



Rizzetta & Company

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

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## **Board of Supervisors Meeting July 7, 2021**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

**[www.kbarranchcdd.com](http://www.kbarranchcdd.com)**

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

K Bar Ranch Amenity Center 10820 Mistflower Lane, Tampa, FL 33647

<b>Board of Supervisors</b>	Vicki Shuster Dr. Christiane Rinck John Bowersox Edmund Radigan Cynthia Gustavel	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vivek Babbar	Straley Robin & Vericker
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting

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

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

**K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 5844 OLD PASCO RD • SUITE 100 • WESLEY CHAPEL, FL**  
**33544**  
[WWW.KBARRANCHCDD.COM](http://WWW.KBARRANCHCDD.COM)

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

June 30, 2021

**REVISED FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District will be held on **Wednesday, July 7, 2021 at 6:00 p.m.** at the K-Bar Ranch II Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the tentative agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
  - A. Guest Speaker MBS Capital Markets /Potential Refunding Opportunity- Sete Zare..... Tab 1
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Meeting on June 2, 2021 ..... Tab 2
  - B. Consideration of Operation and Maintenance Expenditures for May 2021 ..... Tab 3
- 4. STAFF REPORTS**
  - A. District Chairman
  - B. District Counsel
  - C. District Engineer
  - D. District Manager
- 5. BUSINESS ITEMS**
  - A. Presentation of Field Inspection Report..... Tab 4
  - B. Presentation of Yellowstone Landscape Report ..... Tab 5
  - C. Presentation of Aquatics Report ..... Tab 6
  - D. Consideration of Amenity Center Fence Quote From New Tampa Fence..... Tab 7
  - E. Consideration of Yellowstone Quote for Sod Replacement ..... Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,  
[Lynn Hayes](#)  
District Manager

## Tab 1





## MBS CAPITAL MARKETS, LLC

### AGREEMENT FOR UNDERWRITING SERVICES K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

July 7, 2021

Board of Supervisors  
K-Bar Ranch Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this agreement (the "Agreement") with the K-Bar Ranch Community Development District (the "District") which, upon your acceptance of this offer, will be binding upon the District and the Underwriter. This agreement relates to the proposed issuance of bonds (the "Bonds") for the purpose of refunding the District's outstanding Series 2016 Bonds (the "Prior Bonds"). This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.



## MBS CAPITAL MARKETS, LLC

- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.
2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of \$50,000 or 1.5% of the total par amount of Bonds issued.

The Underwriter shall also bear the cost of obtaining an investment grade rating with the actual cost of the rating to be paid from the proceeds of the Bonds only to the extent Bonds are issued.
  3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon 90 days written notice to the non-terminating party.
  4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
  5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
  6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



## MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,  
**MBS Capital Markets, LLC**

A handwritten signature in blue ink, appearing to read "BSealy", is positioned above a horizontal line.

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Brett Sealy  
Managing Partner

Approved and Accepted By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



## **MBS CAPITAL MARKETS, LLC**

### **EXHIBIT A**

#### **Disclosures Concerning the Underwriter's Role**

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

#### **Disclosure Concerning the Underwriter's Compensation**

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

#### **Conflicts of Interest**

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

**Payments to or from Third Parties.** There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being



## MBS CAPITAL MARKETS, LLC

underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

**Profit-Sharing with Investors.** There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

**Credit Default Swaps.** There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

**Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

**Dealer Payments to District Personnel.** Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

### **Disclosures Concerning Complex Municipal Securities Financing**

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

## **Tab 2**

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  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Wednesday, June 2, 2021 at 6:01 p.m.**, at the K Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Vicki Shuster	<b>Board Supervisor, Chair</b>
Dr. Christiane Rinck	<b>Board Supervisor, Vice Chair</b> <i>(joined the meeting at 6:03 p.m.)</i>
Edmund Radigan	<b>Board Supervisor, Assistant Secretary</b>
Cynthia Gustavel	<b>Board Supervisor, Assistant Secretary</b>
John Bowersox	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley, Robin &amp; Vericker</b>
Jason Liggett	<b>Field Services, Rizzetta &amp; Company, Inc.</b> <i>(via conf. call)</i>
Jamie Stephens	<b>Representative, Yellowstone Landscape</b>
Virgil Stoltz	<b>Representative, Blue Water Aquatics</b>

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Audience member suggested that the Board consider the splash pad and has been in conversation with the Chair on this. He also mentioned the need for a sign at Bassett Creek.

