Planned for completion once gate install is complete outside Tennis Court. 11/10 Installation complete**
45	**Quote for extending fences at checkpoints/village entrances**	ZCOMPLETED	Completed	No permits anticpated to be needed	**Mitch has already obtained several propos. On 06/10 Getting COI from vendor so contract can be signed. Contract was issued to Fence Outlet and was executed by all parties on 06.15.2026. Install to be completed by early August . COMPLETED**
46	**Monument Signage at Amenity Center Entry**	ZCOMPLETED	Completed	Letters are falling down	**Complete**
47	**Water Cooler Fountain**	ZCOMPLETED	Completed	Bring back water cooler proposals to the July meeting for Board consideraton	**Cost will be included on the July agenda. Cooler was included in the agenda and has been installed and is functioning great . Completed**
48	**Tennis court lights proposal**	ZCOMPLETED	COMPLETED	Gather proposals to have the tennis courts lit	**Toolman Electric quoted $57,9755.00, including permit fees, for 6, 28-foot direct- burial steel poles. DM awaiting final response to follow-up questions 04.07.26. . Welch tennis court trying to schedule onsite visit for Thursday 04.09. District engineer is reviewing exact specs received from Tweener lights and will provide analysis at the May meeting . Tweener has advised that they can upgrade the lumens at no extra charge. 05.13 Will discuss Tweener lights questions answered to the Board. Awaiting contract revisions due to name change. Contract has been executed and amenity team is awaiting electrician proposals for the tweener lights . Contractor scope and fee approved. Contract circulated. Awaiting status for Tweener lights Tweener lights h ave been installed. Awaiting gate install for after clubhouse hours access. Tweener lights h ave been installed and the amenity team is overssing additional electrical work for the project**
49	**Soccer Goal Pricing**	ZCOMPLETED	COMPLETED	Get pricing for soccer goals to be delivered once Pine Lake confirrms this field as a soccer field	**Project to advance to Board considerartion after Pine Lake confirms as to field maintenance a. nd Board approval 05.12.2026 We have a walk with Pine Lake Thursday. We'll confirm we're ready for the soccer designation and will price out goals for each end of the field. 06/10 Pricing is on agenda. Goals have been ordered and awaiting delivery. Goals have been installed**
50	**Pressure wash mailbox kiosks and sidewalks**	ZCOMPLETED	COMPLETED	Coming into the entrances: the main sidewalks, slabs around the mailboxes, the numbering/lettering and parking lot around the mailboxes. Proposal needed for the amenity team for the May meeting for curbs and sidewalks . Amenity team to pressure wash mailbox kiosk slabs and parking by end of April	**05.12.2026 Per Rizzetta - Pressure washing is completed. We will inspect this week. COMPLETE**
51	**Little library book exchange**	ZCOMPLETED	COMPLETED	Install library at the District	**05.12.2026 We can add a little free library with a not to exceed approval for $700. We just need a confirmed location to place it. 06/10 LFL has been ordered. Once shipment arrives we will install by the rocking chairs and send out a community newsletter. 07.06.26 Library is in, post will arrive soon then be installed. This has been installed and project is considered complete**
52	**Check on the resurfacing of Court 1**	ZCOMPLETED	COMPLETED		**05.12.2026 Full inspection of all courts will be completed this week. 06/10 Completed inspection**
53	**Well #4 needs an elecrician**	ZCOMPLETED	COMPLETED	Well #4 - need electrician = meadowpointe – on the left hand side - power coming into the circuit breaker and blowing the fuse – inbound power - covers non irrigated bahia	**The amentiy team is getting electrician proposals , Electrical panel is completely melted. Proposal to fully repair, $1,598. Electrician has made repair and project is considered completed**
54	**Classes**	ZCOMPLETED	COMPLETED	Get a list of different type of classes from Amenity team	**06/10 List of classes at the Clubhouse are included in our Amenity Report. We are working to getting updated COIs from all parties. Item to be presented in the June agenda. Completed**
55	**Grilling area**	ZCOMPLETED	COMPLETED	Vasili to check on this, Wayne to discuss with fire marshall, need pictures and find out if gas unit would be approved	**06/10 Fire Marshal has denied any type of grill being installed. Completed**
56	**Complete IT proposal**	ZCOMPLETED	COMPLETED	Look at the list and see how many we are talking about. Is there software that can track a tag if not available	**06/10 We have Security companies that can perform patrols and run plates included with their service. They also work with tow companies to tag vehicles for towing. One security company will run plates without a roving contract for $10 per plate ran. Complete IT will be at the meeting in June..New gate arms are installed . Gate strike tech expectted by end of July . Board motioned for 813 Security services to run tag checks . Completed**
57	**Court Reservation**	ZCOMPLETED	COMPLETED	Supersass features, demos, pricing. Bring this to next meeting along with court app	**06/10 Prices for Open Court and Super Saas are included in the June agenda. Board discussed in June**
0	**Proposal for Clubhouse Well Repair**	ZCOMPLETED	COMPLETED	clubhouse well is not operational due to bad VFD control drive. Proposal was sent to prior mamangement company	**Awaiting final approval and exectuion as of 04.28. 05.13 these were approved but we have an issue with the mainline discovered once water was restored. New construction damaged this line and we are writing an estimate for repair. 5.20.26 - Vasili to check closest power source for potential well . Pine Lake to provide proposal for well drill. Now a Pine Lake Task**
59	**Add labels to the signage on the play structure**	ZCOMPLETED	Completed	Needs to have the recommended age range	**05.12.2026 We will order the recommended age stickers for the necessary equipment. We do not have record of it being ordered yet. 06/10 We are finalizing the recommended ages with the manufacturer. Once confirmed the stickers will be installed. Stickers sent for ordering . COMPLETED**
60	**Asphalt Repairs**	ZCOMPLETED	Completed	Areas in parking lot have damaged asphalt	**Potholes have been filled**
61	**AED Pads**	ZCOMPLETED	Completed	AED Pad install	**Completed**
62	**Emergency Parking Signage**	ZCOMPLETED	Completed		**Installed**
63	**Main Monument Lights Need to be Changes**	ZCOMPLETED	Completed	Change out the lights at the main monument entrance	**Lights were adjusted after the meeting, and adjusted back for Independence Day**
64	**Fobs**	ZCOMPLETED	Completed	What is the actual cost of the fobs for counsel	**Costs are $3.50 per fob**
65	**Contract addendum**	ZCOMPLETED	Completed	Complete IT to bring back a listing of routine maintenance items for contract addendum	**Listing was sent to Counsel on 07.06.2026 for contract addendum, this contract has been executed**
66	**Status on Pond 5 Project**	ZCOMPLETED	COMPLETED	Bring this to the May meeting	**05.11.26 Will relocate equipment to pond 5 and begin repairs at the end of this week. 05.13 Pond repairs begin tomorrow. Pond 23-repairs are complete. 5.20 pond 5 repairs underway and completed**

67	**Pond 221 MES**	ZCOMPLETED	COMPLETED		**3/30 – received quote from Blue Water Aquatics 3/31 – requested Blue Water Aquatics to revise quote to include sodding from Pine Lake quote. Board approved proposal from Blue Water in the amount of $9,890.45. District Engineer advised as to changes. Contract executed and awaiting delivery and final approval from the temporary District Engineer when project is completed. 5.11.26 Blue Water is starting repairs tomorrow (5/12) on the water control structures. Repairs should take 2-3 days. DE: 05/13 Have not heard from Blue Water if this work has been completed. Will review once work is finished 05/13 Blue Water update: Pond 23 repairs are complete**
68	**Engineer RFQ**	ZCOMPLETED	COMPLETED	Advertise the RFQ in a newspaper of general circluation	**RFQ was published in the Business Observer and new District Engineer was appointed**
69	**2 Acre Parcel/Dedicated Play Area/Soccer**	ZCOMPLETED	COMPLETED	Mr. Cane to advise on the current and proposed mow schedules (must maintain grass at 2.5 inches), grading, and the cost to maintain a regular mow schedule	**Mr. Cane responded on 04.07 and advised that he would investigate as to additional charges, Sent followup email on 04.28.2026 so that the Board can COMPLETEDconsider advancing at the meeting 05.13 crew working to walk down turf height in this area during regular maintenance. Crew has been consistently mowing these areas lower for resident use, spot treatment for ants added to this week's visit for event on the 12th. COMPLETED**
70	**Parking Permits**	ZCOMPLETED	COMPLETED	What can be done on the website	**Reached out to school now on 04.07 - waiting on response . Permit can be requested on the website however the process is not automated and the amneity team will still need to send communication on as to any approval . It will just offer residents another avenue besides just emailing the amenity team directly. This can be discused at the June meeting as website provider will just send emails to amenity manager , Item was discussed at June meeting and no further direction was given**
71	**Budget Amendment for FY 26 Budget**	ZCOMPLETED	COMPLETED	Budget amendment advancing the fudn balance changes proposed	**Budget amendment will be presented at the Mayt meetign - requested resolution from Counsel . Budget amendment was approved at the May meeting**
72	**Proposal for annuals versus perennials**	ZCOMPLETED	05.20.26	Landscape entry Bed Enhancements	**Mr. Cane responded on 04.07 and will be advancing with proposals ASAP. Proposal was approved at April meeting. Pine Lake was sent contract on 04.22. 04.24 and 04.28. Pine Lake has also advised that they are wiating on the well repair as well as the rainy season 05.13 Working to schedule these installs later this month pending consistant rainfall. . Installations are largely completed; we have to finish last bed remaining is the entrance to Eagle Creek. COMPLETED**
73	**Resolution 26-10 & New Credit Card**	ZCOMPLETED	COMPLETED	Disbursement of funds and credit card authorization increase NTE $500 pre-purchase on an emergency basis	**Need to wait till new amenity team is in place as cards are issued in the name of the District as well as an individual . Resolution was adopted by the Board**
74	**Playground Drains**	ZCOMPLETED	COMPLETED	Mulch proposals to remediate needed	**3/25 – requested quote from Pine Lakes. Mulch proposal was approved at the April meeting and contract was advanced to Pine Lake 05.13 complete**
75	**Easement Encroachment Agreement**	ZCOMPLETED	COMPLETED	Counsel to draft agreement for easement encroachment for 19238 Old Spanish	**Agreement approved at the May meeting**
76	**Tract Transfer**	ZCOMPLETED	COMPLETED	Kutak to revise the transfer agreement and Stantec to add maps	**Kutak sent on 06.17.26 and Stantec will finalize This has been completed**
77	**2 Wire Cable**	ZCOMPLETED	COMPLETED	Tree in front of pond at red pointe – brace is snapped in two and treet in playground	**Pine Lake to handle any remediation efforts to mitigate liabilities . Crew to remove any debris here during this week's visit and tree in playground area will be flush cut at no cost to the district . Completed**

EXHIBIT 6

RETURN TO AGENDA

SEGMENT F2
SEGMENT G1
SAWCUT AND MATCH EXISTING SIDEWALK
+50.00 (40.75'L) EL. 61.00'
BEGIN CONST. STA=139+50.00
+50.00 (60.00'L) EL. 62.33'
+86.39 (60.00'L) EL. 62.62'
+86.39 (40.75'L) EL. 61.29' (TEMP) EL. 63.98' (BUILD-OUT)
BUILD-OUT FUTURE PAVEMENT W/ TYPE F CURB & GUTTER
20' CDD DRAINAGE EASEMENT (TYP.)
10' UTILITY EASEMENT
R/W LINE
K-BAR RANCH PARKWAY SEGMENT G BASELINE OF CONSTRUCTION
K-BAR RANCH PARKWAY
120' PUBLIC RIGHT-OF-WAY
5' CONCRETE SIDEWALK
20' LANDSCAPE AREA
+50.00 (12.25'R) EL. 64.00'
SAWCUT AND MATCH EXISTING PAVEMENT
+50.00 (36.25'R) EL. 63.50'
+86.39 (12.25'R) EL. 64.13'
+86.39 (36.25'R) EL. 63.63'
Ex. 24" RCP
18" RCP
24" RCP
SAWCUT AND MATCH EXISTING SIDEWALK
+50.00 (60.00'R) EL. 64.26'
+86.39 (60.00'R) EL. 64.39'
+86.39 (80.00'R) EL. 64.79'
WETLAND CONSERVATION AREA A/16 0.990 Ac.
WL
25'
WCAS
CORE & CONNECT TO EXISTING STORM MANHOLE ELEVATION 56.00
TYPE E CURB & GUTTER
TYPE F CURB & GUTTER
18" RCP
8' CONCRETE SIDEWALK
10' UTILITY EASEMENT
20' CDD DRAINAGE EASEMENT (TYP.)
20' LANDSCAPE AREA
PGL
C-501
+61.74 (40.75'L) EL. 63.48' (TEMP) EL. 64.97' (BUILD-OUT)
+61.74 (12.25'R) EL. 65.12'
+61.74 (36.25'R) EL. 64.62'
+61.74 (60.00'R) EL. 65.38'
+61.74 (80.00'R) EL. 65.78'
+61.74 (80.00'L) EL. 65.21'
+61.74 (60.00'L) EL. 64.81'
FEMA FLOOD BOUNDARY LINE (TYP)
POND FC 1055 TO BE CONSTRUCTED WITH K-BAR RANCH PARKWAY SEGMENT F1 & F2 PLANS NWL=58.0
FEMA FLOODWAY LIMITS
BASSET CREEK WILDLIFE CORRIDOR
FTE 2
DE 4
30' PUBLIC FLOW THROUGH EASEMENT (TYP.)
PUBLIC FLOW THROUGH EASEMENT (TYP.)
30' CDD DRAINAGE EASEMENT (TYP.)
+23.79 (40.75'L) EL. 64.64'
10' UTILITY EASEMENT
(6) - BUILD-OUT FUTURE 12' X 6' BOX CULVERT EXTENSIONS
CDD DRAINAGE EASEMENT (TYP.)
11'X 4' BOX CULVERT
FTE
30' PUBLIC FLOW THROUGH EASEMENT (TYP.)
HW4
HW3
HW2
HW1
150± LF 4' GREEN VINYL COATED CHAIN LINK FENCE
+01.00 (12.25'R) EL. 65.98'
+01.00 (36.25'R) EL. 65.48'
+32.31 (12.25'R) EL. 66.04'
+32.31 (36.25'R) EL. 65.54'
RIPRAP WITH DRAINAGE BLANKET
10' GRADE TRANSITION AREA SEE DETAIL SHEET C-307
(6) - 12' X 6' BOX CULVERTS
+21.00 (12.25'R) EL. 65.59'
+21.00 (36.25'R) EL. 65.08'
FEMA FLOOD BOUNDARY LINE (TYP)
POND FC 1050 TO BE CONSTRUCTED WITH K-BAR RANCH PARKWAY SEGMENT F1 & F2 PLANS NWL=56.4
BASSET CREEK WILDLIFE CORRIDOR
FEMA FLOODWAY LIMITS
PUBLIC FLOW THROUGH EASEMENT (TYP.)
WETLAND CONSERVATION AREA A/9 (PRIVATE) 0.419 AC. ON SITE 0.419 AC. IMPACTED
DE 3
11'X 6' BOX CULVERT (WILD LIFE)
CONSTRUCT 164 LF HEADWALL WITH HANDRAIL
NOTE: THE ROAD ALIGNMENT MAY SHIFT DEPENDING ON ENVIRONMENTAL PERMITTING, IN WHICH CASE THE OWNER/DEVELOPER MAY HAVE TO PROVIDE ADDITIONAL RIGHT OF WAY.

N

0 30 60

GRAPHIC SCALE: 1" = 30'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.83

THIS LIES WITHIN FLOOD ZONE "X" AND "AE" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR HILLSBOROUGH COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12057C0095H DATED AUGUST 28, 2008 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- WL — WETLAND LINE
- WCAS — 25' WETLAND CONS. AREA SETBACK
- 12" Oak — EXISTING TREE TO BE REMOVED
- 12" Oak — EXISTING TREE TO BE PROTECTED
- RIGHT-OF-WAY LINE
- PHASE LINE
- FEMA FLOOD LINE
- WETLAND CONSERVATION AREA
- WETLAND IMPACT
- WETLAND BUFFER ENCROACHMENT
- WETLAND SECONDARY IMPACT
- WILDLIFE CORRIDOR
- RIPRAP WITH DRAINAGE BLANKET
- BIODEGRADABLE ROLLED EROSION CONTROL BLANKET

DRAINAGE LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE & PIPE
(10)	10	STRUCTURE NO.
	CS-F1	CONTROL STRUCTURE NO.
	15.00	SPOT ELEVATION GROUND
	15.00	SPOT ELEVATION PAVEMENT
+15.0 +15.00	60.2 58.9	TOP OF WALL BOTTOM OF WALL (EXIST. ELEV)
	15.00	ROADWAY PROFILE ELEVATION
15	15.00	CONTOUR
		DIRECTION OF SURFACE FLOW
UDCO	UDCO	UNDERDRAIN WITH CLEANOUT
		STAKED EROSION CONTROL (SWFWMD PROJECT LIMITS AND THE LIMITS OF CLEARING AND FILLING)
		FLOATING TURBIDITY BARRIER
		BOTTOM OF POND/TOP OF BANK OF POND
		6' WALL/FENCE (BY OTHERS)
	C-505	PLAN & PROFILE SHEET NUMBER
	A A C-317	SECTION ID LABEL SECTION SHEET NUMBER
	PB# (5' / 25'±)	POND BORING LOCATION
		RE-USABLE SOIL DEPTH / APPROX. POND DEPTH TO OBTAIN CLAYEY SOIL

SHEET KEY
C-301 C-302 C-303 C-304 C-305 C-306 C-307 C-308 C-309 C-310 C-311

HEIDT DESIGN
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Transportation Engineering
Ecological Services • Landscape Architecture
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K-BAR RANCH PARKWAY
SEGMENT G1 & G2
GRADING & DRAINAGE PLAN
PREPARED FOR: M/I HOMES OF TAMPA, LLC

	DATE	DESCRIPTION
11	01/03/2025	ADD RETAINING WALLS
10	07/10/2024	ADD FENCE, EASEMENT, NOTE
9	06/08/2023	ADD PARCEL G & GRADES, REV EC
8	03/23/2023	WETLAND LABEL
6	12/22/2022	WETL SEC.IMPACT HATCH & LEGEND
5	10/24/2022	CDD DRA. / PUBLIC FLOW THRU EASE.
4	08/29/2022	ADD EROSION CONTROL AT CROSSING
3	08/03/2022	ADD FUTURE CULVERTS
2	06/13/2022	ADD 11'x4' CULVERT, RESIZE CULVERTS, ADD WILDLIFE CULVERT
	02/24/2022	REVIEW SUBMITTAL

PROJECT NO: MIH-KR-1552,53
FILE: GD
DESIGN BY: DMYTRYK
DRAWN BY: MERION

STATE OF FLORIDA
PROFESSIONAL ENGINEER
BOYAN V. PARGOV
LICENSED
No. 67706
STATE OF FLORIDA
PROFESSIONAL ENGINEER
BOYAN V. PARGOV
DATE: JUL 09 2025
LICENSE NO. 67706

C-301

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R:\K-BAR\ROADWAY SEG G\ENGINEERING\GD\DWG\C-301 2025/05/13 3:07 PM SCOTT MERION

DE 4

DE 3

30' CDD DRAINAGE EASEMENT (TYP.)

PUBLIC FLOW THROUGH EASEMENT (TYP.)

11'x4' BOX CULVERT

+23.79 (40.75'L) EL. 64.64'

(6) - BUILD-OUT FUTURE 12' X 6' BOX CULVERT EXTENSIONS

CDD DRAINAGE EASEMENT (TYP.)

10' UTILITY EASEMENT

WCAS

WL

PUBLIC FLOW THROUGH EASEMENT (TYP.)

WETLAND CONVERVATION AREA A/9 (PRIVATE) 25' SECONDARY IMPACT ZONE 0.066 ACRES

WETLAND CONSERVATION AREA A/9 42± Ac.

TRACT "B-5" (PB 115, PG 104-117)

SH= 57.76 NP= N/A WE= 58.95 06-21-03

SH= 58.72 NP= N/A

FEMA FLOOD BOUNDARY LINE (TYP)

FEMA FLOODWAY LIMITS

EXIST. 10' UTILITY EASEMENT

CONSTRUCT 166 LF HEADWALL WITH HANDRAIL

10' GRADING TRANSITION AREA SEE DETAIL SHEET C-307

BUILD-OUT FUTURE 8' X 6' BOX CULVERT EXTENSION (WILD LIFE)

RIPRAP WITH DRAINAGE BLANKET

150± LF 4' GREEN VINYL COATED CHAIN LINK FENCE

+01.00 (12.25'R) EL. 65.98'

+01.00 (36.25'R) EL. 65.48'

+32.31 (12.25'R) EL. 66.04'

+32.31 (36.25'R) EL. 65.54'

(6) - 12' X 6' BOX CULVERTS

10' GRADING TRANSITION AREA SEE DETAIL SHEET C-307

FEMA FLOODWAY LIMITS

PUBLIC FLOW THROUGH EASEMENT (TYP.)

WETLAND CONSERVATION AREA A/9 (PRIVATE) 0.419 AC. ON SITE 0.419 AC. IMPACTED

+21.00 (12.25'R) EL. 65.59'

+21.00 (36.25'R) EL. 65.08'

CDD DRAINAGE EASEMENT (TYP.)

K-BAR RANCH PARKWAY SEGMENT G BASELINE OF CONSTRUCTION

UTILITY EASEMENT

CONSTRUCT 164 LF HEADWALL WITH HANDRAIL

RIPRAP WITH DRAINAGE BLANKET

WETLAND CONVERVATION AREA A/9 (PRIVATE) 25' SECONDARY IMPACT ZONE 0.066 ACRES

CDD DRAINAGE EASEMENT (TYP.)

PUBLIC FLOW THROUGH EASEMENT (TYP.)

PUBLIC FLOW THROUGH EASEMENT (TYP.)

10' GRADING TRANSITION AREA SEE DETAIL SHEET C-307

170± LF 4' GREEN VINYL COATED CHAIN LINK FENCE

WETLAND CONSERVATION AREA A/9 42± Ac.

