



Rizzetta & Company

K-Bar Ranch Community Development District

Board of Supervisors Meeting January 5, 2022

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

www.kbarranchcdd.com

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Vicki Shuster Dr. Christiane Rinck John Bowersox Edmund Radigan Cynthia Gustavel	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	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 · Wesley Chapel, Florida (813) 994-1001

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

WWW.KBARRANCHCDD.COM

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

January 5, 2022

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, January 5, 2022, 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 agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting on December 1, 2021 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for November 2021 Tab 2
- 4. STAFF REPORTS**
 - A. District Chairman
 - B. District Counsel
 - C. District Engineer
 - D. District Manager Report..... Tab 3
- 5. BUSINESS ITEMS**
 - A. Presentation of Field Inspection Report..... Tab 4
 - B. Presentation of Field Inspection Report with Landscaper's Comments..... Tab 5
 - C. Presentation of Yellowstone Landscape Report Tab 6
 - D. Presentation of Aquatics Report..... Tab 7
 - E. Continued Discussion about Ownership and Maintenance of Common Areas Tab 8
 - F. Consideration of Securiteam Amenity Center Surveillance Additions Proposal Tab 9
 - G. Consideration of Yellowstone Landscape Quotes..... Tab 10
 - H. Consideration of ADA Pool Chair Lift Quote Tab 11
- 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

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, December 1, 2021, at 6:00 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	Board Supervisor, Chair
Dr. Christiane Rinck	Board Supervisor, Vice Chair
Edmund Radigan	Board Supervisor, Assistant Secretary
Cynthia Gustavel	Board Supervisor, Assistant Secretary
John Bowersox	Board Supervisor, Assistant Secretary

Also present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin & Vericker
Jason Liggett	Field Services, Rizzetta & Company, Inc.
Josh Oliva	Representative, Yellowstone Landscape
Virgil Stoltz	Representative, Blue Water Aquatics
Tonja Stewart	District Engineer, Stantec Consulting
	<i>(via conf. call)</i>
Frank Prete	Representative, Securiteam

Audience

Present

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 comments were entertained regarding clearing the conservation pond invasive plant maintenance with the machinery and if they were going to do this annually with the aquatics vendor. The Board and aquatics vendor stated this pond maintenance with machinery was not necessary annually. It was stated to the Board that there are

retaining walls missing stone blocks which need to be fixed. The District manager asked if they could email him the location of the retaining wall and provide pictures and he would do a site visit and share information with vendors to obtain quotes. A Board member also indicated some trees in front of 10522 and 10524 on Mistflower Lane were previously removed and asked if they would be replaced. The Board replied that the area has no irrigation and at this time they were not considering any replacement trees but may find other alternative plant material. A question was asked if the Board was considering placing a monument at the K Bar Parkway entrance for Bassett Creek. The Board indicated they were not considering installing this monument at the K Bar Parkway entrance for Bassett Creek at this time. An audience member reported that on November 10th through November 17th all county sidewalk repairs were completed.

The agenda skipped to tab 8

THIRD ORDER OF BUSINESS

Consideration of Securiteam- Additional Gate Access Proposal

Mr. Hayes presented the additional gate access proposal and informed the Board the cost for this would be \$8,186.57.

On a Motion by Ms. Gustavel, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved installation of the rear gate and also to include the replacement of the four-foot gate with a six-foot gate so long as it does not exceed \$900 after District Counsel has prepared it in final form, for the K Bar Ranch Community Development District.

On a Motion by Ms. Gustavel, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the Securiteam Additional Rear Gate Access Proposal for \$8,186.57 once District Counsel has prepared it in final form, for the K Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on November 3, 2021

Mr. Hayes presented the Minutes of the Board of Supervisors Meeting held on November 3, 2021 and asked if there were any amendments necessary. There was none.

On a Motion by Mr. Bowersox, seconded by Ms. Gustavel, with all in favor, the Board of Supervisors approved the Meeting Minutes of the Board of Supervisors meeting held on November 3, 2021, as presented, for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

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

Mr. Hayes presented the Operation and Maintenance Expenditures for October 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 October 2021 (\$43,947.35) as presented, for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Chairman

Ms. Shuster asked the District Manager to speak with the maintenance person and request that he make repairs to the Styrofoam pillars on the pool deck and repair a table on the pool deck that needs some nuts and bolts.

B. District Counsel

No report.

C. District Engineer

Ms. Stewart provided information and repair costs regarding the footer/weir at pond 301 and the Board tabled this item at this time.