THIRD ORDER OF BUSINESS

Consideration of the Audit Committee

**Minutes of the Board of Supervisors  
Meeting held on May 5, 2021**

Mr. Hayes presented the May 5, 2021 Audit Committee meeting minutes and asked if there were any amendments necessary. There were none.

On a Motion by Mr. Bowersox, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the Audit Committee meeting minutes of the Board of Supervisors meeting held on May 5, 2021 as presented, for K-Bar Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors Regular Meeting Held on May 5, 2021**

Mr. Hayes presented the minutes and asked if there were any amendments necessary. There were none.

On a Motion by Mr. Bowersox seconded by Mr. Radigan, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors Regular Meeting held on May 5, 2021, as presented, for K-Bar Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for April 2021.**

Mr. Hayes presented the Operation and Maintenance Expenditures for April 2021.

On a Motion by Mr. Bowersox, seconded by Ms. Shuster, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for April 2021 (\$53,803.68) as presented, for K-Bar Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Chairman**

No report.

**B. District Counsel**

Mr. Babbar indicated he is working with the property appraiser's office to correct the map of the community.

**C. District Engineer**

No report.



**D. District Manager**

Mr. Hayes stated that the next Board of Supervisors meeting will be held on Wednesday, July 7, 2021 at 6:00 p.m. at the K Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Mr. Hayes presented his Action Item List. He informed the Board the no trespass and fishing signs will be installed tomorrow. Discussion ensued concerning residents using the Amenity Center in the evening and not being in compliance with the pool hours and rules. The Board requested to have the summer and winter hours of operation posted on the website.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Field Inspection Report- May 2021**

Mr. Liggett presented the Field Inspection Report dated May 16, 2021.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Yellowstone's Landscape Report**

Mr. Stephen's and Mr. Liggett discussed the field service report and comments.

**NINTH ORDER OF BUSINESS**

**Presentation of Aquatics Report**

Mr. Stoltz presented the aquatics report. He indicated that Pond 301 is extremely green and has been breached as water is not going into the structure. The District Engineer will need to determine a solution.

**TENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2021/2022 Proposed Budget**

Mr. Hayes presented the Fiscal Year 2021/2022 proposed budget to the Board for their consideration. He reviewed the various line items.

On a Motion by Mr. Radigan, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors approved the Proposed Budget for Fiscal Year 2021-2022, for the K Bar Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02, Approving Fiscal Year 2021/2022 Proposed Budget and Setting the Public Hearing on the Final Budget**

On a Motion by Dr. Rinck, seconded by Ms. Shuster, with all in favor, the Board of

Supervisors approved Resolution 2021-02, Approving Fiscal Year 2021-2022 Proposed Budget and Setting the Public Hearing for August 4, 2021 at 6:00 p.m. at the K Bar II Amenity Center located at 10820 Mistflower Lane Tampa, FL 33647, for K-Bar Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Discussion ensued among the Board of Supervisors to have the HOA take over expenses from the CDD.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Bowersox seconded by Mr. Radigan, with all in favor, the Board of Supervisors adjourned the meeting at 8:23 p.m. for K-Bar Ranch Community Development District.

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

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

## **Tab 3**

# K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida · (813) 994-1001  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.kbarcdd.org](http://www.kbarcdd.org)

## **Operation and Maintenance Expenditures May 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2021 through May 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$47,746.47**

Approval of Expenditures:

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\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