TRACT "B-5" (PB 110, PG 203-239)

EX. HYDRAULIC CONNECTION

BASSET CREEK WILDLIFE CORRIDOR

EXISTING FLOODPLAIN MITIGATION POND 100 NW=58.0

TRACT "B-5" (CDD) DRAINAGE EASEMENT (PB 110, PG 203-239)

EXISTING FLOODPLAIN MITIGATION POND 200 / WETLAND MITIGATION AREA M-1 NW=58.8

EX. SWALE

EX. HYDRAULIC CONNECTION

BASSET CREEK WILDLIFE CORRIDOR

BUILD-OUT FUTURE PAVEMENT W/ TYPE F CURB & GUTTER

+00.00 (80.00'L) EL. 64.43'

+00.00 (60.00'L) EL. 64.03'

+58.96 (40.75'L) EL. 63.11'

+00.00 (40.75'L) EL. 62.70' (TEMP) EL. 63.61' (BUILD-OUT)

K-BAR RANCH PARKWAY

120' PUBLIC RIGHT-OF-WAY

8' CONCRETE SIDEWALK

10' UTILITY EASEMENT

20' LANDSCAPE AREA

5' CONCRETE SIDEWALK

+00.00 (12.25'R) EL. 63.76'

+00.00 (36.25'R) EL. 63.26'

+00.00 (60.00'R) EL. 64.02'

+00.00 (80.00'R) EL. 64.42'

R/W LINE

EXISTING 15' MAINTENANCE BERM

TRACT "B-5" (CDD) DRAINAGE EASEMENT (PB 115, PG 104-117)

EXISTING POND V DHW=61.3 DLW=59.55 NW=59.3

BUILD-OUT FUTURE PAVEMENT W/ TYPE E CURB & GUTTER

20' CDD DRAINAGE EASEMENT (TYP.)

20' PUBLIC FLOW THROUGH EASEMENT (TYP.)

TIE TO EXISTING INSIDE TOP OF BANK

30' PUBLIC FLOW THROUGH EASEMENT (TYP.)

SEGMENT G1 / SEGMENT G2

+82.95 (12.25'R) EL. 63.07'

+82.95 (36.25'R) EL. 62.56

+61.00 (40.75'L) EL. 61.73' (TEMP) EL. 62.65' (BUILD-OUT)

+61.00 (12.25'R) EL. 62.80'

+61.00 (36.25'R) EL. 62.30'

+61.00 (60.00'R) EL. 63.06'

+61.00 (80.00'R) EL. 63.46'

+61.00 (80.00'L) EL. 63.46'

+61.00 (60.00'L) EL. 63.06'

OUTFALL SUMP (SEE DETAIL SHT C-315)

10' GRADING TRANSITION AREA SEE DETAIL SHEET C-307

DOUBLE TYPE IV SILT FENCE WHEN ADJACENT TO WETLAND (TYP.)

TRACT "L-7" (PB 110, PG 203-239)

TRACT "L-9" (PB 115, PG 104-117)

C-502

24" RCP

18" RCP

15" RCP

NOTE: THE ROAD ALIGNMENT MAY SHIFT DEPENDING ON ENVIRONMENTAL PERMITTING, IN WHICH CASE THE OWNER/DEVELOPER MAY HAVE TO PROVIDE ADDITIONAL RIGHT OF WAY.

WIDTH VARIES MAIN CHANNEL FLOW AREA

RIPRAP REQUIRED WHERE 4H:1V OR STEEPER

EXTEND MIN. 12" UP 4:1 SLOPE UNDER RIPRAP

BIODEGRADABLE ROLLED EROSION CONTROL BLANKET

FIBRIC FILTER (STANDARD SPECIFICATION 530)

OVERLAP MIN. 12" (TYP.)

12" TYP.

STABILIZATION UPSTREAM & DOWNSTREAM OF CROSSING

SCALE: N.T.S.

N

0 30 60

GRAPHIC SCALE: 1" = 30'

ELEVATIONS BASED ON: NORTH AMERICAN VERTICAL DATUM 1988 CONVERSION: NAVD 88 TO NGVD 29 = +0.83

THIS LIES WITHIN FLOOD ZONE "X" AND "AE" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR HILLSBOROUGH COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12057C0095H DATED AUGUST 28, 2008 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- WETLAND LINE
- 25' WETLAND CONS. AREA SETBACK
- 12" Oak — EXISTING TREE TO BE REMOVED
- 12" Oak — EXISTING TREE TO BE PROTECTED
- RIGHT-OF-WAY LINE
- PHASE LINE
- FEMA FLOOD LINE
- WETLAND CONSERVATION AREA
- WETLAND IMPACT
- WETLAND BUFFER ENCROACHMENT
- WETLAND SECONDARY IMPACT
- WILDLIFE CORRIDOR
- RIPRAP WITH DRAINAGE BLANKET
- BIODEGRADABLE ROLLED EROSION CONTROL BLANKET

DRAINAGE LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE & PIPE
(10)	10	STRUCTURE NO.
	CS-F1	CONTROL STRUCTURE NO.
	15.00	SPOT ELEVATION GROUND
	15.00	SPOT ELEVATION PAVEMENT
	60.2 / 58.9	TOP OF WALL / BOTTOM OF WALL (EXIST. ELEV)
	15.00	ROADWAY PROFILE ELEVATION
15	15.00	CONTOUR
		DIRECTION OF SURFACE FLOW
UDCO	UDCO	UNDERDRAIN WITH CLEANOUT
		STAKED EROSION CONTROL (SWFWMD PROJECT LIMITS AND THE LIMITS OF CLEARING AND FILLING)
		FLOATING TURBIDITY BARRIER
		BOTTOM OF POND/TOP OF BANK OF POND
		6' WALL/FENCE (BY OTHERS)
	C-505	PLAN & PROFILE SHEET NUMBER
	A-A / C-317	SECTION ID LABEL / SECTION SHEET NUMBER
	PB# (5' / 25'±)	POND BORING LOCATION
		RE-USABLE SOIL DEPTH / APPROX. POND DEPTH TO OBTAIN CLAYEY SOIL

SHEET KEY

C-301 C-302 C-303 C-304 C-305 C-306 C-307 C-308 C-309 C-310 C-311

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Landscape Architecture Certificate of Authorization No. LC26000405

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www.HeidtDesign.com

K-BAR RANCH PARKWAY SEGMENT G1 & G2

GRADING & DRAINAGE PLAN

PREPARED FOR: M/I HOMES OF TAMPA, LLC

NO.	DATE	DESCRIPTION
11	01/03/2025	ADD RETAINING WALLS, REV EROS CNTL
10	07/10/2024	ADD FENCE, EASEMENTS, NOTE
8	03/23/2023	WETLAND LABEL
6	12/22/2022	WETL SEC IMPCT HATCH/LEG,PLAT PG
5	10/24/2022	ADD EROSION CONTROL AT CROSSING
4	08/25/2022	ADD EROSION CONTROL AT CROSSING
3	08/03/2022	ADD FUTURE CULVERTS
2	06/13/2022	RESIZE CULVERTS, ESMT & LABELS
1	02/24/2022	REVIEW SUBMITTAL

PROJECT NO: MIH-KR-1552,53
FILE: GD
DESIGN BY: DMYTRYK
DRAWN BY: MERION

STATE OF FLORIDA PROFESSIONAL ENGINEER
BOYAN V. PARGOV
No. 67706
PROFESSIONAL ENGINEER
BOYAN V. PARGOV
DATE: JUL 09 2025
LICENSE NO. 67706

C-302

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R:\K-BAR\ROADWAY SEG G\ENGINEERING\GD DWG-C-302 20250513 3:07 PM SCOTT MERION

Description Sketch

(Not A Survey)

City of Tampa
Right of Way & Mapping Section
LEGAL DESCRIPTION APPROVED
File #: 3098.01 Atlas: GG-23
By: Ross Samons Date: 08/18/2025

DESCRIPTION:

A portion of Tract B-2, K-BAR RANCH PARCEL - 1, according to the plat thereof, as recorded in Plat Book 141, Pages 149 through 159, of the Public Records of Hillsborough County, Florida; lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of said K-BAR RANCH PARCEL - 1; run thence along the Easterly boundary thereof the following two (2) courses: 1) S.32°06'41"W., a distance of 19.80 feet; 2) S.21°00'00"W., a distance of 79.67 feet; thence N.18°18'40"W., a distance of 104.35 feet; thence N.33°16'19"E., a distance of 43.69 feet to a point on the Northeasterly boundary of said K-BAR RANCH PARCEL - 1; thence along said Northeasterly boundary, Southeasterly, 65.34 feet along the arc of a non-tangent curve to the right having a radius of 1520.00 feet and a central angle of 02°27'46" (chord bearing S.47°08'46"E., 65.33 feet) to the **POINT OF BEGINNING**.

Containing 0.108 acres and 4,700 square feet, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Easterly boundary of K-BAR RANCH PARCEL - 1, according to the plat thereof, as recorded in Plat Book 141, Pages 149 through 159, of the Public Records of Hillsborough County, Florida, having a Grid Bearing of S.21°00'00"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3) See sheet 2 for Sketch, Line and Curve tables.

Jack M. Greene

Digitally signed by Jack M. Greene
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Jack M. Greene, email=JackG@geopointsurvey.com
Date: 2025.01.16 13:21:48 -05'00'

Jack M. Greene LS6506

JOB: K-BAR DRAINAGE EASEMENT
DRAWN: AKN DATE: 01/08/25 CHECKED: NMV
Prepared For: Eisenhower Property Group

Revisions

DATE	DESCRIPTION	DRAWN
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West Florida
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Licensed Business No.: LB 7768

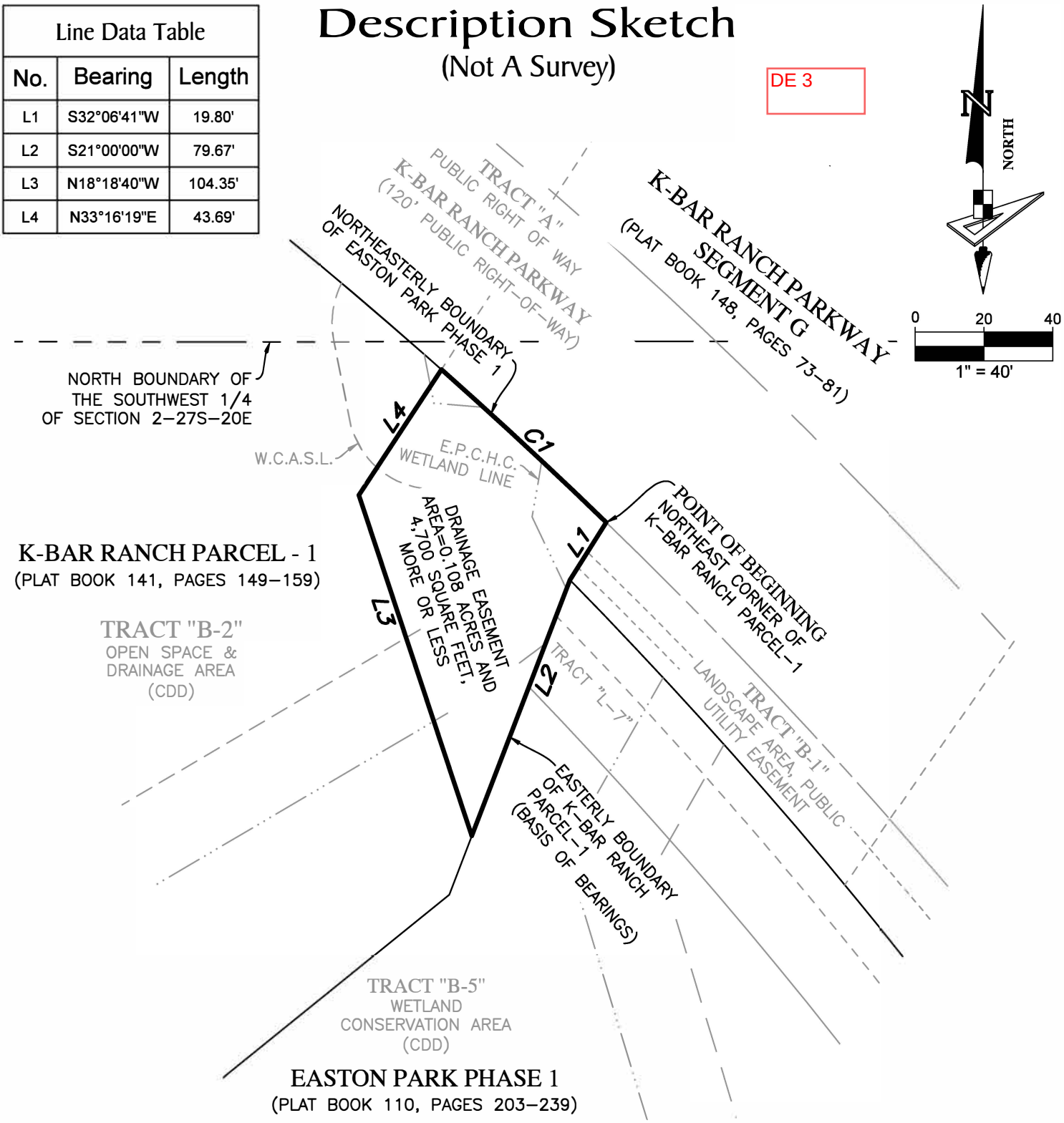
GeoPoint Surveying, Inc.

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Description Sketch
(Not A Survey)

DE 3

Line Data Table		
No.	Bearing	Length
L1	S32°06'41"W	19.80'
L2	S21°00'00"W	79.67'
L3	N18°18'40"W	104.35'
L4	N33°16'19"E	43.69'



Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	1520.00'	65.34'	2°27'46"	S47°08'46"E	65.33'

LEGEND

W.C.A.S.L. ---- *Wetland Conservation Area Setback Line*
E.P.C.H.C. ---- *Environmental Protection Commission of Hillsborough County*

Notes:
See Sheet 1 for Description and Basis of Bearings.

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GeoPoint Surveying, Inc.

Description Sketch
(Not A Survey)

City of Tampa
Right of Way & Mapping Section
LEGAL DESCRIPTION APPROVED
File #: 3099.01 Atlas: GG-23
By: Ross Samons Date: 08/18/2025

DESCRIPTION:

A portion of Tract B-1, K-BAR RANCH - PARCEL G, according to the plat thereof, as recorded in Plat Book 144, Pages 138 through 162, of the Public Records of Hillsborough County, Florida; lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Southernmost corner of said K-BAR RANCH - PARCEL G; run thence along the Southerly boundary thereof, Northwesterly, 62.69 feet along the arc of a non-tangent curve to the left having a radius of 1640.00 feet and a central angle of 02°11'24" (chord bearing N.47°53'50"W., 62.68 feet); thence N.33°16'19"E., a distance of 27.40 feet; thence S.45°04'27"E., a distance of 68.48 feet to a point on the Southeasterly boundary of said K-BAR RANCH - PARCEL G; thence along said Southeasterly boundary the following two (2) courses: 1) S.58°00'00"W., a distance of 12.81 feet; 2) S.32°06'41"W., a distance of 11.56 feet to the **POINT OF BEGINNING.**

Containing 0.037 acres and 1,617 square feet, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Southeasterly boundary of K-BAR RANCH - PARCEL G, according to the plat thereof, as recorded in Plat Book 144, Pages 138 through 162, of the Public Records of Hillsborough County, Florida, having a Grid Bearing of S.58°00'00"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

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3) See sheet 2 for Sketch, Line and Curve tables.

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Date: 2025.01.16 13:20:23 -05'00'

Jack M. Greene LS6506

JOB: K-BAR DRAINAGE EASEMENT 2
DRAWN: AKN DATE: 01/08/25 CHECKED: NMV
Prepared For: Eisenhower Property Group

Revisions

DATE	DESCRIPTION	DRAWN
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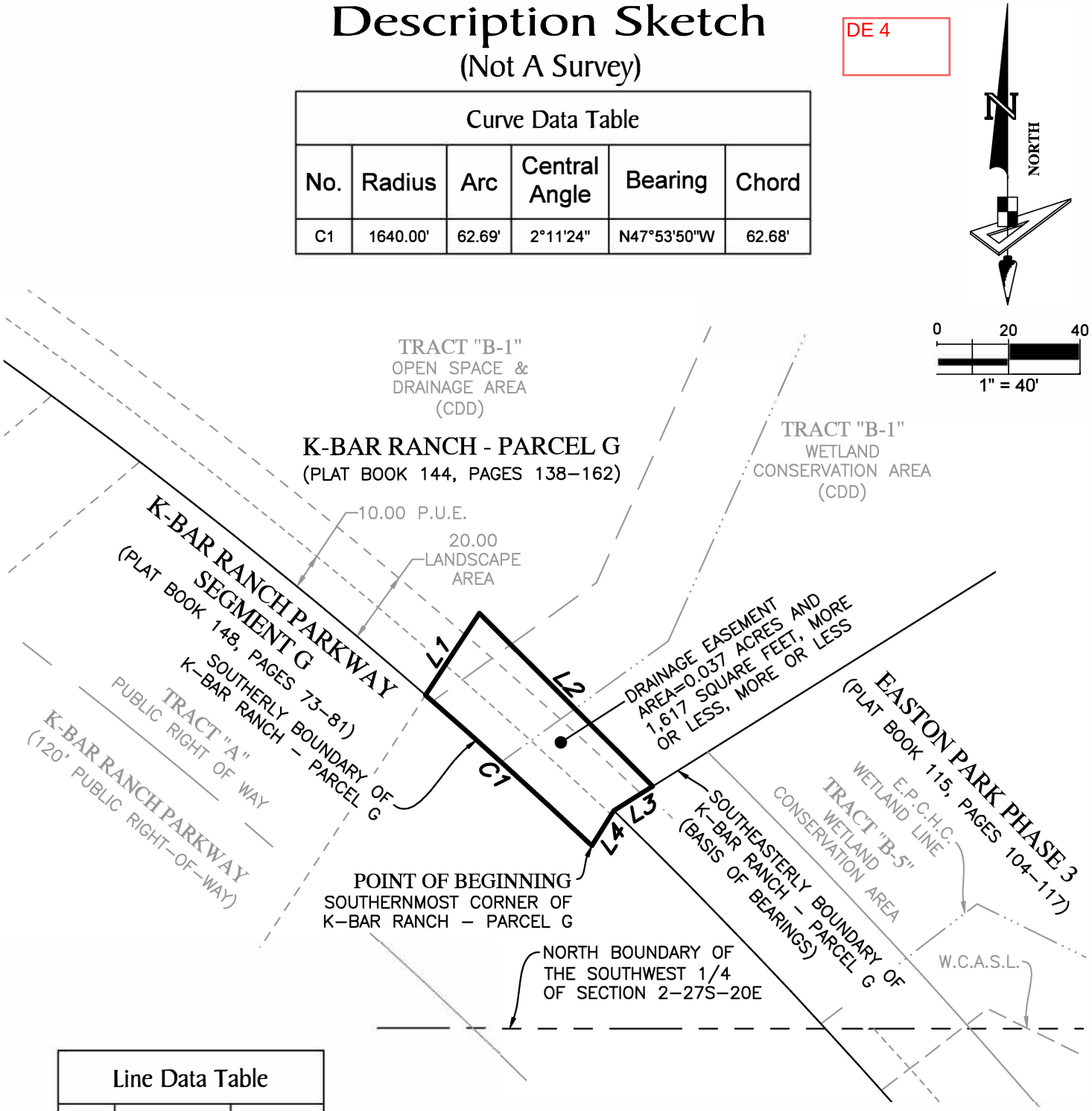
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Description Sketch

(Not A Survey)

DE 4

Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	1640.00'	62.69'	2°11'24"	N47°53'50"W	62.68'



Line Data Table		
No.	Bearing	Length
L1	N33°16'19"E	27.40'
L2	S45°04'27"E	68.48'
L3	S58°00'00"W	12.81'
L4	S32°06'41"W	11.56'

LEGEND

W.C.A.S.L. ---- *Wetland Conservation Area Setback Line*

E.P.C.H.C. ---- *Environmental Protection Commission of Hillsborough County*

P.U.E. ---- *Public Utility Easement*

Notes:

1) See Sheet 1 for Description and Basis of Bearings.

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GeoPoint Surveying, Inc.

Description Sketch

(Not A Survey)

City of Tampa
Right of Way & Mapping Section
LEGAL DESCRIPTION APPROVED
File #: 3101.01 Atlas: GG-23
By: Ross Simons Date: 08/18/2025

DESCRIPTION:

A portion of Tract B-1 of K-BAR RANCH PARCEL-G, according to the plat thereof, as recorded in Plat Book 144, Pages 138 through 162, of the Public Records of Hillsborough County, Florida; lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southernmost corner of said K-BAR RANCH PARCEL-G, run thence along the Southwesterly boundary thereof the following two (2) courses: 1) Northwesterly 165.80 feet along the arc of a tangent curve to the left having a radius of 1640.00 feet and a central angle of 05°47'33" (chord bearing N.49°41'55"W., 165.73 feet) to the **POINT OF BEGINNING** 2) continue Northwesterly 30.79 feet along the arc of a non-tangent curve to the left having a radius of 1640.00 feet and a central angle of 01°04'33" (chord bearing N.53°07'58"W., 30.79 feet); thence N.49°54'19"E., a distance of 71.96 feet; thence S.40°05'41"E., a distance of 30.00 feet; thence S.49°54'19"W., a distance of 65.02 feet to the **POINT OF BEGINNING**.

Containing 0.047 acres and 2,056 square feet, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Southwesterly boundary of K-BAR RANCH PARCEL G, according to the plat thereof, as recorded in Plat Book 144, Pages 138 through 162, of the Public Records of Hillsborough County, Florida, having a Grid Bearing of N.49°41'55"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3) See sheet 2 for sketch and curve table.