On a Motion by Ms. Gustavel, seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the Rومانer Graphics proposal to change six street signposts from U-Channel to decorative fluted posts on Verdant Pasture Way and easement grass, after the District Engineer obtains approval from the City, for K-Bar Ranch Community Development District.

D. District Manager

Mr. Hayes reviewed his report with the Board of Supervisors. He stated that the next meeting will be held on Wednesday, January 5, 2022, at 6:00 p.m. at the K Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647. Mr. Hayes also provided the Board with a proposal for monument lighting at the Stone Creek Monument.

On a Motion by Ms. Shuster, seconded by Ms. Gustavel, with all in favor, the Board of Supervisors approved the Brandon Electric proposal to get power and a flood light installed on the Stone Creek monument, for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS**Presentation of Field Inspection Report**

Mr. Liggett presented the Field Inspection Report dated November 22, 2021. He requested that the landscape vendor replace the annuals in poor condition at some of the monuments under warranty and the landscape vendor agreed.

EIGHTH ORDER OF BUSINESS**Presentation of Yellowstone's Landscape Report**

Mr. Oliva discussed his landscape report dated November 18, 2021. The Board requested quotes to remove Sylvester palm at Sweet Clover cul de sac island, plant material replacement after they remove holly tree at no cost and for river rock to be installed at the school traffic area owned by the CDD where the golf carts are destroying the grass.

NINTH ORDER OF BUSINESS**Consideration of Yellowstone Landscape Proposals**

On a Motion by Ms. Gustavel, seconded by Dr. Rinck, with all in favor, the Board of Supervisors approved the Yellowstone proposal to remove the diseased oak along the sidewalk of the Amenity Center at a cost of \$863.91, for K-Bar Ranch Community Development District.

On a Motion by Ms. Shuster, seconded by Mr. Radigan, with all in favor, the Board of Supervisors approved the Yellowstone proposal to install 720 flowers in the annual beds at a cost of \$1,080, for K-Bar Ranch Community Development District.

TENTH ORDER OF BUSINESS**Presentation of Aquatics Report**

Mr. Stoltz presented the aquatics report.

ELEVENTH ORDER OF BUSINESS**Continued Discussion about Property Ownership and Maintenance of Common Areas**

The Board discussed property ownership and maintenance of common areas. They requested that the District Engineer and District Manager provide them with the most current landscape maintenance map from legal documents and the District Engineer create and provide an aerial map of landscape maintenance for all areas including all subdivisions as soon as possible.

TWELFTH ORDER OF BUSINESS**Supervisor Requests**

The Board discussed sending meeting summaries to the HOA, but this is not

something that the CDD Board, District Counsel and District Manager are required to do, so this item was tabled. A discussion ensued about having a HOA Board representative attend CDD meetings. The Board stated that any HOA Board representative or resident of the community are more than welcome to attend any monthly CDD meetings.

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 Ms. Gustavel seconded by Mr. Bowersox, with all in favor, the Board of Supervisors adjourned the meeting at 8:50 p.m. for K-Bar Ranch Community Development District.

Secretary / Assistant Secretary

Chair / Vice Chair

Tab 2

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures November 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2021 through November 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$58,613.26**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Blue Water Aquatics, Inc.	002375	28016	Aquatic Service 10/21	\$ 2,260.00
Bright House Networks	20211129-1	046393801101521	10511 Wild Tamarind Dr 10/21	\$ 232.97
Christiane Rinck	002393	CR110321	Board of Supervisors Meeting 11/03/21	\$ 200.00
City of Tampa Utilities	002403	2133060 10/21	10511 Wild Tamarind Dr 10/21	\$ 62.48
City of Tampa Utilities	002403	2163299 10/21	19349 Water Maple Dr 10/21	\$ 11.00
Cynthia Gustavel	002387	CG110321	Board of Supervisors Meeting 11/03/21	\$ 200.00
Department of Economic Opportunity	002386	84961	Special District Fee FY21/22	\$ 175.00
Disclosure Services LLC	002376	8	Amortization Schedule Series 2017A-2 10/21	\$ 500.00
Edmund P Radigan	002392	ER110321	Board of Supervisors Meeting 11/03/21	\$ 200.00
JBW Designs, LLC dba Poop 911	002391	4876554	10 Stations Filled/Emptied 10/21	\$ 237.90
John C. Bowersox	002388	JB110321	Board of Supervisors Meeting 11/03/21	\$ 200.00