\_\_\_\_ Assistant Secretary

## K-Bar Ranch Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Blue Water Aquatics, Inc.	002239	27560	Aquatic Service 05/21	\$ 2,055.00
Bright House Networks	20210504	046393801041521	10511 Wild Tamarind Dr 04/21	\$ 231.97
Christiane Rinck	002228	CR050521	Board of Supervisors Meeting 05/05/21	\$ 200.00
City of Tampa Utilities	002234	2133060 04/21	10511 Wild Tamarind Dr 04/21	\$ 82.08
City of Tampa Utilities	002234	2163299 04/21	19349 Water Maple Dr 04/21	\$ 8.70
Cynthia Gustavel	002224	CG050521	Board of Supervisors Meeting 05/05/21	\$ 200.00
Edmund P Radigan	002227	ER050521	Board of Supervisors Meeting 05/05/21	\$ 200.00
Harris Romaner Graphics	002237	20549	Install Tennis Court Signage 05/21	\$ 120.00
JBW Designs, LLC dba Poop 911	002241	4405389	10 Stations Filled/Emptied 05/21	\$ 237.90
John C. Bowersox	002225	JB050521	Board of Supervisors Meeting 05/05/21	\$ 200.00
K-Bar Ranch II CDD	002235	040721	Board of Supervisors Meeting Room Rental 04/07/21	\$ 100.00
K-Bar Ranch II CDD	002235	050521	Board of Supervisors Meeting Room Rental 05/05/21	\$ 100.00
K-Bar Ranch II CDD	002240	OMR0421-1	Landscape Maintenance 04/21	\$ 3,500.00

## K-Bar Ranch Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Nvirotect Pest Control Service, Inc	002236	234248	Pest Control Account #9822 05/21	\$ 65.00
Phil Lentsch	002226	00032715	Three Books Copied 04/21	\$ 215.97
Republic Services #696	002220	0696-000943749	Disposal Service 05/21	\$ 190.44
Rizzetta & Company, Inc.	002221	INV0000058159	District Management Services 05/21	\$ 4,193.34
Rizzetta Amenity Services, Inc.	002229	INV00000000008757	Amenity Management Services 04/21	\$ 1,048.37
Rizzetta Amenity Services, Inc.	002242	INV00000000008807	Amenity Management Services 05/21	\$ 1,759.89
Rizzetta Technology Services, LLC	002222	INV0000007482	Email & Website Hosting Services 05/21	\$ 175.00
Rust Off, LLC	002238	30451	Rust Prevention 05/21	\$ 595.00
Scott C. Masucci	002219	kbaro17	Pool Service 04/21	\$ 400.00
Straley Robin Vericker	002231	19767	Legal Services 04/21	\$ 1,872.50
Tampa Electric Company	20210517	211004822469 04/21	Stonecreek TNHMS LD 929 04/21	\$ 624.61
Tampa Electric Company	20210517	211004822964 04/21	Bassett Creek Drive 04/21	\$ 2,633.88
Tampa Electric Company	002233	Electric Summary 04/21	Electric Summary 04/21	\$ 13,526.40

## K-Bar Ranch Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Times Publishing Company	002232	0000153500 04/11/21	Legal Advertising 04/21	\$ 532.00
Times Publishing Company	002232	0000156182 04/28/21	Legal Advertising 04/21	\$ 327.00
United Building Maintenance, Inc.	002223	344	Pool Cabana/Restroom Maintenance 05/21	\$ 600.00
United Building Maintenance, Inc.	002223	345	Janitorial Supplies 05/21	\$ 48.99
Victoria Shuster	002230	VS050521	Board of Supervisors Meeting 05/05/21	\$ 200.00
Yellowstone Landscape	002243	TM 214381	Irrigation Repairs 04/21	\$ 377.28
Yellowstone Landscape	002243	TM 215225	Irrigation Repairs 04/21	\$ 161.57
Yellowstone Landscape	002243	TM 215414	Monthly Landscape Maintenance 05/21	<u>\$ 10,963.58</u>
Report Total				<u><u>\$ 47,746.47</u></u>

## Tab 4



# K BAR RANCH

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## FIELD INSPECTION REPORT



June 21, 2021  
Rizzetta & Company  
Jason Liggett - Field Services Manager



Rizzetta & Company  
Professionals in Community Management



# SUMMARY & K-Bar Ranch

## General Updates, Recent & Upcoming Maintenance

- ❖ Penta's have been installed in Kbar Ranch.
- ❖ There has been no improvement in the Fakahatche grass in the community.
- ❖ Ornamentals to receive an application of 0-0-16 in the month of June.
- ❖ Palms to receive an application of 0-0-16 in the month of June.
- ❖ Saint Augustine to receive an application of 0-0-24 in the month of July.

The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.