Jack M. Greene

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Date: 2025.01.16 13:24:40 -05'00'

Jack M. Greene LS6506

JOB: K-BAR FLOW THROUGH EASEMENT
DRAWN: CJF DATE: 01/08/25 CHECKED: MC
Prepared For: Eisenhower Property Group

Revisions

DATE	DESCRIPTION	DRAWN
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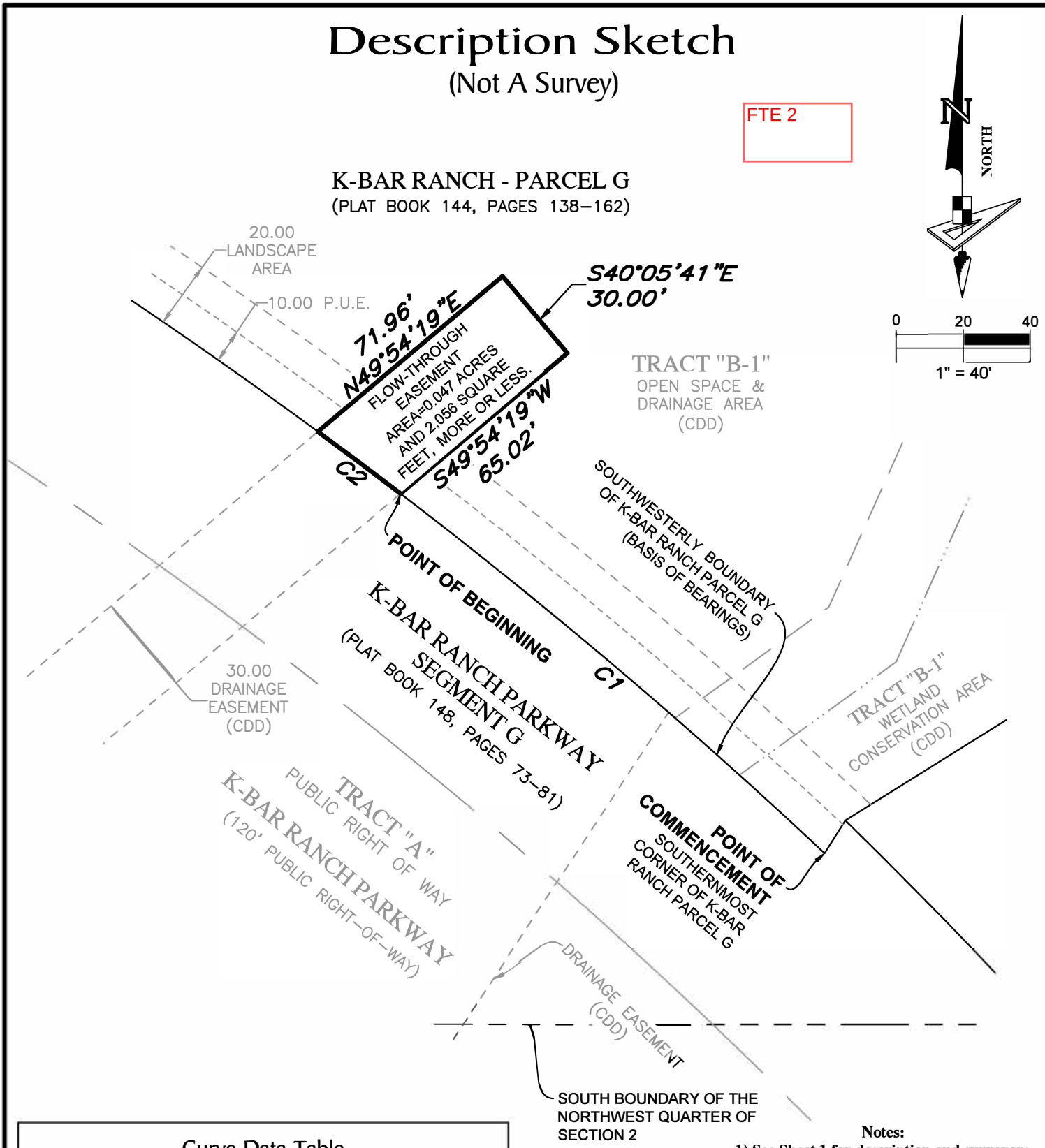
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Description Sketch
(Not A Survey)

FTE 2

K-BAR RANCH - PARCEL G
(PLAT BOOK 144, PAGES 138–162)



Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	1640.00'	165.80'	5°47'33"	N49°41'55"W	165.73'
C2	1640.00'	30.79'	1°04'33"	N53°07'58"W	30.79'

Notes:
1) See Sheet 1 for description and surveyors notes.

LEGEND

P.U.E. – – – – Public Utility Easement

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www.geopointsurvey.com
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GeoPoint Surveying, Inc.

Description Sketch
(Not A Survey)

City of Tampa
Right of Way & Mapping Section
LEGAL DESCRIPTION APPROVED
File #: 3100.01 Atlas: GG-23
By: Ross Samons Date: 08/18/2025

DESCRIPTION:

A portion of Tract B-2 of K-BAR RANCH PARCEL-1, according to the plat thereof, as recorded in Plat Book 148, Pages 73 through 81, of the Public Records of Hillsborough County, Florida; lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said K-BAR RANCH PARCEL-1, run thence along the Northerly boundary thereof, Northeasterly 203.88 feet along the arc of a tangent curve to the left having a radius of 1520.00 feet and a central angle of 07°41'07" (chord bearing N.49°45'26"W., 203.73 feet) to the **POINT OF BEGINNING**; thence S.49°54'19"W., a distance of 84.97 feet; thence N.40°05'41"W., a distance of 30.00 feet; thence N.49°54'19"E., a distance of 77.44 feet to a point on the Northerly boundary of said K-BAR RANCH PARCEL-1; thence along said Northerly boundary, Southeasterly 30.93 feet along the arc of a non-tangent curve to the right having a radius of 1520.00 feet and a central angle of 01°09'57" (chord bearing S.54°10'58"E., 30.93 feet) to the **POINT OF BEGINNING**.

Containing 0.056 acres and 2,438 square feet, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Northerly boundary of K-BAR RANCH PARCEL-1, according to the plat thereof, as recorded in Plat Book 141, Pages 149 through 159, of the Public Records of Hillsborough County, Florida, having a Grid Bearing of N.49°54'19"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

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Date: 2025.01.16 13:25:44 -05'00'

Jack M. Greene LS6506

JOB: K-BAR FLOW THROUGH EASEMENT
DRAWN: CJF DATE: 01/07/25 CHECKED: MC
Prepared For: Eisenhower Property Group

Revisions

DATE	DESCRIPTION	DRAWN
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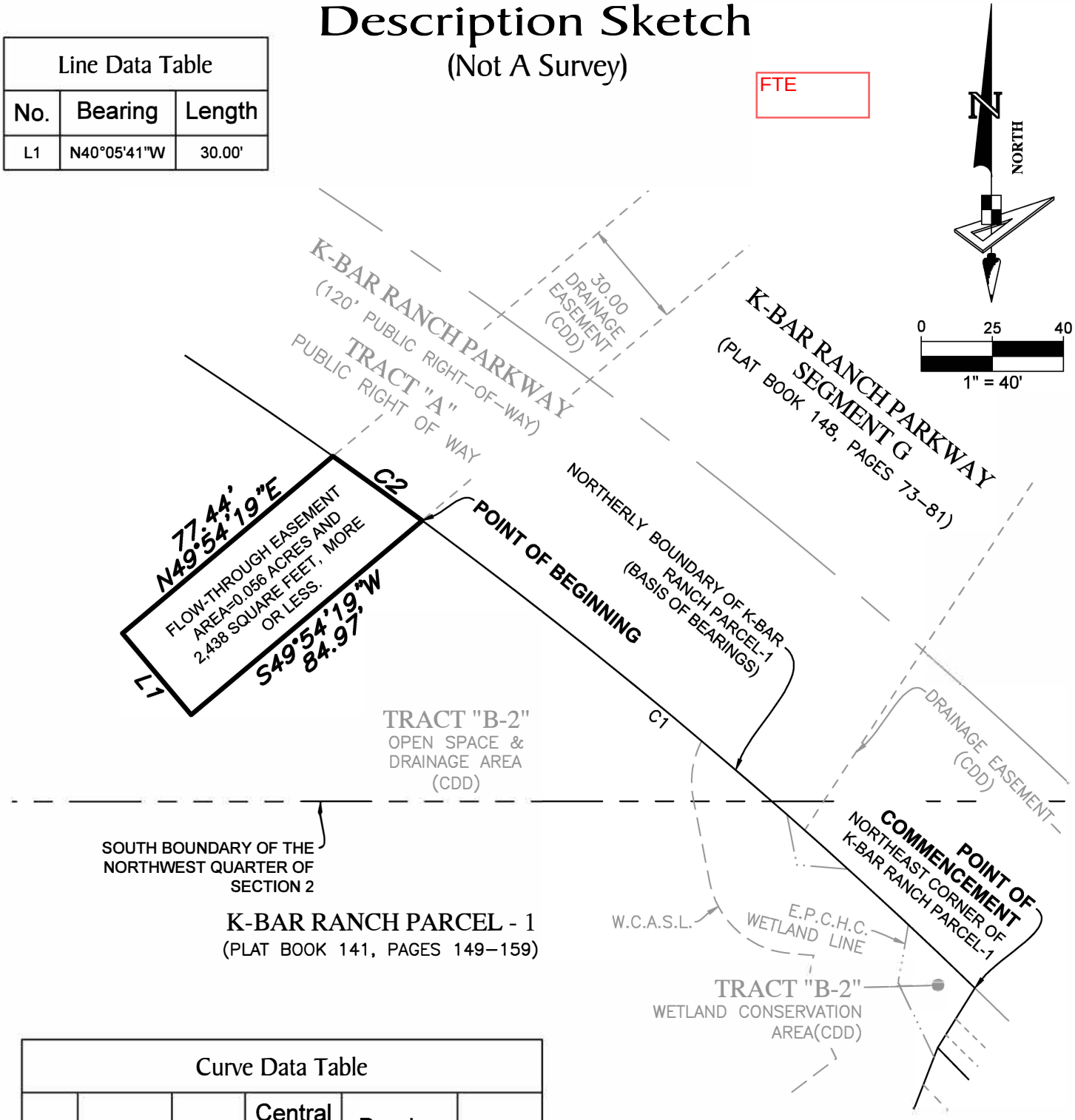
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Description Sketch
(Not A Survey)

FTE

Line Data Table		
No.	Bearing	Length
L1	N40°05'41"W	30.00'



Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	1520.00'	203.88'	7°41'07"	N49°45'26"W	203.73'
C2	1520.00'	30.93'	1°09'57"	S54°10'58"E	30.93'

Notes:
1) See Sheet 1 for description and surveyors notes.

LEGEND

W.C.A.S.L. --- *Wetland Conservation Area Setback Line*

E.P.C.H.C. --- *Environmental Protection Commission of Hillsborough County*

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GeoPoint Surveying, Inc.

EXHIBIT 7

RETURN TO AGENDA

PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order #	2026-1	Date	4 November 2026

"Stantec" Stantec Consulting Services Inc.

Stantec Project # 238202459

380 Park Place Blvd., Suite 300
Clearwater FL, 33760
Ph: (352) 754-1240
email: greg.woodcock@stantec.com

"Client" K-Bar Ranch II CDD c/o Haven Management Solutions

Client Project #

255 Primera Blvd., Suite 160
Lake Mary FL, 32746
Ph: (407) 574-3250
email: patricia@havenmgtsol.com

Project Name and Location: K-Bar Ranch II Community Development District, FL

In accordance with the original Professional Services Agreement dated 15 April 2026 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Total fees this Change Order	$	16,364.42
Original agreement amount	$	10,000.00
Total Agreement	**$**	**26,364.42**

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.		**K-Bar Ranch II CDD c/o Haven Management Solutions**	
Greg Woodcock, Project Manager			
Print Name and Title		Print Name and Title	
Signature		Signature	
Date Signed:		Date Signed:	

EXHIBIT 8

RETURN TO AGENDA

Return to:

City of Tampa
Real Estate Department
306 E. Jackson St., 3N
Tampa, Florida 33602
Attn.: John Fernandez

PIN: A-02-27-20-C6X-000000-B0001.0

Resolution No. _____

GRANT OF STORMWATER DRAINAGE EASEMENT

THIS GRANT OF STORMWATER EASEMENT (the "Easement") is made this ___ day of _____, 2026, by and between K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, whose address is 2700 S Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("Grantor"), in favor of the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 315 E. Kennedy Boulevard, Tampa, Florida 33602 ("Grantee").

W I T N E S S E T H:

THAT Grantor, in consideration of the sum of ONE and no/100s Dollars ($1.00) to it in hand paid by Grantee, as well as other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign and convey to Grantee, and Grantee's successors and assigns, a perpetual non-exclusive stormwater drainage easement for the installation, construction, repair, operation, maintenance, and replacement of drainage facilities including, without limitation, drainage lines, pipes, ditches, retention ponds, detention ponds, related equipment and facilities, and appurtenances thereto (herein collectively referred to as the "Drainage Facilities"), together with full right of ingress, egress and access on, in, over, under, across and through the following legally described parcel of real property (referred to as the "Easement Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS EASEMENT is also made subject to the following terms, conditions, representations and warranties:

1. Grantor warrants and represents to Grantee that Grantor possesses marketable fee simple title to the Easement Property; and that the grant of this Easement does not violate, breach or create a default on the part of Grantor under any instrument, agreement or other matter affecting title to the Easement Property.

2. Grantor represents and warrants to Grantee that this Easement has been duly authorized by Grantor and that the person executing this Easement on behalf of Grantor has the full right and authority to do so on behalf of said Grantor.

3. Grantor shall not: (a) construct any buildings or structures, (b) install any pavement or impervious surface material, or (c) install any landscaping in, on, over or under the Easement Property without the prior written consent of the Director of the City of Tampa's Mobility Department.

4. In connection with the installation, construction, maintenance, operation, repair or replacement of the Drainage Facilities by the Grantee pursuant to this Easement, Grantee shall be responsible for returning any excavated areas to finished grade and restoring any pavement (if allowed) that is disturbed to the quality of pavement that meets the minimum standard for public streets in the City of Tampa; and Grantor shall be solely responsible for the cost of removing (if necessary), repairing and/or restoring any buildings, structures or landscaping located on the Easement Property which are disturbed in connection with the exercise of Grantee's easement rights pursuant to the terms hereof.

5. Grantor agrees that the terms and conditions of this Easement shall be deemed covenants and conditions running with title to the Easement Property and shall be binding upon Grantor and its successors and assigns.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the Grantor has executed this Easement as of the day and year first above written.

WITNESSES:

GRANTOR:

K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes

By: _____

Name: _____

Title: _____

_____
Witness Signature

_____
Printed Name

_____
Address

_____
Witness Signature

_____
Printed Name

_____
Address

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this __ day of _____, 2026, by _____ _____, as _____ of K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes. He/She is ☐ personally known to me or ☐ has produced _____ as identification.

[AFFIX NOTARY SEAL/STAMP]

_____
Signature of Notary

Name: _____

My Commission Expires: _____

Description Sketch

(Not A Survey)

City of Tampa
Right of Way & Mapping Section
LEGAL DESCRIPTION APPROVED
File #: 3098.01 Atlas: GG-23
By: Ross Samons Date: 08/18/2025

DESCRIPTION:

A portion of Tract B-2, K-BAR RANCH PARCEL - 1, according to the plat thereof, as recorded in Plat Book 141, Pages 149 through 159, of the Public Records of Hillsborough County, Florida; lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of said K-BAR RANCH PARCEL - 1; run thence along the Easterly boundary thereof the following two (2) courses: 1) S.32°06'41"W., a distance of 19.80 feet; 2) S.21°00'00"W., a distance of 79.67 feet; thence N.18°18'40"W., a distance of 104.35 feet; thence N.33°16'19"E., a distance of 43.69 feet to a point on the Northeasterly boundary of said K-BAR RANCH PARCEL - 1; thence along said Northeasterly boundary, Southeasterly, 65.34 feet along the arc of a non-tangent curve to the right having a radius of 1520.00 feet and a central angle of 02°27'46" (chord bearing S.47°08'46"E., 65.33 feet) to the **POINT OF BEGINNING**.

Containing 0.108 acres and 4,700 square feet, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Easterly boundary of K-BAR RANCH PARCEL - 1, according to the plat thereof, as recorded in Plat Book 141, Pages 149 through 159, of the Public Records of Hillsborough County, Florida, having a Grid Bearing of S.21°00'00"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

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3) See sheet 2 for Sketch, Line and Curve tables.

Jack M. Greene

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Date: 2025.01.16 13:21:48 -05'00'

Jack M. Greene LS6506

JOB: K-BAR DRAINAGE EASEMENT
DRAWN: AKN DATE: 01/08/25 CHECKED: NMV
Prepared For: Eisenhower Property Group

Revisions

DATE	DESCRIPTION	DRAWN
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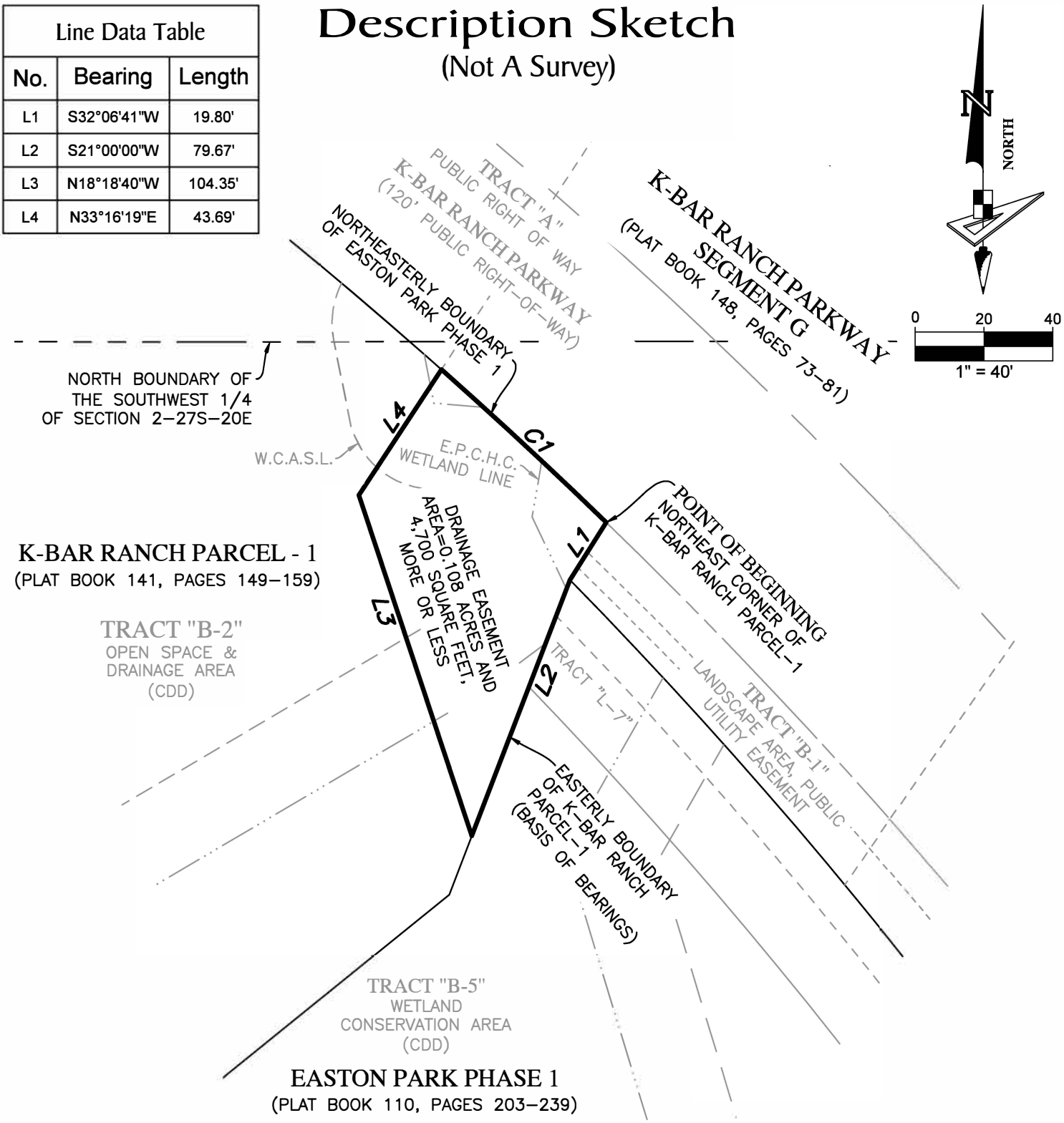
West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

FILE PATH: P:\K-BAR RANCH\DESCRIPTION\K-BAR-DRAINAGEEASEMENT 3-D&S.DWG LAST SAVED BY: NAYARAV 01 of 02

Description Sketch
(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S32°06'41"W	19.80'
L2	S21°00'00"W	79.67'
L3	N18°18'40"W	104.35'
L4	N33°16'19"E	43.69'



Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	1520.00'	65.34'	2°27'46"	S47°08'46"E	65.33'

LEGEND

W.C.A.S.L. ---- Wetland Conservation Area Setback Line
E.P.C.H.C. ---- Environmental Protection Commission of Hillsborough County

Notes:
See Sheet 1 for Description and Basis of Bearings.

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Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.

EXHIBIT 9

RETURN TO AGENDA

Return to:

City of Tampa
Real Estate Department
306 E. Jackson St., 3N
Tampa, Florida 33602
Attn.: John Fernandez

PIN: A-02-27-20-D17-000000-B0001.0

Resolution No. _____

GRANT OF STORMWATER DRAINAGE EASEMENT

THIS GRANT OF STORMWATER EASEMENT (the "Easement") is made this ___ day of _____, 2026, by and between K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, whose address is 2700 S Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("Grantor"), in favor of the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 315 E. Kennedy Boulevard, Tampa, Florida 33602 ("Grantee").