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
New Tampa Fence, Inc.	002389	1502	Install Fence Panels - Wild Tamarind 10/21	\$ 1,604.00
Nvirotect Pest Control Service, Inc	002399	249071	Pest Control Account #9822 11/21	\$ 65.00
Phil Lentsch	002390	00033219	Three Books Copied 07/21	\$ 251.67
Phil Lentsch	002400	00033776	One Agenda Book Copied 10/21	\$ 73.63
Republic Services #696	002378	0696-000981213	Disposal Service 11/21	\$ 194.81
Rizzetta & Company, Inc.	002379	INV0000062535	District Management Services 11/21	\$ 4,193.34
Rizzetta Amenity Services, Inc.	002394	INV0000000009271	Amenity Management Services 10/29/21	\$ 659.91
Rizzetta Amenity Services, Inc.	002404	INV0000000009319	Amenity Management Services 11/12/21	\$ 1,405.21
Rizzetta Technology Services, LLC	002380	INV0000008164	Email & Website Hosting Services 11/21	\$ 175.00
Rust Off, LLC	002381	32447	Rust Prevention 10/21	\$ 595.00
Scott C. Masucci	002377	kbaro23	Pool Service 10/21	\$ 400.00

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam, Inc.	002395	14788	Security Monitoring - Clubhouse 11/21	\$ 2,880.00
Site Masters of Florida, LLC	002401	110921-2	Replace Sidewalk Panel - Wild Tamarind 11/21	\$ 750.00
Stantec Consulting Services Inc	002402	1851095	Engineering Services 10/21	\$ 5,022.50
Straley Robin Vericker	002382	20492	Legal Services 10/21	\$ 3,006.50
Tampa Electric Company	002383	211004822469 10/21	Stonecreek TNHMS LD 929 10/21	\$ 633.41
Tampa Electric Company	002383	211004822964 10/21	Bassett Creek Drive 10/21	\$ 2,866.82
Tampa Electric Company	002405	221008243992 11/21	Kbar Ranch Pkwy - Streetlights 11/21	\$ 460.09
Tampa Electric Company	002397	Electric Summary 10/21	Electric Summary 10/21	\$ 4,977.98
United Building Maintenance, Inc.	002384	356	Pool Cabana/Restroom Maintenance 11/21	\$ 600.00
United Building Maintenance, Inc.	002384	357	Janitorial Supplies 11/21	\$ 19.44
US Bank	002398	6301084	Trustee Fees Series 2011 10/1/21-09/30/22	\$ 1,616.25

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Victoria Shuster	002396	VS110321	Board of Supervisors Meeting 11/03/21	\$ 200.00
Yellowstone Landscape	002385	TM 275479	Monthly Landscape Maintenance 09/21	\$ 10,856.92
Yellowstone Landscape	002385	TM 279377	Monthly Landscape Maintenance 10/21	\$ 9,968.84
Yellowstone Landscape	002385	TM 279684	Replace ACC Face Plate - Laurel Vista Lift Station 10/21	<u>\$ 857.59</u>
Report Total				<u><u>\$ 58,613.26</u></u>

Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 2, 2022 @ 6:00 PM
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seat 1, Pete R, Seat 4 John B, Seat 5 Christie R):** November 9, 2022

District Manager's Report

January 5

2022

K
B
A
R

I

C
D
D

FINANCIAL SUMMARY

11/30/2021

General Fund Cash & Investment Balance: \$1,246,461

Reserve Fund Cash & Investment Balance: \$393,978

Debt Service Fund Investment Balance: \$242,187

Total Cash and Investment Balances: \$1,882,626

General Fund Expense Variance: \$1,302 Under Budget

Tab 4

K BAR RANCH

FIELD INSPECTION REPORT



December 28, 2021
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & K-Bar Ranch

General Updates, Recent & Upcoming Maintenance

- ❖ Monitor recently installed annuals to ensure a quality product.

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. Monitor recently installed annuals to ensure a quality product.
2. Treat the Saint Augustine on Wild Tamarind Drive on the inbound side just pass the Bassett Creek Monument sign.
3. Continue to monitor the fungus situation, most of the turf areas are starting to improve.
4. Make sure that we are keeping the Downy Jasmine below the Stone Creek Monument sign words.
5. Work on removing any low hanging moss around pond banks and CDD commons areas before spring.
6. Work on improving the conservation lines on Wild Tamarind to gain back mowing area.