1. Yellowstone to ensure after Fert and Pest Visits we remove lawn signs after 24 hours. This one is in front of the pool area. (Pic 1)



4. **We need to improve the Vigor in the Fakahatchee grass on Wild Tamarind. During my inspection I have not noticed and change to the material. Yellowstone will need to cut these back to allow new growth.**

5. **The Fakahatchee grass at the main entrance to Kbar Ranch is still brown. Yellowstone will need to perform a cutback to allow new material to grow.**

6. Diagnose and treat the Hollie that is thinning at the main entrance North ROW.



2. Remove the nutsedge on the West side of the pool area that is growing up from the Indian Hawthorne.
3. Replace dead Bottle Brush on the Southwest side of the Amenity center. Invoice the district when complete. We believe that the damage was due to the pump being down during the drought.(Pic 3>)





# Wild Tamarind Dr, Bassett Creek Dr.

7. Remove the vines from the Schilling Hollie at the Bassett Creek Drive and Wild Tamarind drive intersection.
8. Make sure we are keeping the Downy Jasmine at the Stonecreek sign below the lettering. This sign will need to stay visible.
9. Yellowstone to diagnose and treat the declining Palm at the Yellow Clover drive cull d sac. It has declined since last month. (Pic 9)
11. Improve the Vigor in the Fakahatchee grass at the Pepper Grass Drive common area tract. This will likely need to be rejuvenated as well.
12. Yellowstone to visit the tree lifting in the Heron Preserve district owned trees.



10. During my inspection I visited the Trees on Mistflower Lane. I did note that we have a few trees in my opinion that are not going to come back. Please see samplings below. If these were installed by Yellowstone, we need to discuss replacement. (Pic 10 hardened Cambium Tissue (10a Soft Cambium Tissue)





# Proposals

1. Provide a proposal to repair the drought stressed turf areas that need to be replaced.(Pic 1,1a,1b,1c)



## **Tab 5**



Jamie Stephens  
Yellowstone Landscape

# JULY REPORT K-BAR-1

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Tuesday, June 29, 2021

Prepared For K-Bar-1 CDD.

10 Issues Identified





### **OBSERVATION 1**

Assigned To Bassett Creek

Flowers are in and the areas along Bassett creek is looking good.



### **OBSERVATION 2**

Assigned To Bassett Creek

Turf and plants are looking great along Bassett creek.



### **OBSERVATION 3**

Assigned To Bassett Creek

Palm cluster example.



### **OBSERVATION 4**

Assigned To Bassett Creek

We have been thinning the palm cluster along Bassett creek.



### **OBSERVATION 5**

Assigned To Mist Flower Round A Bout  
Looks better.



### **OBSERVATION 6**

Assigned To New Trees  
Some of these trees are it going to comeback , I am looking into warranty as I wasn't part of this project.



### **OBSERVATION 7**

Assigned To Pepper Grass  
Side parks areas are in good shape.



### **OBSERVATION 8**

Assigned To Wild Tamarind  
Example of sod that didn't recover from the pump issues, I am proposing 2 pallets for replacement for K-Bar-1 throughout we're sod didn't recover.





### **OBSERVATION 9**

Assigned To Heron Preserve

Common area mowing



### **OBSERVATION 10**

Assigned To Heron Preserve

Ponds and common areas mowed and edged in Heron preserve.

## **Tab 6**

# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 6-7-21

CUSTOMER: K Bar I

AQUATECH: Melissa

ACCOUNT # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
1, 2, 3, 2,	X			X			X	X			X	X		N	O		Partly Cloudy
FPM pond, 301,	X			X			X	X				X					99°F
FPM area, 302,	X			X		X		X				X					
201, 501, 502,	X			X				X				X					
B,	X			X				X				X					
101	X			X			X	X				X					

### OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, algae, duck weed, primrose, penny wort, spike rush, picked up trash, alligator weed, vines, dog fennel

## BLUE WATER AQUATICS

Aquatic & Environmental Services

NEW PORT RICHEY, FL  
(727) 842-2100

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER



# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 6-8-21

CUSTOMER: K Bar I

AQUATECH: Melissa

ACCOUNT # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
EWR-1, 401,	X			X			X	X				X		M	0		Partly Cloudy
A, 503, 601,	X			X			X	X				X			0		
702, 113x, 111x,	X			X			X	X				X			0		
112x, 100, 200,	X			X			X	X				X			0		
300, 400, 100L	X			X			X	X				X			0		
200L, 300L	X			X			X	X		X	X	X		M	30		
500L, 400L	X			X			X	X				X			0		
600L, 700L	X			X			X	X				X			0		
800L	X			X			X	X				X			0		