W I T N E S S E T H:

THAT Grantor, in consideration of the sum of ONE and no/100s Dollars ($1.00) to it in hand paid by Grantee, as well as other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign and convey to Grantee, and Grantee's successors and assigns, a perpetual non-exclusive stormwater drainage easement for the installation, construction, repair, operation, maintenance, and replacement of drainage facilities including, without limitation, drainage lines, pipes, ditches, retention ponds, detention ponds, related equipment and facilities, and appurtenances thereto (herein collectively referred to as the "Drainage Facilities"), together with full right of ingress, egress and access on, in, over, under, across and through the following legally described parcel of real property (referred to as the "Easement Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS EASEMENT is also made subject to the following terms, conditions, representations and warranties:

1. Grantor warrants and represents to Grantee that Grantor possesses marketable fee simple title to the Easement Property; and that the grant of this Easement does not violate, breach or create a default on the part of Grantor under any instrument, agreement or other matter affecting title to the Easement Property.

2. Grantor represents and warrants to Grantee that this Easement has been duly authorized by Grantor and that the person executing this Easement on behalf of Grantor has the full right and authority to do so on behalf of said Grantor.

3. Grantor shall not: (a) construct any buildings or structures, (b) install any pavement or impervious surface material, or (c) install any landscaping in, on, over or under the Easement Property without the prior written consent of the Director of the City of Tampa's Mobility Department.

4. In connection with the installation, construction, maintenance, operation, repair or replacement of the Drainage Facilities by the Grantee pursuant to this Easement, Grantee shall be responsible for returning any excavated areas to finished grade and restoring any pavement (if allowed) that is disturbed to the quality of pavement that meets the minimum standard for public streets in the City of Tampa; and Grantor shall be solely responsible for the cost of removing (if necessary), repairing and/or restoring any buildings, structures or landscaping located on the Easement Property which are disturbed in connection with the exercise of Grantee's easement rights pursuant to the terms hereof.

5. Grantor agrees that the terms and conditions of this Easement shall be deemed covenants and conditions running with title to the Easement Property and shall be binding upon Grantor and its successors and assigns.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the Grantor has executed this Easement as of the day and year first above written.

WITNESSES:

GRANTOR:

K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes

By: _____

Name: _____

Title: _____

_____
Witness Signature

_____
Printed Name

_____
Address

_____
Witness Signature

_____
Printed Name

_____
Address

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this __ day of _____, 2026, by _____ _____, as _____ of K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes. He/She is ☐ personally known to me or ☐ has produced _____ as identification.

[AFFIX NOTARY SEAL/STAMP]

_____
Signature of Notary

Name: _____

My Commission Expires: _____

Description Sketch
(Not A Survey)

City of Tampa
Right of Way & Mapping Section
LEGAL DESCRIPTION APPROVED
File #: 3099.01 Atlas: GG-23
By: Ross Samons Date: 08/18/2025

DESCRIPTION:

A portion of Tract B-1, K-BAR RANCH - PARCEL G, according to the plat thereof, as recorded in Plat Book 144, Pages 138 through 162, of the Public Records of Hillsborough County, Florida; lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Southernmost corner of said K-BAR RANCH - PARCEL G; run thence along the Southerly boundary thereof, Northwesterly, 62.69 feet along the arc of a non-tangent curve to the left having a radius of 1640.00 feet and a central angle of 02°11'24" (chord bearing N.47°53'50"W., 62.68 feet); thence N.33°16'19"E., a distance of 27.40 feet; thence S.45°04'27"E., a distance of 68.48 feet to a point on the Southeasterly boundary of said K-BAR RANCH - PARCEL G; thence along said Southeasterly boundary the following two (2) courses: 1) S.58°00'00"W., a distance of 12.81 feet; 2) S.32°06'41"W., a distance of 11.56 feet to the **POINT OF BEGINNING.**

Containing 0.037 acres and 1,617 square feet, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Southeasterly boundary of K-BAR RANCH - PARCEL G, according to the plat thereof, as recorded in Plat Book 144, Pages 138 through 162, of the Public Records of Hillsborough County, Florida, having a Grid Bearing of S.58°00'00"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3) See sheet 2 for Sketch, Line and Curve tables.

Jack M. Greene

Digitally signed by Jack M. Greene
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Jack M. Greene, email=JackG@geopointsurvey.com
Date: 2025.01.16 13:20:23 -05'00'

Jack M. Greene LS6506

JOB: K-BAR DRAINAGE EASEMENT 2
DRAWN: AKN DATE: 01/08/25 CHECKED: NMV
Prepared For: Eisenhower Property Group

Revisions

DATE	DESCRIPTION	DRAWN
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---	---	---
---	---	---
---	---	---

West Florida
213 Hobbs Street
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Phone: (813) 248-8888
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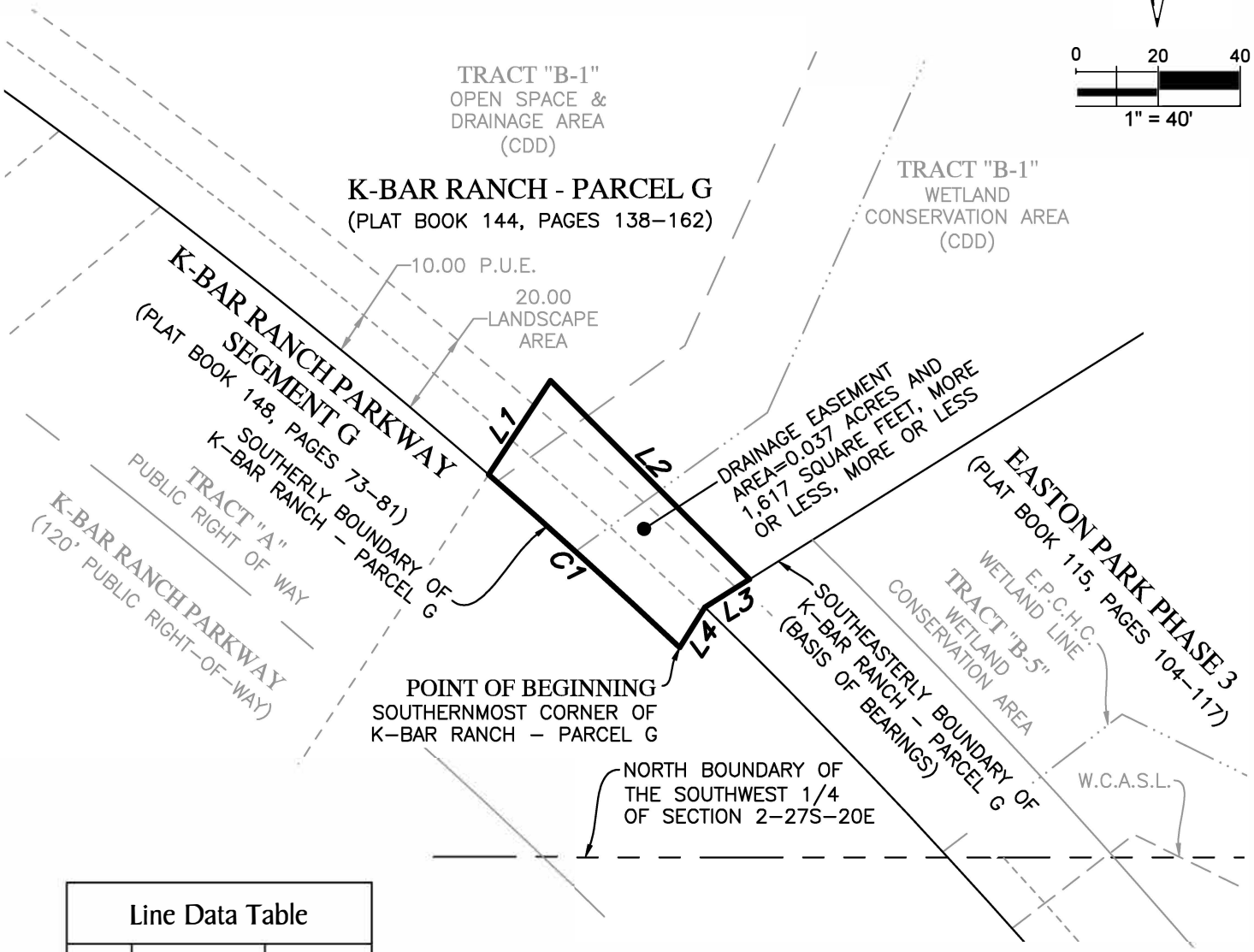
GeoPoint Surveying, Inc.

FILE PATH: P:\K-BAR RANCH\DESCRIPTION\K-BAR-DRAINAGEEASEMENT 4-D&S.DWG LAST SAVED BY: NAYARAV 01 of 02

Description Sketch

(Not A Survey)

Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	1640.00'	62.69'	2°11'24"	N47°53'50"W	62.68'



Line Data Table		
No.	Bearing	Length
L1	N33°16'19"E	27.40'
L2	S45°04'27"E	68.48'
L3	S58°00'00"W	12.81'
L4	S32°06'41"W	11.56'

LEGEND

W.C.A.S.L. ---- *Wetland Conservation Area Setback Line*

E.P.C.H.C. ---- *Environmental Protection Commission of Hillsborough County*

P.U.E. ---- *Public Utility Easement*

Notes:

1) See Sheet 1 for Description and Basis of Bearings.

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Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

EXHIBIT 10

RETURN TO AGENDA

Return to:

City of Tampa
Real Estate Department
306 E. Jackson St., 3N
Tampa, Florida 33602
Attn.: John Fernandez

PIN: A-02-27-20-D17-000000-B0001.0

Resolution No. _____

GRANT OF "FLOW-THROUGH" DRAINAGE EASEMENT

THIS GRANT OF "FLOW-THROUGH" DRAINAGE EASEMENT (the "Easement") is made as of this ___ day of _____, 2026, by and between K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, whose address is 2700 S Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("Grantor"), in favor of the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 315 E Kennedy Boulevard, Tampa, Florida 33602 ("Grantee").

W I T N E S S E T H:

THAT Grantor, in consideration of the sum of ONE and no/100s Dollars ($1.00) to it in hand paid by Grantee, as well as other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign and convey to Grantee, and Grantee's successors and assigns, a perpetual non-exclusive "flow-through" drainage easement for the drainage of surface and storm water in, over, under, on and through those certain storm or surface water drainage facilities, including, without limitation, drainage lines, pipes, ditches, retention ponds, detention ponds, related equipment and facilities, and appurtenances thereto (herein collectively referred to as the "Drainage Facilities"), together with full right of ingress, egress and access on, in, over, under, across and through the following legally described parcel of real property (referred to as the "Easement Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS EASEMENT is also made subject to the following terms, conditions, representations and warranties:

1. Grantor warrants and represents to Grantee that Grantor possesses marketable fee simple title to the Easement Property; and that the grant of this Easement does not violate, breach or create a default on the part of Grantor under any instrument, agreement or other matter affecting title to the Easement Property.

2. Grantor represents and warrants to Grantee that this Easement has been duly authorized by Grantor and that the person executing this Easement on behalf of Grantor has the full right and authority to do so on behalf of said Grantor.

3. Grantor shall be solely responsible for the proper operation, maintenance, repair and replacement of the Drainage Facilities located in, on, over, under and across the Easement Property. In connection therewith, Grantor shall operate and maintain said Drainage Facilities so that Grantee's surface and storm water is able to flow-through said Drainage Facilities in a manner consistent with all applicable governmental permits and approvals relating to the Drainage Facilities. In addition, Grantor shall not make any use of the Easement Property that in anyway disrupts, interferes with or damages said Drainage Facilities or otherwise interferes with or impedes the natural flow-through. In the event that the Drainage Facilities are not properly operated and maintained, Grantee shall notify Grantor, and Grantor shall undertake to repair or replace said Drainage Facilities within thirty (30) days of receipt of notice from Grantee. In the event of a bona-fide emergency involving flooding of adjacent public streets and/or nearby properties not owned by Grantor, Grantee may, without notice to Grantor, voluntarily undertake to repair and/or replace the Drainage Facilities, and in such an event Grantor shall then compensate Grantee for all of Grantee's costs and expenses in causing the Drainage Facilities to be repaired or replaced within thirty (30) days after receiving documentation from Grantee regarding its costs in repairing and/or replacing said Drainage Facilities and Grantee shall have no liability for any damage caused to any other improvements located in the Easement Property that may occur in connection with Grantee voluntarily undertaking such a repair. The obligations of Grantor to Grantee under this paragraph are and shall be joint and several.

4. Grantor agrees that the terms and conditions of this Easement shall be deemed covenants and conditions running with title to the Easement Property and shall be binding upon Grantor and its respective successors and assigns including, without limitation, any property owners association that may be formed by Grantor in the future to own, maintain, operate and repair the Drainage Facilities on the Easement Property.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the Grantor has executed this Easement as of the day and year first above written.

WITNESSES:

_____
Witness Signature

_____
Printed Name

_____
Address

_____
Witness Signature

_____
Printed Name

_____
Address

GRANTOR:

K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this __ day of _____, 2026, by _____ _____, as _____ of K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes. He/She is ☐ personally known to me or ☐ has produced _____ as identification.

[AFFIX NOTARY SEAL/STAMP]

_____
Signature of Notary
Name:_____
My Commission Expires:_____

Description Sketch

(Not A Survey)

City of Tampa
Right of Way & Mapping Section
LEGAL DESCRIPTION APPROVED
File #: 3101.01 Atlas: GG-23
By: Ross Simons Date: 08/18/2025

DESCRIPTION:

A portion of Tract B-1 of K-BAR RANCH PARCEL-G, according to the plat thereof, as recorded in Plat Book 144, Pages 138 through 162, of the Public Records of Hillsborough County, Florida; lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southernmost corner of said K-BAR RANCH PARCEL-G, run thence along the Southwesterly boundary thereof the following two (2) courses: 1) Northwesterly 165.80 feet along the arc of a tangent curve to the left having a radius of 1640.00 feet and a central angle of 05°47'33" (chord bearing N.49°41'55"W., 165.73 feet) to the **POINT OF BEGINNING** 2) continue Northwesterly 30.79 feet along the arc of a non-tangent curve to the left having a radius of 1640.00 feet and a central angle of 01°04'33" (chord bearing N.53°07'58"W., 30.79 feet); thence N.49°54'19"E., a distance of 71.96 feet; thence S.40°05'41"E., a distance of 30.00 feet; thence S.49°54'19"W., a distance of 65.02 feet to the **POINT OF BEGINNING**.

Containing 0.047 acres and 2,056 square feet, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Southwesterly boundary of K-BAR RANCH PARCEL G, according to the plat thereof, as recorded in Plat Book 144, Pages 138 through 162, of the Public Records of Hillsborough County, Florida, having a Grid Bearing of N.49°41'55"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3) See sheet 2 for sketch and curve table.

Jack M. Greene

Digitally signed by Jack M. Greene
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Jack M. Greene, email=JackG@geopointsurvey.com
Date: 2025.01.16 13:24:40 -05'00'

Jack M. Greene LS6506

JOB: K-BAR FLOW THROUGH EASEMENT
DRAWN: CJF DATE: 01/08/25 CHECKED: MC
Prepared For: Eisenhower Property Group

Revisions

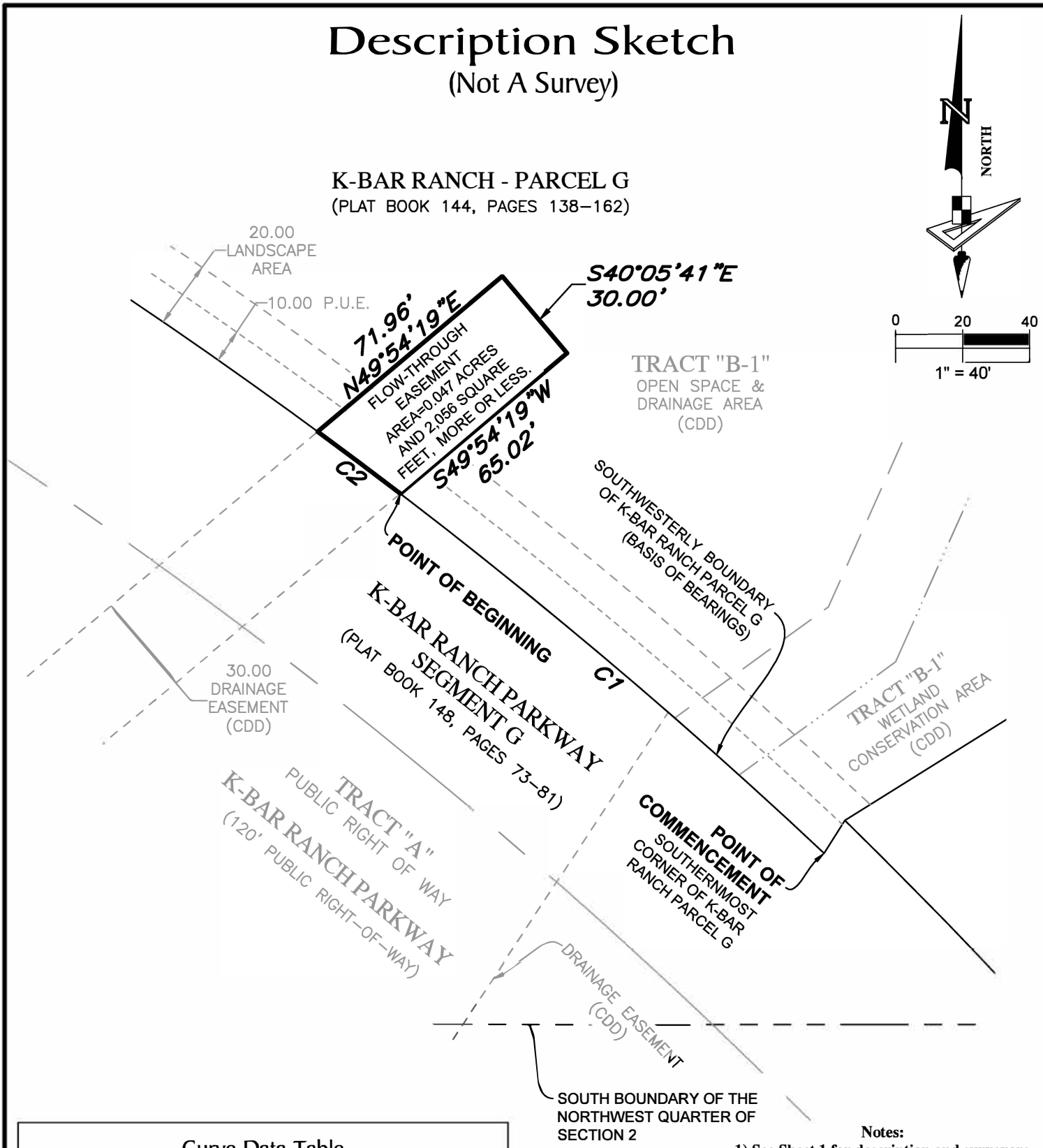
DATE	DESCRIPTION	DRAWN
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West Florida
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Phone: (813) 248-8888
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GeoPoint Surveying, Inc.

FILE PATH: P:\K-BAR RANCH\DESCRIPTION\K-BAR-FLOWTHROUGHEASEMENT 2-D&S.DWG LAST SAVED BY: CAMERONF 01 of 02

Description Sketch
(Not A Survey)



Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	1640.00'	165.80'	5°47'33"	N49°41'55"W	165.73'
C2	1640.00'	30.79'	1°04'33"	N53°07'58"W	30.79'

LEGEND

P.U.E. – – – – Public Utility Easement

Notes:
1) See Sheet 1 for description and surveyors notes.

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GeoPoint Surveying, Inc.

FILE PATH: P:\K-BAR RANCH\DESCRIPTION\K-BAR-FLOWTHROUGHEASEMENT 2-D&S.DWG LAST SAVED BY: CAMERONF **02** of **02**

EXHIBIT 11

RETURN TO AGENDA

Return to:

City of Tampa
Real Estate Department
306 E. Jackson St., 3N
Tampa, Florida 33602
Attn.: John Fernandez

PIN: A-02-27-20-C6X-000000-B0001.0

Resolution No. _____

GRANT OF "FLOW-THROUGH" DRAINAGE EASEMENT

THIS GRANT OF "FLOW-THROUGH" DRAINAGE EASEMENT (the "Easement") is made as of this ___ day of _____, 2026, by and between K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, whose address is 2700 S Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("Grantor"), in favor of the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 315 E Kennedy Boulevard, Tampa, Florida 33602 ("Grantee").

W I T N E S S E T H:

THAT Grantor, in consideration of the sum of ONE and no/100s Dollars ($1.00) to it in hand paid by Grantee, as well as other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign and convey to Grantee, and Grantee's successors and assigns, a perpetual non-exclusive "flow-through" drainage easement for the drainage of surface and storm water in, over, under, on and through those certain storm or surface water drainage facilities, including, without limitation, drainage lines, pipes, ditches, retention ponds, detention ponds, related equipment and facilities, and appurtenances thereto (herein collectively referred to as the "Drainage Facilities"), together with full right of ingress, egress and access on, in, over, under, across and through the following legally described parcel of real property (referred to as the "Easement Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS EASEMENT is also made subject to the following terms, conditions, representations and warranties:

1. Grantor warrants and represents to Grantee that Grantor possesses marketable fee simple title to the Easement Property; and that the grant of this Easement does not violate, breach or create a default on the part of Grantor under any instrument, agreement or other matter affecting title to the Easement Property.

2. Grantor represents and warrants to Grantee that this Easement has been duly authorized by Grantor and that the person executing this Easement on behalf of Grantor has the full right and authority to do so on behalf of said Grantor.

3. Grantor shall be solely responsible for the proper operation, maintenance, repair and replacement of the Drainage Facilities located in, on, over, under and across the Easement Property. In connection therewith, Grantor shall operate and maintain said Drainage Facilities so that Grantee's surface and storm water is able to flow-through said Drainage Facilities in a manner consistent with all applicable governmental permits and approvals relating to the Drainage Facilities. In addition, Grantor shall not make any use of the Easement Property that in anyway disrupts, interferes with or damages said Drainage Facilities or otherwise interferes with or impedes the natural flow-through. In the event that the Drainage Facilities are not properly operated and maintained, Grantee shall notify Grantor, and Grantor shall undertake to repair or replace said Drainage Facilities within thirty (30) days of receipt of notice from Grantee. In the event of a bona-fide emergency involving flooding of adjacent public streets and/or nearby properties not owned by Grantor, Grantee may, without notice to Grantor, voluntarily undertake to repair and/or replace the Drainage Facilities, and in such an event Grantor shall then compensate Grantee for all of Grantee's costs and expenses in causing the Drainage Facilities to be repaired or replaced within thirty (30) days after receiving documentation from Grantee regarding its costs in repairing and/or replacing said Drainage Facilities and Grantee shall have no liability for any damage caused to any other improvements located in the Easement Property that may occur in connection with Grantee voluntarily undertaking such a repair. The obligations of Grantor to Grantee under this paragraph are and shall be joint and several.