Tab 5

K BAR RANCH

FIELD INSPECTION REPORT



December 28, 2021
Rizzetta & Company
Jason Liggett - Field Services Manager









Rizzetta & Company
Professionals in Community Management

SUMMARY & K-Bar Ranch

General Updates, Recent & Upcoming Maintenance

- ❖ Monitor recently installed annuals to ensure a quality product.







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. Monitor recently installed ¹annuals to ensure a quality product. 
2. Treat the Saint Augustine on Wild ²Tamarind Drive on the inbound side just past the Bassett Creek Monument sign. 
3. Continue to monitor the fungus ³situation, most of the turf areas are  starting to improve.
4. Make sure that we are keeping ⁴the Downy Jasmine below the Stone  Creek Monument sign words.
5. Work on removing any low hanging moss around pond banks and  commons areas before spring.
6. Work on improving the conservation ⁶lines on Wild Tamarind to gain back mowing  area.



Summary of Comments on Slide 1

Page: 2

-  Number: 1 Author: joliva Subject: Sticky Note Date: 1/5/2022 12:28:19 PM
Will monitor annuals weekly to ensure quality.
-  Number: 2 Author: joliva Subject: Sticky Note Date: 1/5/2022 12:29:46 PM
St. Augustine has been treated throughout. Follow up application will be applied on week of 1/10
-  Number: 3 Author: joliva Subject: Sticky Note Date: 1/5/2022 12:31:02 PM
affected turf areas are being treated regularly . Will continue to Monitor these areas.
-  Number: 4 Author: joliva Subject: Sticky Note Date: 1/5/2022 12:31:48 PM
Will address with crew an have jasmine tipped bi weekly with service to ensure proper height.
-  Number: 5 Author: joliva Subject: Sticky Note Date: 1/5/2022 12:32:39 PM
Will ensure crew is removing moss throughout all of K-Bar Ranch.
-  Number: 6 Author: joliva Subject: Sticky Note Date: 1/5/2022 12:34:42 PM
We will be working to cut back any over grown conservation lines with every service to ensure we are keeping any mowing areas free of any encroachment.

Tab 6



Josh Oliva
Yellowstone

K- BAR RANCH 12/19/21, 10:10 PM

Josh Oliva

Sunday, December 19, 2021

Prepared For Rizzetta

19 Observations Identified



TURF FUNGUS

Property Manager/ YL Fert/ Chem Turf is responding to fungicides treatments. New growth pushing through. Will treat again and continue to monitor.



K-BAR RANCH AMENITY CENTER

Property Manager
Overall Amenity center in healthy condition.



WINTER ANNUAL ROTATION

Property Manager/ YL Crews

Annuals have been rotated. Soil added to all beds to raise annuals and help with draining of soil. Will monitor annuals weekly.



TURF FUNGUS

Property Manager

Turf fungus at wild tamarind round about has responded to treatments and pushing new growth. Will continue to monitor recovery.



TRIMMING SERVICE

Property Manager

Trimming services are being completed.



LAUREL VISTA/DECLINED MAGNOLIA TREES

Property Manager

Both declined Southern Magnolia trees have been removed.

Remaining tree has been mulched.



FIRE ANTS

Property Manager/ YL Crew

Fire ant mounds are being treated regularly with service.

Mounds are raked and baited.

Crews will continue to remain on fire ant treatments.



STRING TRIMMING SIGNS

YL Crews

Continue to string trim all signs throughout.



**BASSET CREEK/WILD
TAMARIND HOLLIE SHRUBS**

YL Crew

Continue to remove all vines from shrubs.



CUT BACK AT BASSET CREEK

Property Manager

Bassett creek monument has been cut back. Declined Hollie tree removed. Proposal will be submitted by Yellowstone for plant replacement at monument.



CRINUM LILLY

YL Fert/Chem

Fertilizer needed in crinum Lilly
located on exit side of basset
creek dr.



MONUMENT WORK

Property Manager

Monument and pump areas
located at stone creek monument
and just behind being worked on
by electric company.



HEALTHY LANDSCAPE

Property Manager
Overall Healthy Landscape
throughout.



POND MOWING

Property Manager
Pond mowing services are being
completed throughout.



TURF DAMAGE

Property Manager

Turf Damaged at Basset Creek entrance Community entrance side. Turf has replaced since.



BASSET CREEK CROTONS REPLACEMENT

Property Manager

Proposal to replace mammy crotons at Basset Creek will be submitted by Yellowstone.



WINTER ANNUAL ROTATION/ HEALTHY LANDSCAPE

Property Manager
Winter Annuals have been
installed /Overall healthy
landscape.