OBSERVATIONS/RECOMMENDATIONS treated torpedo grass, penny wort, primrose, spike rush, algae, alligator weed, duck weed, southern naiad

## BLUE WATER AQUATICS

*Aquatic & Environmental Services*

NEW PORT RICHEY, FL  
(727) 842-2100

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER



# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 6/1/2021

CUSTOMER: KRAS RAOCH CSDT

AQUATECH: VIRGIL STONE

ACCOUNT # WORK ORDER #

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
Maple Pond Ct					✓		✓	✓			✓			LT		

OBSERVATIONS/RECOMMENDATIONS Mowed around Pond that we do not treat. Home owner doesn't want anything growing in & around Pond, I told him that will not happen.

## BLUE WATER AQUATICS

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

## **Tab 7**

# ESTIMATE



**Lynn Hayes K-Bar Ranch**  
K-Bar club house  
Tampa, FL 33647  
(813) 933-5571

## New Tampa Fence, Inc.

24727 State Road 54  
Lutz, FL 33559

Phone: +813-423-2383, alt 813-753-9149  
Email: newtampafence@gmail.com  
Web: www.newtampafence.com

Estimate # 003863  
Date 04/06/2021  
Business / Tax # P12000076310

Description	Quantity	Total
Aluminum 6x6 black, 4 rail flat top ELITE - per foot	1127.0	\$31,556.00
Gate aluminum 6x6 ELITE	2.0	\$900.00
Gate aluminum 6x9 ELITE	1.0	\$1,350.00

<b>Subtotal</b>	\$33,806.00
<b>Total</b>	<b>\$33,806.00</b>
<b>Deposit Due</b>	<b>\$8,451.50</b>

## Notes:

6/16 - REVISED WITH CURRENT MATERIAL PRICES

Estimates are only good for 15 days from quoted at this time due to on going price increases from our suppliers and manufactures. A new estimate will need to be signed based on updated material costs if prices go up after 15 days of the estimate and the job has not been installed yet.

10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

ALL POST SET IN FULL BAG OF CEMENT

PAYMENT OPTIONS: check, cash, money order (we do except credit/debit cards but a 3% processing fee will be applied)

All Materials remain property of New Tampa Fence until paid in full and will be removed for non payment.

WOOD DISCLAIMER: All wood products purchased from New Tampa Fence meet or exceed wood grade rules, however due to the natural tendency of wood to warp, shrink or split, New Tampa Fence implies no warranties on wood materials other than those offered by the manufacturer.

Any balance over 30 days for the invoice date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.

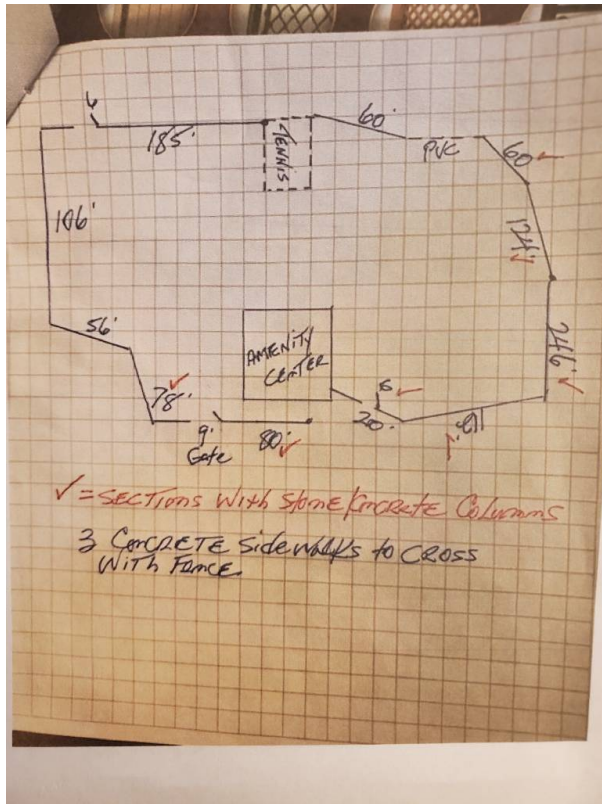
Rock/Root Clause: If rock or roots are encountered enough to inhibit normal progress customer will bear additional cost(s), at the rate of \$35.00 per man hour, plus cost of concrete & rock removal equipment.