4. Grantor agrees that the terms and conditions of this Easement shall be deemed covenants and conditions running with title to the Easement Property and shall be binding upon Grantor and its respective successors and assigns including, without limitation, any property owners association that may be formed by Grantor in the future to own, maintain, operate and repair the Drainage Facilities on the Easement Property.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the Grantor has executed this Easement as of the day and year first above written.

WITNESSES:

_____
Witness Signature

_____
Printed Name

_____
Address

_____
Witness Signature

_____
Printed Name

_____
Address

GRANTOR:

K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this __ day of _____, 2026, by _____ _____, as _____ of K-Bar Ranch II Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes. He/She is ☐ personally known to me or ☐ has produced _____ as identification.

[AFFIX NOTARY SEAL/STAMP]

_____
Signature of Notary
Name:_____
My Commission Expires:_____

Description Sketch
(Not A Survey)

City of Tampa
Right of Way & Mapping Section
LEGAL DESCRIPTION APPROVED
File #: 3100.01 Atlas: GG-23
By: Ross Samons Date: 08/18/2025

DESCRIPTION:

A portion of Tract B-2 of K-BAR RANCH PARCEL-1, according to the plat thereof, as recorded in Plat Book 148, Pages 73 through 81, of the Public Records of Hillsborough County, Florida; lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said K-BAR RANCH PARCEL-1, run thence along the Northerly boundary thereof, Northeasterly 203.88 feet along the arc of a tangent curve to the left having a radius of 1520.00 feet and a central angle of 07°41'07" (chord bearing N.49°45'26"W., 203.73 feet) to the **POINT OF BEGINNING**; thence S.49°54'19"W., a distance of 84.97 feet; thence N.40°05'41"W., a distance of 30.00 feet; thence N.49°54'19"E., a distance of 77.44 feet to a point on the Northerly boundary of said K-BAR RANCH PARCEL-1; thence along said Northerly boundary, Southeasterly 30.93 feet along the arc of a non-tangent curve to the right having a radius of 1520.00 feet and a central angle of 01°09'57" (chord bearing S.54°10'58"E., 30.93 feet) to the **POINT OF BEGINNING**.

Containing 0.056 acres and 2,438 square feet, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Northerly boundary of K-BAR RANCH PARCEL-1, according to the plat thereof, as recorded in Plat Book 141, Pages 149 through 159, of the Public Records of Hillsborough County, Florida, having a Grid Bearing of N.49°54'19"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3) See sheet 2 for sketch, curve and line tables.

Jack M. Greene

Digitally signed by Jack M. Greene
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Jack M. Greene, email=JackG@geopointsurvey.com
Date: 2025.01.16 13:25:44 -05'00'

Jack M. Greene LS6506

JOB: K-BAR FLOW THROUGH EASEMENT
DRAWN: CJF DATE: 01/07/25 CHECKED: MC
Prepared For: Eisenhower Property Group

Revisions

DATE	DESCRIPTION	DRAWN
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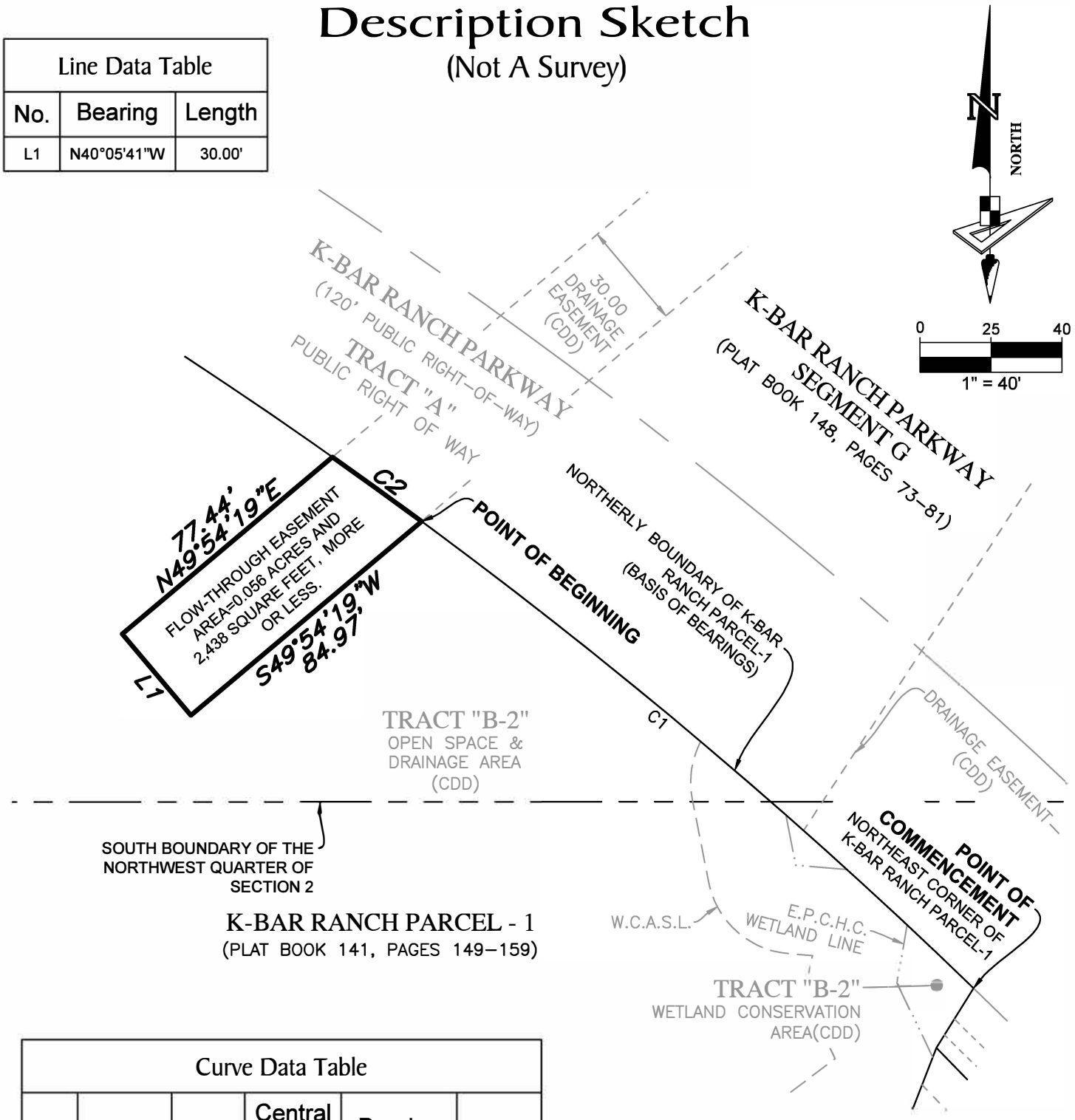
West Florida
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Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

FILE PATH: P:\K-BAR RANCH\DESCRIPTION\K-BAR-FLOWTHROUGHEASEMENT-D&S.DWG LAST SAVED BY: CAMERONF 01 of 02

Description Sketch
(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	N40°05'41"W	30.00'



Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	1520.00'	203.88'	7°41'07"	N49°45'26"W	203.73'
C2	1520.00'	30.93'	1°09'57"	S54°10'58"E	30.93'

Notes:
1) See Sheet 1 for description and surveyors notes.

LEGEND

W.C.A.S.L. --- *Wetland Conservation Area Setback Line*

E.P.C.H.C. --- *Environmental Protection Commission of Hillsborough County*

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.

EXHIBIT 12

RETURN TO AGENDA

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 **Wednesday, June 18, 2025, at 6:00 p.m.** held at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Duzianthan Mohan	**Board Supervisor, Chairman**
Greg Halstead	**Board Supervisor, Vice Chair**
Michele Emery	**Board Supervisor, Assistant Secretary**
Venu Reddy	**Board Supervisor, Assistant Secretary**
Chris Grossenbacher	**Board Supervisor, Assistant Secretary**

Also present:

Matt O'Nolan	**District Manager, Rizzetta & Company, Inc.**
Dan Lewis	**District Counsel, Persson, Cohen and Mooney (via phone)**
Chris Thompson	**Representative, Blue Water Aquatics**
Mark Spada	**Representative, EP6**
Boyan Pargou	**Representative, Height**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. O'Nolan called the meeting to order, conducted roll call and verified that a quorum was present.

SECOND ORDER OF BUSINESS **Audience Comments**

No audience comments were presented.

DRAFT

THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscape Inspection Report

The Board tabled all landscaping proposals until the July meeting.

B. Presentation of Aquatics Report

Mr. Thompson reviewed his report and discussed pond four and EC9.

The Board requested Bluewater Aquatics provide quote for dig fennel removal.

C. Clubhouse Manager Report

The Board requested quotes on new pool furniture.

The Board requested staff investigate quotes for benches and pads for benches if needed.

The Board requested staff investigate food truck vendor services who will coordinate scheduling and insurance.

The Board asked the Amenity Manager to continue to investigate options for solar panels.

D. District Counsel

Mr. Lewis spoke about RFP process for District Management.

The Board approved an RFP to be conducted for Amenity Management services with the District Counsel to coordinate.

The Board requested District Counsel conduct RFP with timelines of bids submitted by July meeting and August meeting decision date.

On a Motion by Ms. Halstead , seconded by Mr. Reddy, with two opposed (Ms. Emery and Mr. Gossenbacher), the Board of Supervisors approved an RFP to be conducted for Amenity Management services with the District Counsel to coordinate., for K-Bar Ranch II Community Development District.

E. District Engineer

The Board approved the K-Bar Ranch parkway segment G easements authorizing Chair, DC and DC to approve and work on agreement.

Mr. Reid discussed wetlands.

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved the District Engineers proposed rate schedule, for the K-Bar Ranch II Community Development District.

DRAFT

On a Motion by Mr. Grossenbacher, seconded by Ms. Emery, with all in favor, the Board of Supervisors approved the K-Bar Ranch parkway segment G easements authorizing Chair, DC and DC to approve and work on agreement, for K-Bar Ranch II Community Development District.

F. District Manager Report

Mr. O'Nolan advised the upcoming meeting to be held on July 17, 2025 at 6:00 pm.

G. Review of Financial Statement

Mr. O'Nolan provided a brief overview of the May 2025.

FOURTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' meeting held on May 7 and 15, 2025**

FIFTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for May 2025**

On a Motion by Ms. Emery, seconded by Mr. Grossenbacher, with all in favor, the Board of Supervisors approved the Board of Supervisors meeting held on June 20, 2024 and the Operations and Maintenance Expenditures for May ($130,098.52), for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Pest Control Proposal**

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors approved the pest control proposal pending updated agreement from District Counsel, for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS **Discussion of Food Truck in Community**

There was a discussion about food trucks in the community and seek out vendors.

EIGHTH ORDER OF BUSINESS **Discussion of Package Delivery with Gate Code**

The Board requested to investigate if there is a sensor on the gate arm.

The Board discussed having Chess Tournaments.

On a Motion by Mr. Mohan, seconded by Ms. Emery, with all in favor, the Board approved the chess tournament with DC to work with Chair on agreement details., for K-Bar Ranch II Community Development District.

NINTH ORDER OF BUSINESS **Discussion of FY 25-26 Proposed Budget**

DRAFT

The was a discussion about the budget and The Board modified the proposed budget as follows: $20,000 for crosswalks, $20,000 for Benches, $50,000 for tennis lights, all to come out of Capital Outlay. Also, $50,000 for storm cleanup, $75,000 for litigation defense and moving $25,000 from Capital Outlay to Litigation defense which would leave $85,000 in Capital Outlay. The Board requested adding additional line codes to budget.

TENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Reddy requested update on Mr. Electric invoices from December and January and Illuminations Holiday lighting contract billing.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Mr. O'Nolan stated that if there was no further business to come before the Board then a motion to adjourn the meeting would be in order.

On a Motion by Ms. Emery, seconded by Mr. Mohan, with all in favor, the Board of Supervisors adjourned the meeting at 9:50 p.m., for K-Bar Ranch II Community Development District.

DRAFT

Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

EXHIBIT 13

RETURN TO AGENDA

Aquatic Services Report

Technician
Pete Dennis

Job Details

Service Date	10/6/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Rainy
Wind	8mph
Temperature	80°
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

Pond Numbers	20,18,26,25,24,21,23,22,28,29,50,52
Service Performed	Treatment
Work Performed	☑ Algae ☑ Brush ☑ Floating ☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	I sprayed the shorelines of all ponds listed, for invasive grasses and plants.
Pictures	

Aquatic Services Report

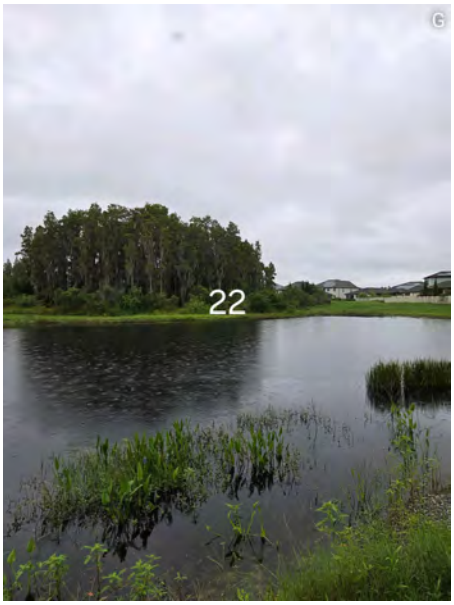








Aquatic Services Report









Aquatic Services Report





Aquatic Services Report

Technician
Randy Mitchell

Job Details

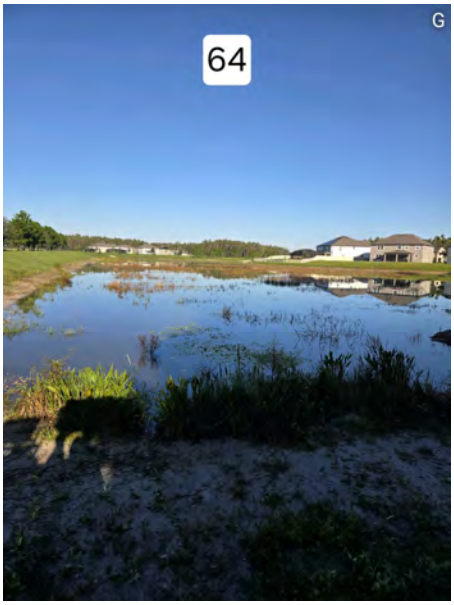
Service Date	10/13/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	NE 3mph
Temperature	78
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 2 Count

1 of 2

Pond Numbers	1, 2, 61 thru 64, 70, 71, 73, 75 thru 80
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, primrose, dog fennel) as needed.
Pictures	

Aquatic Services Report

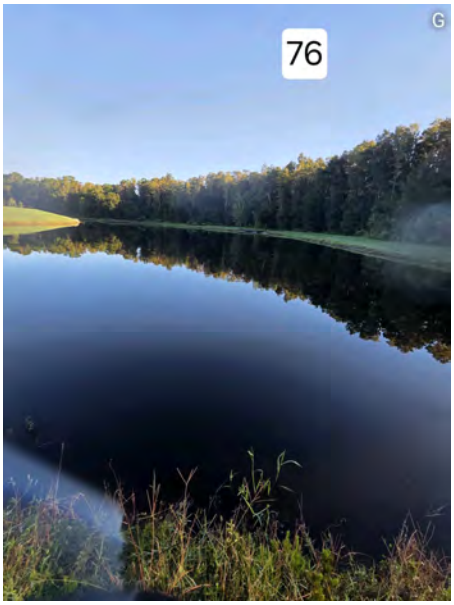








Aquatic Services Report









Aquatic Services Report





2 of 2

Pond Numbers	2
Service Performed	Treatment
Work Performed	☑ Floating
Equipment Used	☑ ATV/UTV
Water Level	Normal
Restrictions	5 days
Observations/Recommendations	Treated site for Salvinia and Azolla.

Aquatic Services Report

Technician
Pete Dennis

Job Details

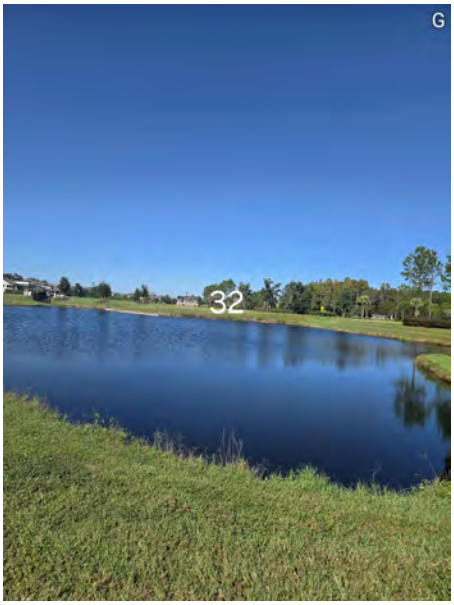
Service Date	10/20/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	8mph
Temperature	75°
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

Pond Numbers	69,68,67,66,53,54,49,47,46,55,32,34,23,24, 25,26,
Service Performed	Treatment
Work Performed	☑ Algae ☑ Floating ☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	I sprayed the shorelines of all ponds listed, for invasive grasses and plants.
Pictures	

Aquatic Services Report

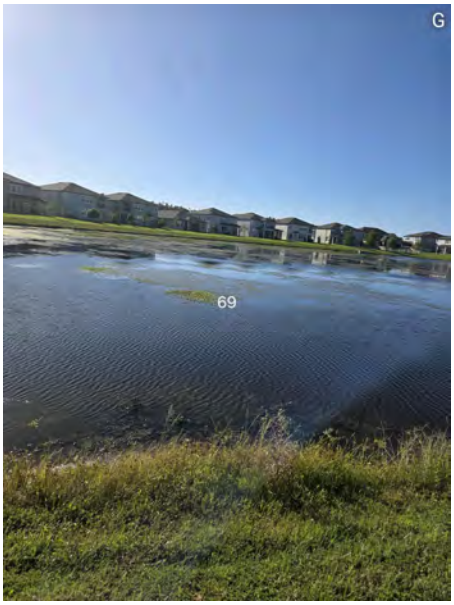








Aquatic Services Report



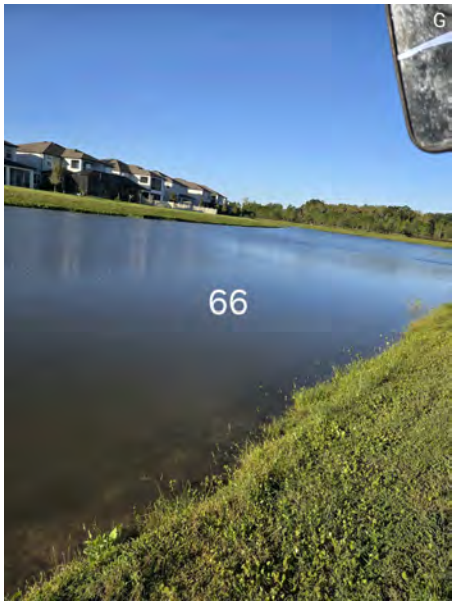






Aquatic Services Report





Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	10/20/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	NE 10mph
Temperature	76
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

Pond Numbers	1 thru 17
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, primrose, dog fennel, West Indian Marsh Grass) as needed.
Pictures	

Aquatic Services Report







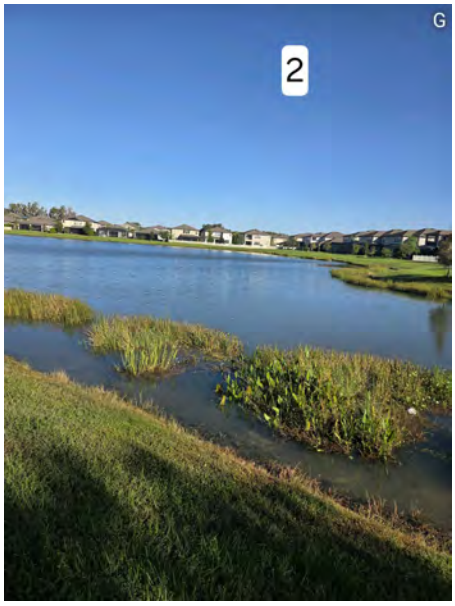


Aquatic Services Report









Aquatic Services Report

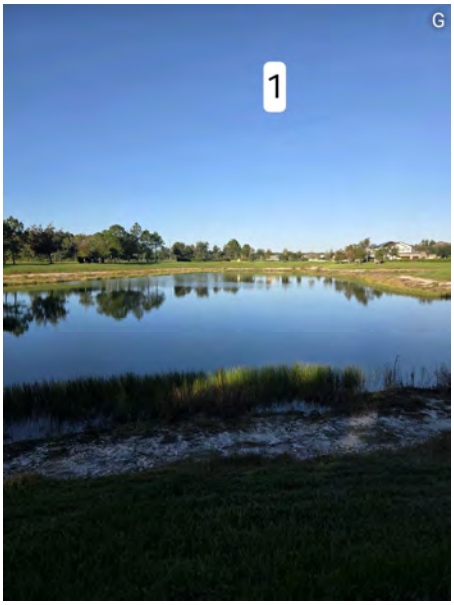




EXHIBIT 14

RETURN TO AGENDA

Chris Thompson

Blue Water Aquatics, Inc.