HERON PRESERVE POND MOWING

Property Manager
Heron preserve Pond Mowing
being competed with services.



LAUREL VISTA POND MOWING

Property Manager

Laurel Vista pond mowing being completed with regular services.

Tab 7

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 12-3-21

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
FPM, 101, 1,	X			X			X	X				X			NO		Partly Cloudy
301, 302, 501,	X			X			X	X				X					
502, 503, 601,	X			X			X	X				X					
702, EWR-1	X			X			X	X				X					
1, 2, 3	X			X			X	X			X	X					

OBSERVATIONS/RECOMMENDATIONS

treated babies tear, duckweed, salvinia, spike rush, alligator weed, primrose, algae, west indies marsh grass, torpedo grass, penny wort

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: 12-3-21

CUSTOMER: K Bar 1

AQUATECH: George + 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
100X, 111X, 112X	✓			✓			✓	✓			✓				NO		Sunny
113X, 100, 200																	
300, 400, 500																	
100L, 200L, 300L																	
500L, 600L, 700L																	
800L																	
400L	✓										✓						

OBSERVATIONS/RECOMMENDATIONS

Trees, Algae, Grasses, Topeds
Primrose, Penny Wort, Dog Fennel

BLUE WATER AQUATICS

Aquatic & Environmental Services

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 (727) 842-2100

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- Water Quality Testing
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- 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: 12-8-21

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
701-M, A, 401,	X			X			X	X	X		X	X		NO	NO		Partly, Cloudy
K, FPM area	X			X		X	X	X				X					
201	X			X			X	X	X			X		↓	↓		↓

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, primrose, cattails,
spike rush, vines, alligator weed, penny wort, algae

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

Tab 8







Stantec

Stantec Consulting Services Inc.
777 S. Harbour Island Blvd., Suite 600
Tampa, Florida 33602
www.stantec.com
Tel. 813.223.9500
Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170

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- Legend
-  K-BAR RANCH CDD BOUNDARY
 -  PARCEL LINE

Revision	By	Appd.	YY.MM.DD
Issued	By	Appd.	YY.MM.DD
File Name: 215600266-000-AERIAL MAP	VN	ILS	VN
	Dwn.	Chkd.	Dsgn.
Permit-Seal			21.12.29
			YY.MM.DD

Client/Project

K-BAR RANCH

COMMUNITY DEVELOPMENT DISTRICT

Tampa, Florida

Title

AERIAL MAP

Project No.	Scale	
215600266	1" = 400'	
Drawing No.	Sheet	Revision
X00	1 of 1	0

Tab 9



Amenity Center Surveillance Additions

K Bar Ranch

10511 Wild Tamarind Dr.
Tampa, FL 33647
(813) 933-5571

Prepared by:
Securiteam

Rob@mysecuriteam.com
(813) 909-7775



WHY SECURITEAM

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

ABOUT US

- We are a Premier Security Solutions & Technology Integration Company Founded in 2005
- Nationally recognized as a 2020 Top-100 Systems Integrator by SDM Magazine
- Created our Proprietary Virtual Security Guard Kiosk in 2012
- We Customize State-of-the-Art Solutions that meet YOUR Specific Needs
- Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor
- Customer-Centric Business Culture Providing YOU with Exceptional Customer Service
- Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating
- Panasonic Diamond Level Security Solutions Provider

WHAT WE DO

- Access Cards & Fobs
- Access Control Systems (Facility & Vehicle)
- AV (Television & Projector) Systems
- Electronic Meeting Room Scheduler
- Centralized Touchpad Controller
- Climate Control
- Digital Signage
- Ethernet & USB Ports
- Gate Operating Systems
- Guest Wi-Fi
- Low Voltage Cabling
- Lutron Lighting Integration
- Music & Sound Distribution
- Music Streaming Service
- Security Systems
- Surveillance Systems
- Troubleshooting & Repair Services
- Virtual Security Guard Kiosk
- Virtual Security Guard Surveillance
- VOIP Phones and Service





Summary of Qualifications

Securiteam Inc.

- Securiteam is locally owned and operated in Tampa, FL
- Installations include Moffitt Cancer Center, Del Web at Bexley, Harrison Ranch, Tampa Bay Golf, The Groves and many more.
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

Key Personnel

Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

Technical Team

- Erik Varno – Installation Manager – 20+ years of experience
- Chris Beck – Service Manager – 15+ years of experience
- Bryce Verdin – Project Manager – 7+ years of experience
- Installers and Service Technicians average over 15+ years of experience

Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

Better, Smarter Surveillance from Securiteam and Avigilon



Avigilon is the leading intelligent video surveillance solution on the market by providing true preventative protection through smarter analytics technology, built on high definition platform.