Covenants: Materials are guaranteed to be specified. All work will be completed in a workmanlike manner according to standard practices. Performance is contingent upon strikes, accidents or delays beyond our control. Additions, alterations or deviations from the above specifications at time of install may result in additional charges of \$250 to the customer.

UNDERGROUND DISCLAIMER: Underground utilities to main box will be marked by Sunshine State One Call and New Tampa Fence will not be responsible for any claims arising from encroachment or damage to utilities. Private utilities need to be marked by homeowner/business. New Tampa Fence will not be responsible for damaged lines that are not marked prior to install.

SPRINKLER & LINES DISCLAIMER: New Tampa Fence is not responsible for damaged underground sprinkler pipes that are not marked by homeowner/business but will fix up to 2 line brakes. Sprinkler heads that end up under the fence or on the other side of the fence or property lines will need to be moved by the homeowner.





**New Tampa Fence, Inc.**

Work up sheet  
Date: 3/26

Customer: LYNN HAYES  
Address: 12122etta Company  
Phone: 813-933-5571 Email: LHAYES@Rizzetta.com

Subdivision: K-BAR/BASSETT CREEK  
Zip: \_\_\_\_\_

Footage	Style

SEE LAYOUT

Gates to open: IN \_\_\_ OUT \_\_\_ Small Dog: no gaps under fence \_\_\_ Narrow picket spacing: \_\_\_  
Pool Code: \_\_\_ Special hardware: \_\_\_ Special S-Curve Rail: \_\_\_  
Remove fence: \_\_\_ Have Survey: \_\_\_ No HOA/Approved: \_\_\_ Fence Sharing: \_\_\_  
Military/1st Responders Discount: \_\_\_

Vinyl fence: Aluminum fence  
Color: Black Style: Flat  
Cap: \_\_\_ Height: 3-4'  
Style1: 6" Pickets: 4"  
Gates: \_\_\_ Gates: \_\_\_ Style2: \_\_\_  
Style2: \_\_\_ Picket: specialty style  
Gates: \_\_\_ Gate Style: \_\_\_

Wood Fence: \_\_\_\_\_  
Style: \_\_\_\_\_  
Height: \_\_\_\_\_  
Pickets: \_\_\_\_\_  
Gates: \_\_\_\_\_  
Style2: \_\_\_\_\_  
Picket: \_\_\_\_\_  
Gate Style: \_\_\_\_\_

Special instructions: \_\_\_\_\_

**Rizzetta & Company**  
Professionals in Community Management  
Lynn Hayes  
District Manager  
hayes@rizzetta.com  
17726470th Park Ln  
Suite 100  
Tampa, Florida 33613  
813-933-5571  
rizzetta.com



By signing this document, the customer agrees to the services and conditions outlined in this document. Estimates are only good 15 days at this time due to on going price increases from our suppliers and manufactures.

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Lynn Hayes K-Bar Ranch

## Tab 8



Proposal #138566

Date: 06/29/2021

From: Jamie Stephens

Proposal For

K-Bar Ranch I CDD

c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane  
Suite 115  
Tampa, FL 33625

main:  
mobile:  
lhayes@rizzetta.com

Location

10511 Wild Tamarind DR  
Tampa, FL 33647

Property Name: K-Bar Ranch I CDD

sod replacement k-bar-1

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	1.00	\$892.27	\$892.27
Labor to remove old sod and in			
flortam sod 2 pallets	2.00	\$482.36	\$964.72
2 pallets of flortam s			

Client Notes

proposal to replace sod were it was burnt during the drought and when the pump was not working in the Wild Tamarind area. Irrigation will be set to run daily to establish new turf.

Signature

x

SUBTOTAL	\$1,856.99
SALES TAX	\$0.00
TOTAL	\$1,856.99

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.