8 Photos

K-Bar Ranch CDD II

October 2026 – Monthly Aquatics Management Summary



October 2026 – Monthly Aquatics Management Summary

Blue Water Aquatics, Inc. | October 1–27, 2026 | Tampa Bay Area

Weather and Seasonal Pond Conditions
October marks the transition from Florida's rainy season into the typically drier fall months. Daytime temperatures remain warm, while cooler evenings, shorter daylight hours, and changing rainfall patterns are beginning to slow aquatic vegetation growth. Water levels may gradually decline as seasonal rainfall decreases, although conditions will vary depending on each pond's drainage area and recent storm activity.

As temperatures drop, some ponds may experience changes in water clarity and algae activity. Nutrients accumulated during the summer can continue supporting algae growth well into the fall, particularly in shallow areas receiving direct sunlight. Cooler weather does not immediately eliminate algae, and continued monitoring and treatment remain important.

Aquatic Vegetation and Algae Management
Throughout October, our technicians have continued routine shoreline inspections and treatments targeting nuisance vegetation, including torpedo grass, Alligator weed, creeping water primrose, sedges, and other invasive or undesirable growth. As seasonal growth begins to slow, treatment efforts focus on controlling established vegetation and preventing excessive shoreline encroachment.

Filamentous and planktonic algae remain concerns in some stormwater ponds, particularly where nutrient levels are elevated. Treatments are performed as needed and in accordance with approved product labels. Pond dye may also be used where appropriate to reduce sunlight penetration and help suppress algae and submerged vegetation.

It is important to remember that some algae is a normal part of Florida's aquatic ecosystems. Our objective is to manage excessive growth, maintain proper stormwater function, and support healthy pond conditions rather than eliminate all naturally occurring algae.

Resident Reminders
Residents can help maintain healthier ponds by keeping fertilizer at least 10 feet from the water's edge, preventing grass clippings and leaves from entering ponds or storm drains, and properly disposing of pet waste. Pool backwash and other household chemicals should never be discharged into stormwater ponds. These simple practices help reduce excess nutrients, improve water quality, and limit unnecessary algae growth.

October Weather Data
Latest available figures, October 1–26

Tampa rainfall

5.06 in.
Average temperature

77.9°F
October 1–26 daily mean

Tampa's reported October rainfall was substantially above its full-month historical normal of approximately 2.34 inches, with significant rain events occurring early in the month.



Subdivision

Project: K-Bar Ranch II CDD



Treated:
- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.
A littoral zone helps improve water quality by fostering beneficial plants that consume excess nutrients that contribute to excessive algae and invasive aquatic weed growth. The littoral shelf helps filter phosphorous from the water before it can accumulate to excessive levels. Littoral…

Project: K-Bar Ranch II CDD



Treated:
- **Grasses**
- **Brush**
- **Floating**

Pond 201 - Purple Pickerel Weed is a beautiful native plant that is heavily present in pond 201.
Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD



Treated:
- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD



Treated:
- **Grasses**
- **Algae**
- **Floating**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD



Treated:
- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD



The water control structure is in good condition and free of excess vegetation that could slow drainage.

Treated:

- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD



Treated:

- **Grasses**
- **Brush**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch II CDD

EXHIBIT 15

RETURN TO AGENDA

Proposal #10276

Kbar Ranch 2 / Sod replacement at Eagle Creek Entrance

Date 11/10/2026

Customer Patricia Thibault | Haven Management Solutions | 255 Primera Boulevard, Suite 160 | Lake Mary, FL 32746

Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Kbar Ranch 2 / Sod replacement at Eagle Creek Entrance/ Damaged Sod on Left side of entrance to be replaced with 200Sq Ft Floratan

Demo and Prep

Demo and Prep

Items	Quantity	Unit
Demo and Prep:		$270.00

Sod install

Plant Material Install

Items	Quantity	Unit
St Augustine Floratan Sod	0.50	EA
Sod Cutter Rental	1.00	Day
Plant Material Install:		$570.69

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
misc irrigation parts	1.00	EA
Irrigation Enhancement:		$129.71

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA

Fuel Surcharge: $26.40

PROJECT TOTAL: **$996.80**

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding $5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By	_____	**By**	_____
	Kevin Brace		**Patricia Thibault**
Date	11/10/2026	**Date**	_____
	Pine Lake Services, LLC		**Haven Management Solutions**

EXHIBIT 16

RETURN TO AGENDA

Proposal #10524

KBAR Ranch II (clearing for storage container) 11/10/26

Date 11/11/2026

Customer Patricia Thibault | Haven Management Solutions | 255 Primera Boulevard, Suite 160 | Lake Mary, FL 32746

Property KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

KBAR Ranch II (clearing for storage container) 11/10/26. Remove vegetation to clear designated area at the Teco tract at the northern entrance on meadow point.

Demo and Prep

Demo and Prep

Items	Quantity	Unit
Dumping Charge	1.00	EA

Demo and Prep: $1,784.26

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA

Fuel Surcharge: $33.40

PROJECT TOTAL: **$1,817.66**

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding $5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By	_____	**By**	_____
	TJ Snyder		**Patricia Thibault**
Date	11/11/2026	**Date**	_____
	Pine Lake Services, LLC		**Haven Management Solutions**

EXHIBIT 17

RETURN TO AGENDA

To

Roger Chatleain
1702 N Dale Mabry Hwy
Lutz FL, 33548

Tel: (813)240-5297

Roger@PineLakellc.com

UF UNIVERSITY of FLORIDA IFAS

UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory

2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Landscape And Vegetable Garden Test Report

To:
Roger Chatleain
1702 N Dale Mabry Hwy
Lutz FL, 33548
Tel: (813)240-5297
Roger@PineLakellc.com

For more information contact:
Lindsay Janssen
Pasco County Coop Extn Service
36702 SR 52
Dade City FL, 33525-5138
Tel: 352-518-0156

Client Identification: K-Bar Old Spanish Set Number: E93174 Lab Number: E237801

Crop: **St. Augustinegrass Lawn**

Report Date: 04-Nov-26

Soil Test Results and Their Interpretations

Target pH: 6.5 This is the pH at which the above crop will grow at its optimum

pH (1:2 Sample:Water): 7.4 This is the pH of your sample in water medium

A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

Soil Nutrients Mehlich-3 Extractable

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**80**	**HIGH**	**Sulfur** (S)	**8.2**	} ***For these nutrients see directions on the following pages**
Potassium (K)	**22**	**LOW**	**Copper** (Cu)	**0.9**	
Magnesium (Mg)	**48**	**HIGH**	**Manganese** (Mn)	**3.4**	
			Zinc (Zn)	**1.8**	
			Boron (B)	**0.1**	
Calcium (Ca)	**1071**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: St. Augustinegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**2-5**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.00**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

Caution: Your local county regulations and ordinances, if any, will supersede the recommendations made in this report. Please contact your local county extension office for further clarifications.

IMPORTANT: Please read the directions on the following page(s) carefully, if any nutrient applications are made. If you have any questions, please call the county extension agent listed above.

These interpretations and recommendations are based upon soil test results and scientific research/experience with the specified crop under Florida's growing conditions.
UF/IFAS fertilizer and lime recommendations are advisory in nature, emphasize efficient fertilizer use, and environmentally sound nutrient management without losses of yield or crop quality. It is generally assumed that the nutrients will be supplied from purchased, commercial fertilizer and that expected crop yields and quality will be typical of economically viable production. Growers should consider UF/IFAS recommendations in the context of their entire management strategy, such as return on investment in fertilizer and the benefits of applying manure or biosolids

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 237801 **Crop: St. Augustinegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

UF UNIVERSITY of FLORIDA IFAS

UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Landscape And Vegetable Garden Test Report

To:
Roger Chatleain
1702 N Dale Mabry Hwy
Lutz FL, 33548
Tel: (813)240-5297
Roger@PineLakellc.com

For more information contact:
Lindsay Janssen
Pasco County Coop Extn Service
36702 SR 52
Dade City FL, 33525-5138
Tel: 352-518-0156

Client Identification: K-Bar Hawk Valley Set Number: E93174 Lab Number: E237802

Crop: **St. Augustinegrass Lawn**

Report Date: 04-Nov-26

Soil Test Results and Their Interpretations

Target pH: 6.5 This is the pH at which the above crop will grow at its optimum

pH (1:2 Sample:Water): 5.9 This is the pH of your sample in water medium

A-E Buffer Value:7.26 Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

Soil Nutrients Mehlich-3 Extractable

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**19**	**LOW**	**Sulfur** (S)	**9.5**	***For these nutrients see directions on the following pages**
Potassium (K)	**111**	**HIGH**	**Copper** (Cu)	**0.6**	
Magnesium (Mg)	**144**	**HIGH**	**Manganese** (Mn)	**11.4**	
			Zinc (Zn)	**9.5**	
			Boron (B)	**0.4**	
Calcium (Ca)	**2265**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: St. Augustinegrass Lawn

Lime:	**57**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**2-5**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.50**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**0.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.00**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

Caution: Your local county regulations and ordinances, if any, will supersede the recommendations made in this report. Please contact your local county extension office for further clarifications.

IMPORTANT: Please read the directions on the following page(s) carefully, if any nutrient applications are made. If you have any questions, please call the county extension agent listed above.

These interpretations and recommendations are based upon soil test results and scientific research/experience with the specified crop under Florida's growing conditions.
UF/IFAS fertilizer and lime recommendations are advisory in nature, emphasize efficient fertilizer use, and environmentally sound nutrient management without losses of yield or crop quality. It is generally assumed that the nutrients will be supplied from purchased, commercial fertilizer and that expected crop yields and quality will be typical of economically viable production. Growers should consider UF/IFAS recommendations in the context of their entire management strategy, such as return on investment in fertilizer and the benefits of applying manure or biosolids

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 237802 **Crop: St. Augustinegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Lime Requirement

- Recommendations are based on the Adams-Evans lime requirement test that is run on all mineral soils if the soil pH is below the target pH. When the recommended rate of lime is incorporated in the surface 6 inches of soil, the pH should adjust to a level above which additional liming benefit is not expected. Excessive lime application can result in nutritional disorders.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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Landscape And Vegetable Garden Test Report

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For more information contact:
Lindsay Janssen
Pasco County Coop Extn Service
36702 SR 52
Dade City FL, 33525-5138
Tel: 352-518-0156

Client Identification: K-Bar Sun Drift Set Number: E93174 Lab Number: E237803

Crop: **St. Augustinegrass Lawn**

Report Date: 04-Nov-26

Soil Test Results and Their Interpretations

Target pH: 6.5 This is the pH at which the above crop will grow at its optimum

pH (1:2 Sample:Water): 7.0 This is the pH of your sample in water medium

A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

Soil Nutrients Mehlich-3 Extractable

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**130**	**HIGH**	**Sulfur** (S)	**11.0**	***For these nutrients see directions on the following pages**
Potassium (K)	**6**	**LOW**	**Copper** (Cu)	**0.9**	
Magnesium (Mg)	**25**	**MEDIUM**	**Manganese** (Mn)	**0.8**	
			Zinc (Zn)	**1.7**	
			Boron (B)	**0.0**	
Calcium (Ca)	**661**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: St. Augustinegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**2-5**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

Caution: Your local county regulations and ordinances, if any, will supersede the recommendations made in this report. Please contact your local county extension office for further clarifications.

IMPORTANT: Please read the directions on the following page(s) carefully, if any nutrient applications are made. If you have any questions, please call the county extension agent listed above.

These interpretations and recommendations are based upon soil test results and scientific research/experience with the specified crop under Florida's growing conditions.
UF/IFAS fertilizer and lime recommendations are advisory in nature, emphasize efficient fertilizer use, and environmentally sound nutrient management without losses of yield or crop quality. It is generally assumed that the nutrients will be supplied from purchased, commercial fertilizer and that expected crop yields and quality will be typical of economically viable production. Growers should consider UF/IFAS recommendations in the context of their entire management strategy, such as return on investment in fertilizer and the benefits of applying manure or biosolids

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 237803 **Crop: St. Augustinegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

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GUIDANCE ON MICRONUTRIENTS

The IFAS Extension Soil Testing Laboratory currently offers a soil test for four micronutrients, copper (Cu), manganese (Mn), zinc (Zn), and boron (B). Interpretations in terms of plant needs of the particular nutrients are still quite tentative. They are presented here with the understanding that other criteria such as crop production records and observation of deficiency symptoms should be used along with the test results in reaching the management decision concerning micronutrient fertilization.

Interpretation of extractable Cu, Mn, Zn, and B depends on the soil pH. The critical soil levels for these nutrients increase with pH for crops grown on acid sandy soils of Florida. Micronutrient availability in the alkaline pH range is better evaluated with a plant tissue test or with soil test extractants developed especially for alkaline soils.

Indiscriminate use of micronutrient soil tests should be avoided. However, if plant performance has been less than optimum in the past and the soil test levels are below those shown in the tables, fertilization with the respective micronutrients may be indicated.

COPPER

In Florida, Cu deficiencies have been generally confined to soils high in organic matter and so-called “new ground” just coming into cultivation in the flatwood areas. Known Cu phytotoxicity occurs in citrus groves and vegetable crop areas where Cu applied in fungicides and fertilizers has accumulated in the soil over the years. Liming to pH 7.0 is the simplest means of overcoming phytotoxicity.

Table 1 provides guidelines for interpreting the IFAS Micronutrient Soil Test values for extractable Cu in mineral soils. Dilute acids are poor extractants of Cu on organic soils and do not give reliable estimates of crop responses. The IFAS Soil Testing Lab does not presently provide a Cu soil test for organic soils.

Application of 3 to 5 pounds elemental Cu per acre (as copper sulfate or finely ground copper oxide) will correct Cu deficiencies in most crops growing on mineral soils. Mixing these Cu sources with macronutrient fertilizers presents no agronomic problems, provided segregation of the materials is avoided. A single Cu application may be sufficient for several years. Do not repeat this application until soil or tissue tests indicate a need for Cu. Copper added to soil is there “forever” and Florida already has too many cases of soils with phytotoxic levels of Cu. Fertilizer Cu should not be applied to mineral soils where Cu will be used as a pesticide.

Table 1. Tentative interpretation of extractable Cu in mineral soils

	Soil pH Minerals Soils Only		
	5.5-6.0	6.0-6.5	6.5-7.0
	ppm		
Level below which there may be a crop response to applied Cu	0.1-0.3	0.3-0.5	0.5*
Level above which Cu phytotoxicity may occur	2.0-3.0	3.0-5.0	5.0**

*If in doubt about copper nutrition of crop, get a tissue test

MANGANESE

There has been some success in predicting crop response to fertilizer Mn with extractable Mn. Lack of success in some cases has resulted from the complex nature of soil Mn and the many factors that affect its uptake by plants. Levels in table 2 are suggested as a guide for interpreting extractable Mn in mineral and organic soils.

Application of 8 to 10 pounds elemental Mn (as manganese sulfate or manganese oxide) per acre in banded fertilizer is recommended when the soil test levels are below those shown in Table 2. Broadcast applications are less effective and the rate should be increased to 20 or 30 pounds Mn if the fertilizer is broadcast. Uptake of Mn is generally best when Mn is banded with acid forming fertilizers. Field crops most likely to give a yield response to applied Mn in Florida are soybeans, small grains, and irrigated corn. Sugarcane grown on organic soils having pHs above 6.5 will also respond to banded Mn fertilizer.

ZINC

Table 2 presents a guide to interpretation of extractable Zn in both mineral and organic soils. Where Zn fertilization is needed, application rates may vary considerably with crop and Zn source but generally are around 5 to 10 pounds Zn per acre. For tree crops, use tissue tests to determine if Zn fertilization is needed, and it is known that no Zn is applied in the spray program.

Table 2. Interpretive guide to extractable Mn and Zn

	Soil pH Minerals Soils Only		
	5.5-6.0	6.0-6.5	6.5-7.0
	ppm		
Level below which there may be a crop response to applied Mn	3-5	5-7	7-9
Level below which there may be a crop response to applied Zn	0.5	0.5-1.0	1.0-3.0

The critical values shown in Table 2 are higher than those used in other states of the Southeastern U.S. and reflect a significant “margin of safety” in interpretation of the test results. These critical levels may be modified as results from field trials justify such changes.

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BORON

A Mehlich 3-extractable B soil test of 0.05 ppm or higher is considered adequate for most crops grown in Florida.

B exists in both organic and inorganic forms in the soil. Total B in soils can range between 10 and 100 mg/kg (ppm) depending on the organic matter content in the surface layer, but only a small amount will be available for plant uptake at any given time. B becomes plant-available as soil organic matter is mineralized and as B-containing minerals slowly dissolve. B is often added to the soil unintentionally as a contaminant in fertilizers like superphosphate and with soil amendments like manures and lime. For Florida soils, the Ca-B relationship is of utmost importance because soils with high Ca will require higher applications of B. However, excessive application must be avoided at all times due to the potential for B toxicity.

Please read the following if B applications are being considered: For tomatoes and alfalfa, applications of elemental B up to 2.0 lbs per acre per year can be broadcast. For all other crops including row and vegetable crops, broadcast B applications should not exceed 0.5 lb per acre per year.

For intensively managed sunflower and certain vegetables (beets, broccoli, cabbage, cauliflower, green onions, sweet potatoes, greens), applications up to 1.0 lb per acre of elemental B can be considered.

When foliar spraying is considered for any crop, do not exceed 0.2 lb per acre of elemental B per spray. Additional sprays should be at least 2 weeks apart. Spraying prior to bloom will help with fruit set. B can be supplied in combination with pesticide or fungicide sprays where compatible.

As B toxicity is real, all B applications, broadcast or foliar, should supplement B applied through soil amendments and fertilizer sources.

EXHIBIT 18

RETURN TO AGENDA



Monthly Field Report

Entry

- Maintenance is clean
- Edging is observed
- Annuals were removed
- What does the Board want to do with the voids











Hawks Valley

- Maintenance is clean
- Edging observed
- Annuals stressed
- Lantana overtaking the Blue Daze
- Annuals sparse












moto g stylus - 2025



Redwood Point

- Maintenance Clean
- Edging observed
- Annuals missing on one end
- Blue Daze strong











Eagle Creek

- Maintenance s clean
- Edging observed
- Color good
- Annuals void
- Plants devoured by caterpillars should just be removed and space left to allow maintenance
- Proposal needed to replace turf inbound and outbound to repair damage

















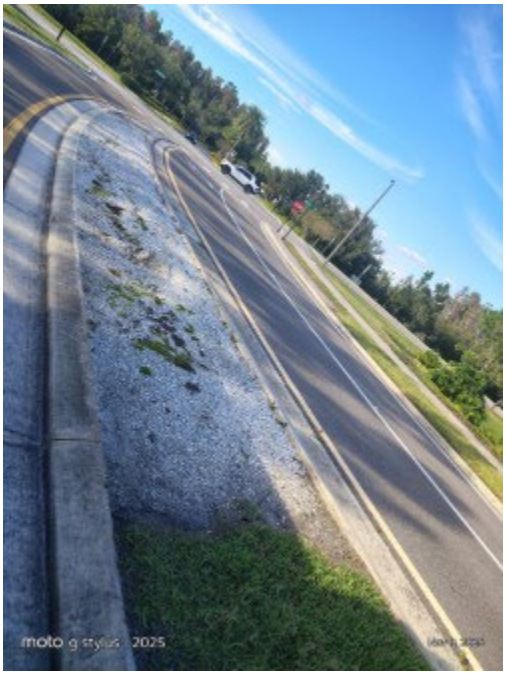




K-Bar II Blvd

- Apparently, someone missed the intersection and took out a tree
- Weeds need to be addressed





Gilded Woods

- Maintenance clean
- Edging observed
- Annuals on one end good, the other end struggling
- Blue Daze strong
- Copper plants recovering nicely









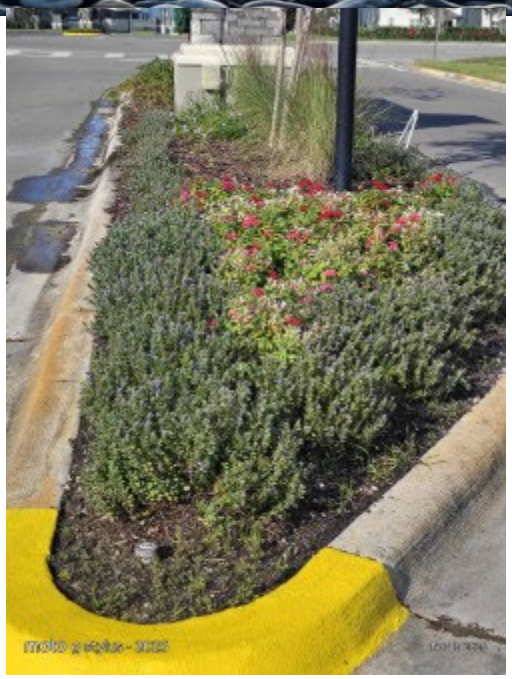


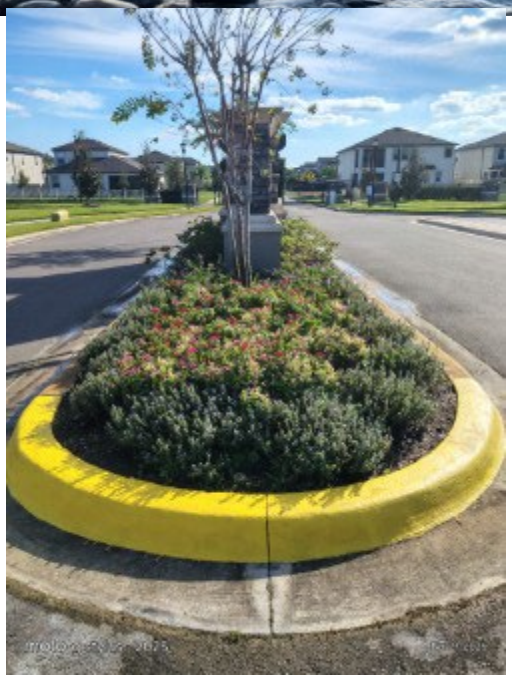
Sundrift

- Maintenance is clean
- Good color
- Edging observed
- Blue Daze and Annuals strong









Old Spanish

- Maintenance clean
- Color is a little off
- Annuals struggling
- Blue Daze strong
- Edging observed







Sundrift West

- Maintenance is clean
- Edging observed
- Color is good
- Annuals are good on one end and weak on the other







Mossy Pine

- Maintenance is clean
- Edging observed
- Turf color mottled
- Hedges on the perimeter first row struggling
- Annuals are Blue Daze are healthy











Winsome Manor

- Maintenance is clean
- Edging observed
- Turf color is mottled
- Annuals on one end strong the other end weak
- In the entry where the Oleander was devoured by caterpillars the plants should just be removed allowing for easier access













Briar Brook

- Overflow needs to be addressed
- Turf is mottled
- Maintenance is clean
- Edging observed
- Annuals have failed
- Lantana is overtaking the Blue Daze









Amenity

- Beds in the parking lot
- Foxtails could be enhanced
- Confederate Jasmine needs trimming and filling in
- Podocarpus trimmed around the electrical and dumpster but not the tennis courts
- Reclinada needs lifting
- There are three palms in the pool area with heads that are bent and need to be monitored

- Broad leaf weeds addressed
- There are beds in the pool area with sparse plants; remove or refill



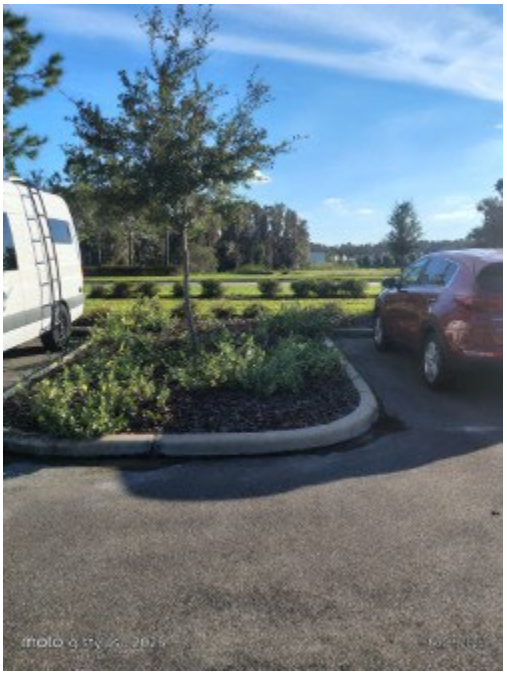









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Monument Action Plan

As discussed during a walk through in September
The islands should be simplified.
It was suggested the annuals be abandoned, Blue Daze filling in those areas. Remove the Blue Daze being overtaken by the Lantana and repurpose them to the point. Remove the Muhly grass and fill in with Lantana.