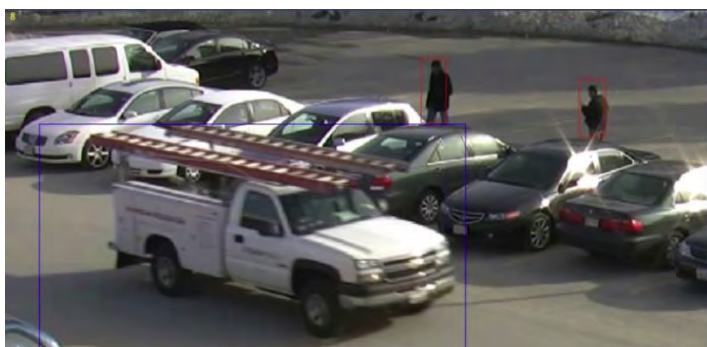
With a backbone built on sharper HD video, Avigilon offers a smarter analytics solution that is unparalleled in the industry. Through the use of high definition video analytics, pattern-based analytics algorithms and teach by example capabilities, Avigilon is leading the industry in providing preventative protection through superior self-learning video analytics technology.

Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.



Virtually eliminates the frequent false alarms from conventional video motion detection



Through the use of scene adaptive intelligence and over 250,000 analytical profiles, Avigilon analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, **The Avigilon technology can identify the difference between a person, a bird and wind blown leaves where Simple video motion can not.**

Avigilon HD Image quality



Securiteam Super HD 4K technology 10X more Detail competitors' 1080p technology



Improved Night-time images

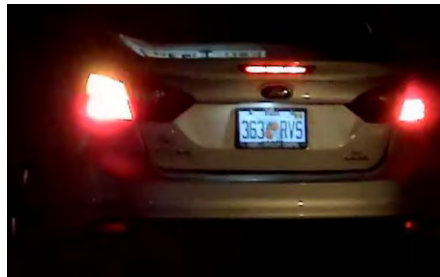
Next-Generation **Matrix Infra-Red** technology uniformly illuminates the scene at night.

Better Images in variable lighting scenes

Wide Dynamic Range technology balances bright and dim areas of the scene



The Clearest HD License Plate Capture **Day or Night**



Event Based Virtual Security Guard



Avigilon is the leading intelligent video surveillance solution on the market by providing true preventative protection through smarter analytics technology, built on high-definition platform.

With a backbone built on sharper HD video, Avigilon offers a smarter analytics solution that is unparalleled in the industry. Through the use of high-definition video analytics, pattern-based analytics algorithms and teach by example capabilities, Avigilon is leading the industry in providing preventative protection through superior self-learning video analytics technology.

Dedicated Virtual Guard = Better, Faster Service

Our Virtual Guard Service is efficient because that's all they do. Our monitoring service only provided remote video monitoring, guard and concierge service. They are not a small part of a conventional alarm monitoring company. Our technology, systems and processes have been tested to ensure a more efficient visitor experience.

- Average connect time of under 20 seconds.
- Systems, software and automation reduce call time



No charge forensic investigations are included with every virtual security guard plan.

Club House Virtual Security Guard System Details & Procedures

- Avigilon camera system has real analytics that detect a human over any other objects.
- Securiteam will setup a virtual fence around the pool area. The system will automatically arm these areas and inside the club house at a designated time frame the board dictates.
- Once the system is armed, if a human enters the secure area after hours, the system will send a silent alarm to the monitoring center.
- The monitoring center will respond to the trespass alarm and two-way voice down to the intruder informing them they are in a secure location and to leave or the police will be contacted.
- If the intruder does not leave, the police are dispatched, and the property managers are contacted.
- The system has an automatic closing announcement that plays 15 mins prior to the pool closing and again once the pool closes.
- Property Managers and Board members have full access into the video server including a smart phone app.

Why Deploy A Virtual Security Guard?