One of the biggest problems with the monument islands is the buildup. The original drip is too far below the surface to service the plants.

Two solutions:

1. Renovate the islands, remove the build up to below the curd. Add new soil and replant.
2. Dig down to the original drip and plug in Maxi jets, which has been done on those islands that are succeeding.

EXHIBIT 19

RETURN TO AGENDA

Available Holiday Decorations for Consideration

Tree $199 per



Yard Ornaments $179 per



Candy Cane $99 per



Multiple Trees (4,5,6 ft) $109 per



Gifts 159 per



Snowman $100 per



Reindeer	$120 per	
Nut Cracker	$260 per	
Extension cords (100ft)	$27.12 per	

EXHIBIT 20

RETURN TO AGENDA

Agenda Planned / In Progress Items & Updates:

- Events
    - Fall Fest
        - Sunday, November 22nd
- Aquatics
    - Routine non-beneficial weed growth within water has been asked to be sprayed
    - Seeing some water levels slowly recover, and with cooler weather we'll be less susceptible to algae blooms
- Landscape
    - Have requested a few irrigation adjustments to some damaged lines and overwatering
    - With the cooler weather coming in, we are monitoring potential freezes as in previous year. If we have any, we will work with Pine Lake for Frost Cloth installation where necessary
    - Still need beds to be redone, and mulch taken out by Pine Lake. They're too full and covering/damaging electrical boxes still
- Project Approvals
    - Fencing
        - Soccer Field Fence awaiting permitting
        - Gate for Tennis Courts has been ordered. Waiting for supply to come in for install
    - Concrete Installation
        - Bike Rack and pad install completed
        - Walkway to new Tennis Court Gate on breezeway completed
    - Fire inspections completed
    - Shipping on the trash can approved last month is not worth it. Found a similar trash can on Amazon. Total would be under last month's approval, plus – Free shipping!
- Gates
    - Have run a few plates this past month in connection with damages, and letters are going out for cost of repair recovery
    - Repaired power supply to Winsome gates
    - Signs for lift master gate motors have been ordered and will be installed upon arrival
- Parking
    - We have residents requesting a special exemption for street parking. Is there direction to go by on when, if at all, the Board would like us to approve? The policy states we can, but it is not standard
- Complete IT

- New equipment installed at Breezeway
- Had to order new barcodes for vehicles
- Had a good meeting with CIT Team regarding the voice down system, access control, and cameras. We discussed some enhancements and things we're looking for in the system to see if they can provide
    - The Brivo system has the ability to issue resident gate passes for $60 total per month, where residents can send digital barcodes for village access. The access is permitted for 24 hours at a time for the visitor. This could help track visitor management to the villages, who enters and when

- Holiday Decorations
    - The inventory has been reviewed. Proposing some new supplies to purchase for holidays
    - Thinking about putting a large outdoor decoration onsite? At locations we can tap into power, we can run it to a lit outdoor item, tree, etc. Each village could have a different entry piece
- Security
    - 813 Security has run plates for us
    - Have seen an increase in drug use, alcohol use and other activities by individuals in the Amenity Lot and the conservation behind the Amenity property
        - We've contacted TPD as well notifying them of us, and have attempted to have a conversation with everyone found to be doing this onsite while we are there
    - Received reports of kids climbing and jumping on vehicles after hours in the parking lot
    - Have picked up fireworks in the parking lot on a few occasions, appears to be after hours use
- Office Update & Questions
    - Have seen an uptick of adults using kids, and other individuals access credentials to use the Amenities without signing in.
        - We've sent out communication to all we've identified so far in violation, and are getting proper documentation in place so visiting family may continue to access our Amenities
    - Pool Pump has gone bad, had to shut pool down on 11/9 until Cooper Pools is able to complete the repair
    - Village Events

    - When we send out communication for volunteers, how many will can each village have, and if there's many interested, how is it determined who is approved?
    - With the volunteers, would these be subject to committee rules? Would need to confirm with counsel and we need to clarify procedures
- Sunset is getting significantly earlier. We are asking residents and guests to stop swimming 30 minutes prior to sundown, in line with Dept of Health direction as we do not have a night swimming permit
    - We plan to lock the Amenity gates down prior to sundown so we can clear the space and perform the final walk before it gets too dark
    - We will send out a communication with the updated times
- Engineer is working out the permit details for us to place storage off the TECO tracks
- Private Property signage
    - 37 private property signs. Also state no trespassing, no fishing.
    - Would we like to remove the signage or cover up the private property portion?
- Blower replaced in Air Handler 2
- Illuminations will be back onsite to inspect and repair power to a couple of the gemstone fixtures
- Have received our first request to remove a gator from property. How does the Board like to handle these requests? Are we sticking to FWC standards of showing signs of aggression or if they're seen and someone is nervous about them on property?
- Old, damaged gate arms removed from property
- Have continued to keep requests in with the county to spray our district for mosquitos
- Painting of curbs at village entrances has started
- Painting equipment for parking lot has been received, that will be completed along with the curb project
- Have seen an increase of bikes and non-motor vehicles rolling through the gates and bumping arms

EXHIBIT 21

RETURN TO AGENDA

K Bar Ranch II
Community Development District

Summary Financial Statements

(Unaudited)

October 31, 2026

K Bar Ranch II
Balance Sheet
October 31, 2026

	General Fund	Reserve Fund	Debt Srv 2017 Fund	Debt Srv 2021 Fund	Const. 2017 Fund	Const. 2021 Fund	Total
Assets:							
Cash - Operating Account Bank United	-	-	-	-	-	-	-
Cash - Merchant Account Bank United	-	-	-	-	-	-	-
Cash - Operating Southstate	108,222	-	-	-	-	-	108,222
Cash - Money Market Southstate	548,455	850,446	-	-	-	-	1,398,901
Cash - Debit Card	1,987	-	-	-	-	-	1,987
Cash - Square Account Southstate	24,751	-	-	-	-	-	24,751
Investments:							
Revenue Trust Fund	-	-	289,510	115,731	-	-	405,241
Interest Fund	-	-	-	-	-	-	-
Debt Service Reserve Fund	-	-	237,736	168,700	-	-	406,436
Prepayment Fund	-	-	3,291	-	-	-	3,291
Construction	-	-	-	-	46,521	40,814	87,335
Accounts Receivable	812	-	-	-	-	-	812
On-Roll Assessments Receivable	-	-	-	-	-	-	-
Due from Other Funds	-	-	5,116	2,541	-	-	7,658
Deposits	9,085	-	-	-	-	-	9,085
Prepaid Items	1,167	-	-	-	-	-	1,167
Total Assets	$ 694,479	$ 850,446	$ 535,653	$ 286,972	$ 46,521	$ 40,814	$ 2,454,885
Liabilities:							
Accounts Payable	27,051	-	-	-	-	-	27,051
Sales Tax Payable	(33)	-	-	-	-	-	(33)
Due to Other Funds	7,658	-	-	-	-	-	7,658
Deposits Payable	8,150	-	-	-	-	-	8,150
Deferred Revenue - On-Roll	-	-	-	-	-	-	-
							-
Fund Balance:							-
							-
Non-Spendable:	8,150	-	-	-	-	-	8,150
Assigned - Operating Reserved	425,000	850,446	-	-	-	-	1,275,446
Restricted	-	-	535,030	286,698	45,613	40,221	907,561
Unassigned	385,528	-	-	-	-	-	385,528
Fund Balance Forward	-	-	-	-	-	-	-
Net Change in Fund Balance	(167,024)	-	623	274	908	593	(164,625)
Total Liabilities & Fund Balance	$ 694,479	$ 850,446	$ 535,653	$ 286,972	$ 46,521	$ 40,814	$ 2,454,885

K Bar Ranch II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2026 through October 31, 2026

		FY2027 Ameded Budget	FY2027 Budget Year to Date	FY2027 Actual Year to Date	Variance
1	**Revenues:**				
2	Special Assessments	$ 2,113,130	$ -	$ -	$ -
3	Interest Income	-	-	4,244	4,244
4	Miscellaneous Revenue	-	-	1,055	1,055
5	Fund Balance Forward	-	-	-	-
6	**Total Revenues**	**2,113,130**	**-**	**5,299**	**5,299**
7					
8	**Expenditures:**				
9	**Financial & Administrative**				
10	Supervisor Compensation	14,000	1,167	1,800	(633)
11	Administrative Services	2,404	200	200	-
12	District Management	21,234	1,770	1,770	-
13	District Engineer	32,000	2,667	-	2,667
14	Assessment Roll	5,187	432	432	-
15	Financial & Revenue Collections	5,187	432	432	-
16	Accounting Services	19,234	1,603	1,603	-
17	Auditing Services	5,500	-	-	-
18	Public Officials Liability Insurance	3,519	3,519	3,519	-
19	Bank Fees	1,400	117	41	76
20	Dues, Licenses & Fees	2,250	560	560	-
21	Legal Advertising	1,500	125	354	(229)
22	Website Fees & For Remediation	2,800	4,378	-	4,378
23	District Counsel	50,000	4,167	8,531	(4,364)
24	Miscellaneous Fees & Mailings	1,500	125	-	125
25	**Total Financial & Administrative**	**167,715**	**21,262**	**19,241**	**2,020**
26					
27	**Debt Administration**				
28	Dissemination Agent	2,404	200	200	-
29	Trustee Fees	6,500	3,192	3,192	-
30	Arbitrage Rebate Calculation	900	-	-	-
31	**Total Debt Administration**	**9,804**	**3,392**	**3,392**	**-**
32					
33	**Securty Operations**				
34	Gate Maintenance & Repairs	30,000	2,500	2,983	(483)
35	Security Monitoring Services	51,224	4,269	3,642	627
36	Gate Internet	15,000	1,250	341	909
37	**Total Security Operations**	**96,224**	**6,769**	**6,965**	**145**
38					
39	**Electric Utility Services**				
40	Utility Services	97,850	8,154	183	7,971
41	Utility - Recreation Facilities	40,800	3,400	2,505	895
42	Utility - Streetlights	183,750	15,313	16,421	(1,108)
43	**Total Electric Utility Services**	**322,400**	**26,867**	**19,109**	**7,758**
44					
45	**Garbage/Solid Waste Control Services**				
46	Garbage - Recreation Facilities	8,700	725	-	725
47	**Total Garbage/Solid Waste Control Services**	**8,700**	**725**	**-**	**725**

K Bar Ranch II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2026 through October 31, 2026

		FY2027 Ameded Budget	FY2027 Budget Year to Date	FY2027 Actual Year to Date	Variance
48					
49	**Water-Sewer Combination Services**				
50	Utility - Recreation Facilities	28,800	2,400	303	2,097
51	**Total Water-Sewer Combination Services**	**28,800**	**2,400**	**303**	**2,097**
52					
53	**Stormwater Control**				
54	Aquatic Maintenance	60,653	5,054	5,006	48
55	Lake/Pond Bank Maintenance & Repair	5,000	417	-	417
56	Wetland Monitoring & Maintenance	7,000	583	-	583
57	**Total Stormwater Control**	**72,653**	**6,054**	**5,006**	**1,048**
58					
59	**Other Physical Environment**				
60	Property Insurance	41,584	40,448	40,448	-
61	General Liability Insurance	3,530	3,530	3,530	-
62	Entry & Walls Maintenance & Repair	8,000	667	-	667
63	Landscape Maintenance	459,063	38,255	33,019	5,236
64	Well Maintenance	15,000	1,250	-	1,250
65	Storm Cleanup	50,000	4,167	-	4,167
66	Landscape Replacement Plants, Shrubs, Trees	25,000	2,083	-	2,083
67	Landscape Inspection Services	9,600	800	800	-
68	Fire Ant Treatment	10,000	833	-	833
69	Holiday Decorations	22,000	-	-	-
70	Tree Removal	25,000	2,083	-	2,083
71	Landscape - Mulch	55,000	4,583	-	4,583
72	Landscape - Annuals/Flowers	10,000	833	-	833
73	Rust Prevention	20,954	1,746	1,525	221
74	Irrigation Repair	25,000	2,083	-	2,083
75	Wildlife Management Services	5,000	417	-	417
76	**Total Other Physical Environment**	**784,731**	**103,778**	**79,322**	**24,456**
77					
78	**Road & Street Facilities**				
79	Parking Lot Repair & Maintenance	1,500	125	-	125
80	Roadway Repair & Maintenance	5,000	417	-	417
81	Sidewalk Maintenance & Repair	5,000	417	-	417
82	Street Sign Repair & Maintenance	500	42	-	42
83	**Total Road & Street Facilities**	**12,000**	**1,001**	**-**	**1,001**
84					
85	**Parks & Recreation**				
86	Management Contract	263,605	21,967	17,362	4,605
87	Lighting Replacement	1,500	125	-	125
88	Clubhouse Maintenance & Repair	15,000	1,250	2,145	(895)
89	Office Supplies	2,500	208	60	148
90	Tennis Court Maintenance & Supplies	3,000	250	-	250
91	Pool Service Contract	35,443	2,954	2,840	114
92	Pool Permits	300	25	-	25
93	Pool Repair & Maintenance	6,500	542	356	186
94	Facility A/C Heating Maintenance & Repair	3,500	292	-	292
95	Furniture Repair / Maintenance	12,500	1,042	-	1,042
96	Playground Equipment Maintenance & Repair	2,500	208	-	208
97	Telephone, Cable, Internet	4,000	333	-	333
98	Athletic Court / Field/ Playground Maintenance	5,000	417	4,160	(3,743)
99	Pest Control & Termite Bond	1,500	125	-	125

K Bar Ranch II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2026 through October 31, 2026

		FY2027 Ameded Budget	FY2027 Budget Year to Date	FY2027 Actual Year to Date	Variance
100	Clubhouse Supplies	3,500	292	-	292
101	Utility Golf Cart Maintenance	3,500	292	37	255
102	Dog Waste Station Supplies & Maintenance	1,000	83	-	83
103	**Total Parks & Recreation**	**364,848**	**30,405**	**26,960**	**3,445**
104					
105	**Special Events & Contingency**				
106	Clubhouse - Special Events	15,000	1,250	65	1,185
107	Miscellaneous Contingency	50,000	4,167	3,809	358
108	**Total Special Events & Contingency**	**65,000**	**5,417**	**3,874**	**1,543**
109					
110	**Total Expenditures Before Other Financing Sources**	**1,932,875**	**208,070**	**164,173**	**44,238**
111					
112	**Total Other Financing Sources (Uses)**				
113	Interfund Transfer to Capital Reserve Fund	180,254	-	-	-
114	**Total Other Financing Sources (Uses)**	**2,113,130**	**208,070**	**164,173**	**44,238**
115					
116	Transfer In			-	
117					
118	**Total Excess Expenditures Over (Under) Revenues**	**-**	**(208,070)**	**(158,874)**	**49,537**
119					
120	**Fund Balance - Beginning**			**810,528**	
121					
122	**Fund Balance - Ending**			**651,654**	

K Bar Ranch II
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2026 through October 31, 2026

		FY2027 Amended Budget	FY2027 Actual Year to Date
1	**Revenues:**		
2	Interest Earnings	$ -	$ -
3	Special Assessments	-	-
4	**Total Revenues**	**-**	**-**
5	**Expenditures:**		
6	Increase in Fund Balance	180,254	-
7	**Total Expenditures**	**180,254**	**-**
8	**Excess Expenditures Over (Under) Revenues**	**(180,254)**	**-**
9	**Other Sources (Uses)**		
10	Transfer In from General Fund	180,254	-
12	**Total Other Sources (Uses)**	**180,254**	**-**
	Transfer Out	**-**	**-**
13	**Fund Balance - Beginning**	-	850,446
14			
14	**Fund Balance - Ending**	**-**	**850,446**

K Bar Ranch II
Debt Service 2017
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2026 through October 31, 2026

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments - On-Roll, Net	$ 666,605	$ -
3	Prepayment Revenue	-	-
4	Interest	-	1,405
5			
6	**Total Revenues**	**666,605**	**1,405**
7			
8			
9	**Expenditures:**		
10			
11	Debt Service Obligation , Net	654,381	-
18			
19	**Total Expenditures**	**654,381**	**-**
20			
21	**Excess Expenditures Over (Under) Revenues**	**12,223**	**1,405**
22			
23	**Other Sources (Uses)**		
24	Transfer In	-	-
25	Transfer Out	-	(782)
26	**Total Other Sources (Uses)**	**-**	**(782)**
27			
28	**Fund Balance - Beginning**	-	535,030
29			
30	**Fund Balance - Ending**	**12,223**	**535,653**

K Bar Ranch II
Debt Service 2021
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2026 through October 31, 2026

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments - On-Roll, Net	$ 337,071	$ -
3	Prepayment Revenue	-	-
4	Interest	-	742
5			
6	**Total Revenues**	**337,071**	**742**
7			
8			
9	**Expenditures:**		
10			
11	Debt Service Obligation , Net	334,981	-
18			
19	**Total Expenditures**	**334,981**	**-**
20			
21	**Excess Expenditures Over (Under) Revenues**	**2,090**	**742**
22			
23	**Other Sources (Uses)**		
24	Transfer In	-	-
25	Transfer Out	-	(468)
26	**Total Other Sources (Uses)**	**-**	**(468)**
27			
28	**Fund Balance - Beginning**	-	286,698
29			
30	**Fund Balance - Ending**	**2,090**	**286,972**

K Bar Ranch II
Construction 2017
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2026 through October 31, 2026

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments - On-Roll, Net	$ -	$ -
3	Prepayment Revenue	-	-
4	Interest	-	126
5			
6	**Total Revenues**	**-**	**126**
7			
8			
9	**Expenditures:**		
10			
11	Construction Expense	-	-
18			
19	**Total Expenditures**	**-**	**-**
20			
21	**Excess Expenditures Over (Under) Revenues**	**-**	**126**
22			
23	**Other Sources (Uses)**		
24	Transfer In	-	782
25	Transfer Out	-	-
26	**Total Other Sources (Uses)**	**-**	**782**
27			
28	**Fund Balance - Beginning**	-	45,613
29			
30	**Fund Balance - Ending**	**-**	**46,521**

K Bar Ranch II
Construction 2021
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2026 through October 31, 2026

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments - On-Roll, Net	$ -	$ -
3	Prepayment Revenue	-	-
4	Interest	-	125
5			
6	**Total Revenues**	**-**	**125**
7			
8			
9	**Expenditures:**		
10			
11	Construction Expense	-	-
18			
19	**Total Expenditures**	**-**	**-**
20			
21	**Excess Expenditures Over (Under) Revenues**	**-**	**125**
22			
23	**Other Sources (Uses)**		
24	Transfer In	-	468
25	Transfer Out	-	-
26	**Total Other Sources (Uses)**	**-**	**468**
27			
28	**Fund Balance - Beginning**	-	40,221
29			
30	**Fund Balance - Ending**	**-**	**40,814**

K Bar Ranch II
Balance Sheet
October 31, 2026

Balance per Bank Statement	$	137,231.61
Plus: Deposits in Transit		-
Less: Outstanding Checks		(29,009.66)
	$	**108,221.95**

Beginning Balance		198,797.97
Receipts		133,531.73
Disbursements		(224,107.75)
Balance per Book	**$**	**108,221.95**

K Bar Ranch II
Check Register
FY2026

Date	Check #	Payee	Deposit	Deposit	Disbursement	Balance
9/30/2026		**Balance**		**-**	**-**	**198,797.97**
10/1/2026	1130	Pine Lake Companies	#8262 maint contract		33,019.25	165,778.72
10/1/2026	1132	Blue Water Aquatics, Inc.	Pond/waterway treatment		4,860.00	160,918.72
10/1/2026	1133	Haven Management Solutions, llc	October Management Services		4,637.50	156,281.22
10/2/2026	1134	Haven Management Solutions, llc	Field Services August / September		1,600.00	154,681.22
10/2/2026	1135	Haven Management Solutions, llc	Field Services October		800.00	153,881.22
10/4/2026	100426ach	Spectrum	19302 Eage Creek Ln		170.00	153,711.22
10/5/2026	1136	Cooper Pools Inc	Pool Maint/Repair		2,840.00	150,871.22
10/5/2026	1137	PC Consultants	software		60.00	150,811.22
10/5/2026	1138	EGIS Insurance Advisors	Policy #10026684 10.1.26-10.1.27		47,497.00	103,314.22
10/5/2026	1139	Kutak Rock LLP	Legal Svc		5,904.76	97,409.46
10/5/2026	1140	Suncoast Rust Control	water treatment		1,525.00	95,884.46
10/6/2026	100626ach2	Spectrum	10541 K Bar Ranch Pkwy		170.59	95,713.87
10/6/2026	100626ach3	Spectrum	10711 Mistflower Ln		170.59	95,543.28
10/7/2026	1141	Discount Fence of West Florida, Inc	Deposit (50%) Vinyl Coated Chain-link		6,000.00	89,543.28
10/7/2026	1142	Discount Fence of West Florida, Inc	Deposit (50%) Vinyl Coated Chain-link Small Mesh		825.00	88,718.28
10/7/2026	1145	Complete IT	repair/maint		3,642.00	85,076.28
10/7/2026	1146	Duzianthan Mohanadoss	091626BOSMTG		200.00	84,876.28
10/7/2026	1147	Greg Halstead	091626BOSMTG		200.00	84,676.28
10/7/2026	1148	Michele Emery	091626BOSMTG		200.00	84,476.28
10/7/2026	1149	Venu Reddy	091626BOSMTG		200.00	84,276.28
10/7/2026	1150	Christopher Grossenbacher	091626BOSMTG		200.00	84,076.28
10/8/2026	1151	Complete IT	repair/maint		412.50	83,663.78
10/8/2026	100826ach	TECO	10580 Kbar Ranch Pkwy		39.99	83,623.79
10/8/2026	100826ach2	TECO	10598 Kbar Ranch Pkwy		57.32	83,566.47
10/8/2026	100826ach3	TECO	10598 Kbar Ranch Pkwy		94.86	83,471.61
10/8/2026	100826ach43	TECO	10611 Kbar Ranch Pkwy		151.15	83,320.46
10/8/2026	100826ach1	Spectrum	10820 Mistflower Ln		321.79	82,998.67
10/8/2026	100826ach4	TECO	10841 Mistflower Ln Gate		77.84	82,920.83
10/9/2026	1143	Haven Management Solutions, llc	Amenity Management Billing 9/19-10/2/26		8,434.26	74,486.57
10/9/2026	1144	Haven Management Solutions, llc	Amenity Management Billing 9/5-9/18/26		8,927.94	65,558.63
10/9/2026	1189	City of Tampa Utilities	10352 Kbar Ranch Pkwy		40.45	65,518.18
10/9/2026	100926ach	TECO	19301 Eage Creek Ln		85.91	65,432.27
10/9/2026	100926ach2	Spectrum	19292 Mossy Pine Dr		170.00	65,262.27
10/9/2026	102926ach2	TECO	K bar ranch parcel I		1,726.54	63,535.73
10/9/2026	100926ach4	TECO	K Bar Ranch Parcel G		2,231.89	61,303.84
10/11/2026	1152	Complete IT	repair/maint		330.00	60,973.84
10/11/2026	1153	Complete IT	repair/maint		1,080.00	59,893.84
10/13/2026	101326ach	Spectrum	10820 Mistflower Ln		170.00	59,723.84
10/15/2026	1155	Wayne Letson	Reimb-Home Depot-Bench Marking		32.71	59,691.13
10/15/2026	1156	Wayne Letson	Reimb-Gas for Kubota		36.70	59,654.43
10/16/2026	101626ach	Spectrum	10340 K Bar Ranch Pkwy		170.59	59,483.84
10/19/2026	101926ach	TECO	Summary Bill		18,925.55	40,558.29
10/22/2026	1157	Complete IT	gate repair/maint		355.25	40,203.04
10/22/2026	1158	Complete IT	gate repair/maint		421.50	39,781.54
10/22/2026	1159	Complete IT	gate repair/maint		495.00	39,286.54
10/22/2026	1160	Complete IT	gate repair/maint		495.00	38,791.54
10/22/2026	1161	Complete IT	camera mgt		580.00	38,211.54
10/22/2026	1162	Complete IT	gate repair/maint		837.38	37,374.16
10/22/2026	1163	Complete IT	gate repair/maint		1,005.00	36,369.16
10/22/2026	1164	Complete IT	gate repair/maint		1,192.63	35,176.53
10/22/2026	1165	Complete IT	repair/gate maint		1,210.00	33,966.53
10/22/2026	1166	Complete IT	gate repair/maint		1,345.00	32,621.53
10/22/2026	1167	Complete IT	gate repair/maint		2,030.00	30,591.53
10/22/2026	1168	Complete IT	gate repair/maint		3,059.27	27,532.26
10/22/2026	1169	Complete IT	camera mgt		3,602.00	23,930.26
10/22/2026	1170	Complete IT	gate repair/maint		8,302.70	15,627.56
10/23/2026	102326ach	City of Tampa Utilities	10820 Mistflower Ln		183.15	15,444.41
10/23/2026	102326ach3	Florida Dept of Revenue	Sales Tax		384.84	15,059.57
10/25/2026	102526ach	Waste Management	Waste Services		759.83	14,299.74
10/26/2026	1171	Greg Halstead	102226BOSMTG		200.00	14,099.74
10/26/2026	1172	Michele Emery	102226BOSMTG		200.00	13,899.74
10/26/2026	1173	Venu Reddy	102226BOSMTG		200.00	13,699.74
10/26/2026	1174	Christopher Grossenbacher	102226BOSMTG		200.00	13,499.74
10/26/2026	1175	US Bank C/O Kbar Ranch II CDD	DS funds for Series 2017A1		9,660.25	3,839.49
10/26/2026	1176	US Bank C/O Kbar Ranch II CDD	DS funds for Series 2017A3		13,986.28	(10,146.79)
10/26/2026	1177	US Bank C/O Kbar Ranch II CDD	DS funds for Series 2021		11,744.12	(21,890.91)
10/27/2026	102726ach2	Spectrum	10841 Mistflower Lane		160.00	(22,050.91)
10/27/2026	102726ach1	Spectrum	10621 Mistflower Ln		170.00	(22,220.91)
10/28/2026			Funds Transfer		2,000.00	(24,220.91)
10/29/2026	1178	Wayne Letson	Reimb-Home Depot		32.23	(24,253.14)
10/29/2026			Funds Transfer	100,000.00		75,746.86
10/29/2026	1179	Cooper Pools Inc	Pool Maint/Repair		356.36	75,390.50
10/29/2026	1180	Business Observer	Inv 26-01423H		354.38	75,036.12
10/29/2026	102926ach3	Dept of Economic Opportunity	special filing fee 2027		175.00	74,861.12
10/29/2026	59		To book excess funds received FY 2026	23,964.49		98,825.61
10/29/2026			Deposit	1,042.00		99,867.61
10/29/2026	102926ach4	Spectrum	10339 k bar ranch pkwy gate		170.90	99,696.71
10/30/2026			Deposit	8,525.24		108,221.95
10/31/2026				**133,531.73**	**224,107.75**	**108,221.95**

EXHIBIT 22

RETURN TO AGENDA

MINUTES OF 10/21/26 REGULAR MEETING
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 Wednesday, September 16, 2026, at 6:00 p.m. at the Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

The meeting was called to order by District Manager Thibault. Roll was called and a quorum was confirmed with the following supervisors present:

Greg Halstead ..... Board of Supervisors, Vice Chair
Michele Emery ..... Board of Supervisors, Assistant Secretary
Chris Grossenbacher ..... Board of Supervisors, Assistant Secretary
Venu Reddy ..... Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault ..... District Manager, Haven Management Solutions
Kirsten Mood ..... District Counsel, Kutak Rock
Dana Bryant ..... Haven Management Solutions
Michael Sakellarides ..... Amenity Management, Haven Management Solutions
Greg Woodcock ..... Stantec
Jeff Cane ..... Pine Lake
Terry McLane ..... Pine Lake
Thomas Snyder ..... Pine Lake

Ms. Thibault called the meeting to order at 6:00 p.m. and conducted roll call. Present were Vice Chair Halstead, Supervisor Emery, and Supervisor Grossenbacher. It was acknowledged that a quorum was established.

II. Audience Comments *(limited to 5 minutes per individual on agenda items)*

A resident expressed concerns over the weeds by their perimeter fence, noting also that the storage containers on the agenda that looked like shipping containers were very unsightly.

A resident expressed her concerns with privacy and security issues by the Briarbrook Park.

III. Professional Vendor Presentation

A. Presentation of Team Deliverables

- The Board did not have questions regarding the team deliverables.

B. District Engineering Report – Stantec Engineering – Greg Woodcock

1. Discussion of Roadway Concepts Detectable Warning Proposal - $15,000

- Mr. Woodcock updated the Board on the proposal, noting that the revised proposal will be less costly as there will be fewer locations. Ms. Thibault advised that the District was required to have the detectable warning signs to be ADA compliant. Supervisor Reddy asked if there was funding in the budget for this item. Ms. Thibault confirmed that there was.

On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Approved the Roadway Concepts Detectable Warnings Proposal for $15,000 for the K-Bar Ranch II Community Development District.

- Mr. Woodcock reported on the inlets, noting that they had removed two of the filters on the inlets but would be unable to lift the other two without the assistance of a tractor. He advised as to issues in the landscape that needed to be fixed. M.s Thibault suggested they move forward with the proposals to avoid losing plant material. Vice-Chair Halstead stated that it was indicated someone would reach out to the previous engineer, as he may have kept notes regarding the Eagle Creek walkthrough. Ms. Mood confirmed that she had emailed the previous engineer, Mr. Reed, about the notes after the September meeting. She stated he had informed her he would send them via his new file transfer system, though the advised that she had not heard back from him. Ms. Mood confirmed she would send a follow-up today. Ms. Thibault suggested waiting on the tractor and continue with the Pine Lake proposals.
- Ms. Thibault asked Mr. Woodcock to clarify whether a permit was needed for a storage structure. He advised that he had not spoken to the city yet but stated they would need one for any kind of storage building. Ms. Thibault noted that the Board would have to decide if they want to anchor the container. She added that she would reach out to the insurance company. The Board discussed the storage options.
- Ms. Mood presented the drainage and flow-through drainage easements. She advised the Board could make a motion to permit the Chair and Vice Chair to execute the documents. Supervisor Grossenbacher made a motion to approve. Supervisor Emery seconded contingent on the District Engineer review of the plans. Vice-Chair Halstead and Supervisor Reddy voted nay. The motion died. The board directed Mr. Woodcock to do his due diligence and bring the items back to the November meeting.

C. Blue Water Aquatics

1. Aquatic Services Report – Chris Thompson

2. Presentation of Proposal for Aquatic Services

- Supervisor Grossenbacher noted Pond 69 needed the sandbags pulled off.

D. Pine Lake

- Mr. Cane introduced the new account manager, Thomas Snyder. He presented the regular landscape updates.

1. August Irrigation Inspection

- Mr. Cane presented the August Irrigation Inspection to the Board

2. Consideration of Pine Lake Rain Sensors Irrigation Repair Proposal - $882.76

- Mr. Cane presented the proposal to the Board.

On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Approved the Pine Lake Rain Sensors Irrigation Repair Proposal for $888.76 for the K-Bar Ranch II Community Development District.

3. Consideration of Pine Lake Inspection Repair Proposal - $3,461.54

- Mr. Pine presented the proposal, noting that it needed to be done. The Board expressed their concerns.

On a MOTION by Supervisor Grossenbacher, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Approved the Pine Lake Inspection Repair Proposal for $3,461.54 for the K-Bar Ranch II Community Development District.

4. Consideration of Pine Lake Clubhouse Clock Repairs - $4,490.73

- Mr. Cane presented the proposal, noting the cause of the issue was likely due to lighting repairs.

On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Approved the Pine Lake Clubhouse Clock Repairs Proposal for $4,490.73 for the K-Bar Ranch II Community Development District.

5. Authorization for Pre-Approval for Irrigation Services

- Mr. Cane explained that setting a not-to-exceed monthly amount for repairs would help his team in between meetings. He recommended a ballpark amount of $1,600 to $2,500. Vice-Chair Halstead asked if the District Manager could adopt that responsibility. Ms. Thibault confirmed she could, though she would need to reach out to Mr. Bryant. She suggested the Board establish the pre-approval amount to be dependent on Haven Management's review of the item. Supervisor Grossenbacher discussed the budget.

On a MOTION by Vice-Chair Halstead, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Approved the Pine Lake Authorization for Pre-Approval for Irrigation Services with a Not-to-Exceed Amount of $1,300 for the K-Bar Ranch II Community Development District.

6. Presentation of Tree Assessment

- Mr. Cane presented the tree assessment, noting damages caused by the hurricanes.

7. Consideration of Pine Lake Tree Removal Proposal - $5,677.53

- Mr. Cane presented the proposal, noting that the irrigation replacements were optional, though included in the total price.

On a MOTION by Supervisor Grossenbacher, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Approved the Pine Lake Tree Removal Proposal for $5,677.53 for the K-Bar Ranch II Community Development District.

- Mr. Cane confirmed the removal would be complete by the next meeting.

8. Field Services

- Mr. Bryant presented his report, noting a few problem areas, including the annuals, pond banks, edging in certain locations, and irrigation flaws at some of the islands. He noted most of the Oleander did not survive the winter. The Board discussed painting the curbs yellow.

E. Clubhouse and Amenity Manager 7:15

1. Presentation of Amenity Center Report Amenity

- Mr. Sakellarides presented the report. He discussed community events with the Board, noting capacity, staffing issues, leadership in the Villages, and the previous committee that had worked on events. Ms. Thibault expressed concerns over maintaining structure within the individual Villages. Ms. Thibault confirmed the Amenity team could send emails to the Villages to have them determine who should be in charge. She asked Ms. Mood to check the contract and bring back an addendum specific to the village event.

On a MOTION by Vice-Chair Halstead, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Approved the Addition of 2-3 Staff Members for the Event Next Week for the K-Bar Ranch II Community Development District.

- Ms. Thibault explained the invoices and fees she had updated the Board with. The Board expressed concerns with late invoices. Ms. Thibault outlined the process of receiving emails and invoices from CompleteIT. She suggested the team start identifying an invoice to a gate. Ms. Thibault explained that the work itself takes a long time to get approved. She requested the team communicate with her regarding the accounting and that the account/accounting access information be sent to her. The Board discussed the amount of service and money spent on the gates. Ms. Thibault noted 813 Security should be checking license plates.

2. Discussion of Storage

- The Board discussed the proposed storage options, deciding to bring it back once they have received the permit information.

3. Presentation and Consideration of Trash Can Proposals

- The Amenity Team presented the trash can proposals. The Board discussed the options. The Amenity Team confirmed that they needed at least one trash can.

On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board Approved BARCO Trash Can Proposal for One Trash Can for $549 for the K-Bar Ranch II Community Development District.

4. Presentation and Consideration of Picnic Table Proposals -

- The Board decided to wait on the picnic tables.

5. Presentation and Consideration of Sign Proposals

- Supervisor Reddy asked about the overnight emergency parking. The Board discussed methods to enforce the emergency parking. The Board decided to hold off on the signs for emergency overnight parking until the parking policy was adopted.
- The Amenity Team presented the safety signs. The Board decided to wait until the policies were adopted.

6. Presentation and Consideration of Filing Cabinet Proposal

On a MOTION by Supervisor Emery, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Approved the Filing Cabinet Proposal for $189.00 for the K-Bar Ranch II Community Development District.

7. Consideration of CompleteIT Proposal - $3,960

- Mr. Sakellarides presented the proposal. He suggested waiting. The Board decided to pass.

8. Consideration of U Channel Posts - $253.56

- The Board decided to pass.

9. Presentation of Projected Costs for Fall Event - $2,619.90

- Mr. Sakellarides explained the presentation, requesting that the amount be bumped up to cover any extra costs.

On a MOTION by Supervisor Emery, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of $3,000 for the K-Bar Ranch II Community Development District.

F. District Counsel

1. Presentation of FLHSMV Memorandum of Understanding

- Ms. Mood explained the presentation and necessary items, noting it would be possible to have 813 run license plates for $10.
- Ms. Thibault opened the floor to audience comments. Hearing none.

On a MOTION by Supervisor Reddy, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Agreed to Advance with 813 Security for $10 License Lookup for the K-Bar Ranch II Community Development District.

2. Discussion of Authorized Signer (s) Certificate

- Ms. Mood explained the form. Ms. Thibault explained the need for the authorized signers.

On a MOTION by Supervisor Reddy, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Agreed to Advance with 813 Security for $10 License Lookup for the K-Bar Ranch II Community Development District.

3. Presentation of Revised Holiday Lighting Policy, Common Area Pond and Enforcement (Trespass Rule) Parking Enforcement Rule and Form of Agreement

4. Discussion of Public Hearing Date to Adopt Rules

- Ms. Thibault advised that the resolutions and rules presented were revised at the workshop. Supervisor Reddy suggested they wait until December to give the new Board members time to review. Supervisor Grossenbacher suggested that any member of the community had a chance to influence the rules in the last few months they had been drafted. The Board discussed. Vice-Chair Halstead detailed the interaction he had with the previous District Management Company regarding HOA opinion on parking.

> On a MOTION by Supervisor Grossenbacher, SECONDED by Vice-Chair Halstead, WITH ALL IN FAVOR, the Board Agreed to Move Forward with the Holiday Lighting Policy for a December Public Hearing for the K-Bar Ranch II Community Development District.

- The Trespass Policy motion failed.
- Ms. Mood noted Mr. Woodcock would present a summary review of exhibits 22-26 at the next meeting.

IV. Administrative Matters

A. Consent Agenda

- Ms. Thibault presented the consent agenda. Supervisor Reddy asked why the statements in the financial documents switched between K-Bar Ranch and K-Bar Ranch II. Ms. Thibault confirmed she would check with the trustees. Supervisor Grossenbacher asked for consistency in the use of parenthesis in the financial statements.

> On a MOTION by Supervisor Grossenbacher, SECONDED by Vice-Chair Halstead, WITH ALL IN FAVOR, the Board Approved the Consent Agenda for all the Administrative Items for the K-Bar Ranch II Community Development District.

V. Other Introduced Items

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

- No audience comments.

VII. Supervisor Requests

1. Request for Holiday Decorations

- Supervisor Reddy discussed the option for residents to put up holiday decorations. The Board discussed, noting potential concerns and liabilities. The Board also discussed the option of District sponsored decorations.

VIII. Adjournment

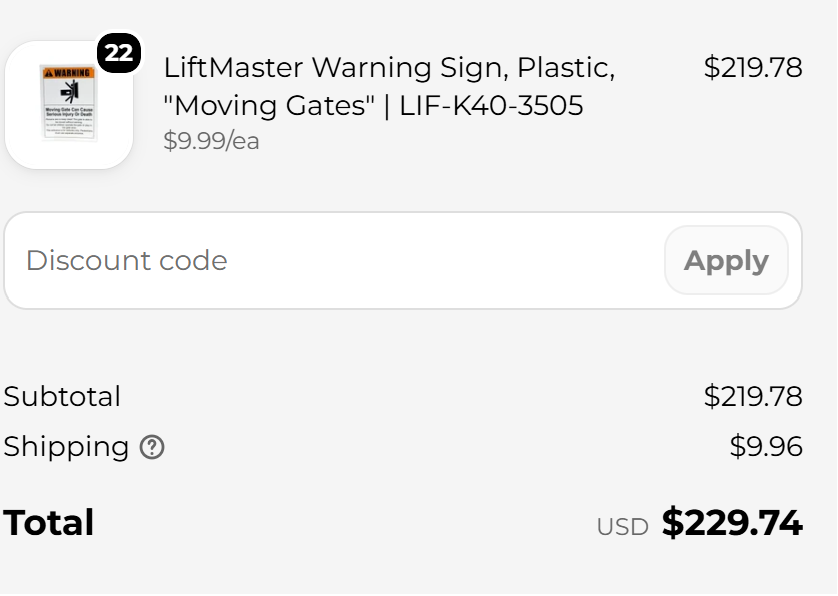
> On a MOTION by Supervisor Reddy, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board Adjourned the Meeting at 9:48 for K-Bar Ranch II Community Development District.

~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including all testimony and evidence upon which the appeal is based.~

_____	_____
Signature	**Signature**
_____	_____
Printed Name ☐ Secretary ☐ Assistant Secretary	**Printed Name** ☐ Chairman ☐ Vice Chairman

EXHIBIT 23

RETURN TO AGENDA



Approved Patricia Thibault

EXHIBIT 24

RETURN TO AGENDA

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FL. 33544
https://completeit.io
(813) 444-4355

Customer Contact Information:

K Bar Ranch 2 CDD
3434 Colwell Avenue STE 200
Tampa, FL, United States 33614

Estimate #	6654
Estimate Date	10-12-26
Sales Team Member	
Total	**$1,000.00**

Item	Description	Unit Cost	Quantity	Line Total
Nedap Tag Vehicle Sticker	Nedap 9947426 uPASS Long-Range Vehicle Identification UHF Windshield Tag. Sold in Packs of 25	$10.00	100.0	$1,000.00
UPS Ground Shipping	UPS Ground	$0.00	1.0	$0.00

Approved Under District Manager Authoirty
Patricia Thibault

THIS IS ONLY AN ESTIMATE

Subtotal	$1,000.00
Tax (if applicable)	$0.00
Estimate Total	**$1,000.00**

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at info@completeit.io.

For Approval Sign Here: _____ Date: _____

Billing Contact:

- **Name:_____**
- **Email :_____**

EXHIBIT 26

RETURN TO AGENDA