While traditional security guards can provide valuable protection for your business, digitizing major functions of your system can provide numerous advantages, such as:

- Reducing staffing costs while increasing the scope of protection
- Speeding up alert and response times through sensor and analytics tools
- Providing visibility into threats that may go unnoticed or unexplained
- Enabling “always-on” safety protocols through automated integrations
- “improve guarding quality with well trained and supervised remote security guards”



K BAR RANCH

AMENITY CENTER SURVEILLANCE ADDITIONS

PERIMETER CAMERAS WITH VOICE DOWN SYSTEM

5	Avigilon Control Center Software with Video Analytics /1-Cam
5	Avigilon H5A 4 Megapixel WDR Bullet Camera
1	10 Terabyte Surveillance Grade Hard Drive
4	Network Horn Speaker
3	15' Aluminum Mounting Post - Black Powder Coat (includes footer)
1	Direct Burial / Harsh Environment Category 6 Cable
1	Trenching & Backfill (50FT)
5	1" PVC Conduit - 10FT

PROJECT SUMMARY

TOTAL (Taxes Included)

\$16,889.92

- **Internet service required for remote connection**
- **50% down and balance upon substantial completion or**
- **Finance / Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):**
36 months @ \$551.06, 48 months @ \$430.97 or 60 months @ \$360.24 (estimated)
- **Prices don't include municipal permit fees if applicable.**
- **Customer to supply: AC power & electrical conduit to Securiteam specifications**

Product Details



Avigilon Control Center Software with Video Analytics /1-Cam

The Avigilon Control Center Software uses next generation video analytics to proactively protect your facility. These features include people detection another rules based analytics that can identify a threat and send an alert realtime. Includes 1 license.

Dimensions:



Avigilon H5A 4 Megapixel WDR Bullet Camera

Embedded with self-learning video analytics the H5 bullet cameras are designed to integrate seamlessly with Avigilon Control Center ACC and third party VMS software and provide object detection and classification capabilities.

Dimensions:



Network Horn Speaker

AXIS C1310-E Network Horn Speaker is perfect for outdoor environments in most climates. It allows users to remotely warn off intruders before they commit a crime, to deliver instructions during an emergency or to make general voice messages. Built-in memory supports pre-recorded messages, or security personal can respond to notifications with live speak. Digital signal processing (DSP) ensures clear sound. Open standards support easy integration with network video, access control, analytics, and VoIP (supporting SIP). AXIS C1310-E is a standalone unit that can be placed almost anywhere, which supports a flexible, scalable and cost-effective approach to system design.

Dimensions:



15' Aluminum Mounting Post - Black Powder Coat (includes footer)

Dimensions:



Direct Burial / Harsh Environment Category 6 Cable

1000' Cat 6 for underground applications.

Dimensions:



TERMS, SCOPE & ACCEPTANCE

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of one year from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C Power
- Applicable internet or telephone communications services

Accepted by

Date

Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due.

Tab 10



Proposal #175300

Date: 12/22/2021

From: Joshua Oliva

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

Bassett Creek Monument Plant Replacement

Terms: Net 30

Plant Replacement for declined holly located at Bassett Creek Monument entrance side closest to school adding Liriope and Purple fountain grass, as well as adding 54 annual flowers to monument creating uniformity to monument across on exit side.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	1.00	\$765.00	\$765.00
Purple Fountain Grass, 3 Gal.	40.00	\$18.26	\$730.27
Liriope, 1 Gal	34.00	\$11.40	\$387.60
Cocoa Brown Mulch	10.00	\$10.63	\$106.30
Annual Flowers	54.00	\$1.75	\$94.50
Soil	5.00	\$5.00	\$25.00

Client Notes

Signature

x

SUBTOTAL \$2,108.67

SALES TAX \$0.00

TOTAL \$2,108.67

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.

Contact

Assigned To

Print Name: _____

Joshua Oliva

Office:
joliva@yellowstonelandscape.com

Title: _____

Date: _____



Proposal #174786

Date: 12/22/2021

From: Joshua Oliva

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

School Cart Path at Basset Creek

Terms: Net 30

Price to Remove declining St. Augustine turf due to compaction from foot/ Cart traffic from neighboring school and install Cocoa Brown mulch with Purple fountain grasses and Liriope along boarder of path.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor, Delivery and Installation	1.00	\$1,605.00	\$1,605.00
Purple Fountain Grass - 3Gal.	40.00	\$18.26	\$730.27
Liriope, 1 GAL	24.00	\$11.40	\$273.60
Cocoa Brown Mulch,	30.00	\$10.63	\$318.90
Irrigation Labor	1.00	\$66.23	\$66.23

Client Notes

Signature

x

SUBTOTAL \$2,994.00

SALES TAX \$0.00

TOTAL \$2,994.00

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.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com



Proposal #175292

Date: 12/22/2021

From: Joshua Oliva

Proposal For

Location

K-Bar Ranch I CDD

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

main:
mobile:
lhayes@rizzetta.com

10511 Wild Tamarind DR

Tampa, FL 33647

Property Name: K-Bar Ranch I CDD

School Cart Path at Basset Creek

Terms: Net 30

Price to Remove declining St. Augustine turf due to compaction from foot/ Cart traffic from neighboring school and install crushed Granite.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor, Delivery and Installation	25.00	\$64.74	\$1,618.55
Purple Fountain Grass - 3Gal.	40.00	\$18.26	\$730.27
Liriope, 3 GAL	24.00	\$11.40	\$273.60
Granite	4.00	\$257.14	\$1,028.56
Metal Edging	8.00	\$60.77	\$486.16
Filter Fabric	1.00	\$142.86	\$142.86
Irrigation Labor	1.00	\$66.23	\$66.23

Client Notes

Signature

x

SUBTOTAL	\$4,346.23
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SALES TAX	\$0.00
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TOTAL	\$4,346.23
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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.

Contact

Assigned To

Print Name: _____

Joshua Oliva

Title: _____

Office:
joliva@yellowstonelandscape.com

Date: _____



Proposal #174417

Date: 12/17/2021

From: Joshua Oliva

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

Sylvester Removal @ Sweet Clover

Terms: Net 30

Price to remove diseased Sylvester palm tree. Stump grinding included.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor, Removal and Stump Grinding	1.00	\$410.97	\$410.97

Client Notes

Signature

x

SUBTOTAL	\$410.97
SALES TAX	\$0.00
TOTAL	\$410.97

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.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com

Tab 11

BACKYARD POOL SUPPLIES, INC.

Tampa, FL 33647

Phone (813) 453-5988

Fax (813) 936-4852

info@a-qualitypools.net

www.a-qualitypools.net

info@backyardpoolsupplies.net

www.backyardpoolsupplies.net



DATE _____

12/20/2021

Quotation #

1759

Customer ID

K Bar Amenity Center

Quote Valid Until:

12/30/2021

Prepared by:

Dennis

Quotation For:

K-Bar Amenity Center

10511 Wild Tamarind Dr Tampa 33647

Comments:

1. Install SR Smith PAL2 ADA Compliant Chair Lift

Rep.	P.O. NUMBER	Install/Repair Date	SHIP VIA	F.O.B. POINT	TERMS
<i>Dennis</i>	<i>K-Bar Amenity Center</i>				<i><u>Pending Approval</u></i>

QUANTITY	DESCRIPTION	UNIT PRICE	TAXABLE?	AMOUNT
1	SR Smith PAL2 ADA Compliant Chair Lift	\$ 8,612.20	T	\$ 8,612.20
1	Installation, Labor, Setup & Materials	\$ 615.00	T	\$ 615.00
	** Includes Shipping From Manufacturer **			
*** NOTE: Minimum Labor Charge On Service Call Or Repair Visits is \$99.00 *** (This covers vehicle gas & time)				
Repair Parts & Installation Are Non-Refundable Once Installed				
*5 Years Structural Manufacturer Warranty With Professional Install				
*1 Years Battery Manufacturer Warranty With Professional Install				
*30 Days Installation Warranty				
	PARTS TOTAL		T	\$ 8,612.20
INSTALLATION LABOR & MATERIALS TOTAL			T	\$ 615.00

If you have any questions concerning this quotation,

please contact :

Charlene 813-453-5988

OR

Dennis 813-388-1730

Parts Total	\$	8,612.20
Labor Total	\$	615.00
<i>SUBTOTAL</i>	<i>\$</i>	<i>9,227.20</i>
Sales Tax	\$	645.90
Total	\$	9,873.10
*** Less Deposit **	\$	2,768.16
FINAL TOTAL	\$	7,104.94

Balance is due in full upon job completion.

*** Prices may be subject to change due to market conditions.

Prices are not guaranteed until a signed and dated estimate is returned. ***

** Please note that on some installations there may be unforeseen issues that would require additional parts or labor time. While our estimates would usually allow for additional parts or labor required to complete a job, in some instances there may be additional parts or labor time required that could not have been detected until the work has begun. We will quote you separately in the event that an issue, while rare, should occur.

By signing below, you give authorization for A-Quality Pool Service to complete the repairs listed above and agree that full payment is required upon job completion.

Customer: _____

Date: _____