

K-Bar Ranch Community Development District

Board of Supervisors' Meeting July 5, 2023

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 Frank Morales John Bowersox Edmund Radigan Cynthia Gustavel	Chairperson Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
District Manager District Manager	Debby Wallace Sean Craft	Rizzetta & Company, Inc. 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) 994-1001. 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, FL 33614

www.kbarranchcddscdd.com

June 27, 2023

Board of Supervisors K-Bar Ranch Community Development District

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the K Bar Ranch Community Development District will be held on **Wednesday**, **July 5**, **2023**, **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 final agenda for this meeting:

1.	CALL TO ORDER / ROLL CALL
2.	AUDIENCE COMMENTS
3.	STAFF REPORTS
	A. Blue Water Aquatics
	1. Review of the Aquatics Inspection Report
	2. Review of the Midge Fly ReportTab 2
	B. Landscape Inspection Specialist
	1. Review of Landscape Inspection ReportTab 3
	C. Yellowstone
	1. Review of Landscaper ReportTab 4
	2. Review of Irrigation ReportTab 5
	D. District Chairperson
	E. District Counsel
	F. District Engineer
	G. District Manager
	1. Review of the District Manager's ReportTab 6
4.	BUSINESS ITEMS
	A. Discussion of Amenity Staff Hours/ Security
	B. Discussion of Lake and Easement Owned by Mobley Homes Tab 7
	C. Vendor Interviews
5.	BUSINESS ADMINISTRATION
	A. Consideration of Minutes of Board of Supervisors'
	Regular Meeting held on June 7, 2023Tab 8
	B. Consideration of Operations & Maintenance
	Expenditures for May 2023Tab 9

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact Debby Wallace at dbwallace@rizzetta.com.

Sincerely,

Debby Wallace Debby Wallace District Manager

Tab 1

Chris Thompson

Blue Water Aquatics, Inc.

6/21/2023 | 17 Photos



K-Bar Ranch CDD 1 Aquatics Report



June Aquatics Report

According to the South West Florida Water Management District's monthly rainfall summary, there has been 5.18 inches of rain in Hillsborough County as of June 20th. Temperatures ranged from a high of 90 degrees to a low of 76 degrees. Water levels across the tri-county area are returning to normal. The sandy shorelines are no longer exposed on most ponds. With heavy rain comes nutrient runoff and potential algae blooms. We will focus on algae control for the next few months. The littoral shelves are continuing to green up nicely. May and June are alligator mating season, remain vigilant near the shoreline. Nesting females can be aggressive if provoked.

1



101

No algae this month.

We treated for: Alligator weed and torpedo grass. Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch I CDD Date: 6/2/2023, 10:19am Creator: Chris Thompson

2



702

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

Project: K-Bar Ranch I CDD Date: 6/22/2023, 3:34pm Creator: Chris Thompson

3



702

We worked to open up the shoreline around the littoral shelf to increase water flow.

Project: K-Bar Ranch I CDD Date: 6/22/2023, 3:35pm Creator: Chris Thompson





601

This shallow pond continues to be a challenge for algae. The pond is approximately 3-4 at the deepest end. This pond will benefit greatly from the Eutrosorb program in October.

Project: K-Bar Ranch I CDD Date: 6/22/2023, 3:36pm Creator: Chris Thompson

5



601

The littoral shelf is dense and healthy. We will focus on removing some invasive grasses amongst the natives next visit.

Project: K-Bar Ranch I CDD Date: 6/22/2023, 3:36pm Creator: Chris Thompson

6



503

We treated for: Alligator weed, torpedo grass and water primrose. Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch I CDD Date: 6/22/2023, 3:36pm Creator: Chris Thompson





502

We treated for: torpedo grass. Routine spot spraying for nuisance and non-native vegetation will continue.

Project: K-Bar Ranch I CDD Date: 6/22/2023, 3:37pm Creator: Chris Thompson

8



501

This pond has excellent water clarity and rarely has issues. Routine spot spraying for grasses along the shoreline will continue.

Project: K-Bar Ranch I CDD Date: 6/22/2023, 3:39pm Creator: Chris Thompson

9



FPM

Everyone's favorite blue pond is finally returning to it's natural milky color. Heavy rains will continue to dilute the water and help this process.

Project: K-Bar Ranch I CDD Date: 6/22/2023, 3:41pm Creator: Chris Thompson



601 Invasive grass

Project: K-Bar Ranch I CDD Date: 6/22/2023, 3:52pm Creator: Chris Thompson

11



500

The jointed spike rush is very healthy and pushing out into the water. We will monitor to keep it's expansion within reason.

Project: K-Bar Ranch I CDD Date: 6/22/2023, 3:55pm Creator: Chris Thompson



500

The water grass we treated a few months ago is returning. Now that it is topped out on the surface we will treat it.

Project: K-Bar Ranch I CDD Date: 6/22/2023, 3:55pm Creator: Chris Thompson



500

Near the entrance. We will target some of the grasses growing near the cypress trees opposite the residence side.





701M

Looking south. The natives are healthy and forming a nearly solid ring around the shoreline.





701M

Looking west. The natives are healthy and forming a nearly solid ring around the shoreline.

Project: K-Bar Ranch I CDD Date: 6/22/2023, 3:58pm Creator: Chris Thompson



701M

Treating this slender spike rush will be the focus of the next visit. While not technically an invasive it is unsightly when it breaks loose from the bottom and floats on the surface as a mat.





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 shelves also help maintain the shoreline and prevent erosion. The native plant roots hold the soil and make the banks more stable and durable.

Project: K-Bar Ranch I CDD Date: 6/22/2023, 4:06pm Creator: Chris Thompson



Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 2 Monday, June 5, 2023 11:25:36 AM

Technician	
Doug Fitzhenry	
Job Details	
Service Date	6/2/2023
Customer	K-Bar Ranch CDD I
Weather Conditions	Partly Cloudy
Wind	3 SW
Temperature	84
Multiple Sites Treated	Yes
Ponds Treated Information	Repeatable - 2 Count
1 of 2	
Pond Numbers	100x 111x 112x 113x 100 200 300 400 500 800 200l 500sl 100l 400l 500l 300l 800l b 700l
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	✓ ATV/UTV
Water Level	High
Restrictions	None
Observations/Recommendations	All sites treated for invasive growth
2 of 2	
Pond Numbers	500 100 200 3001 5001
Service Performed	Treatment
Work Performed	✓ Algae
Equipment Used	✓ ATV/UTV
Water Level	High



Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 2 of 2 Monday, June 5, 2023 11:25:36 AM

Restrictions	None
Observations/Recommendations	Sites treated for algae



Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 1 Monday, June 5, 2023 11:31:42 AM

Technician Darren Maio	
Job Details	
Service Date	6/2/2023
Customer	K-Bar Ranch CDD I
Weather Conditions	Sunny
Wind	8 MPH NE
Temperature	85*
Multiple Sites Treated	Yes
Ponds Treated Information1 of 1	Repeatable - 1 Count
Pond Numbers	1, 2, 3, FPM POND, FPM AREA, 301, 302, 201, 101, 501, 502, 503 1, A, 601, 702, 401, 701M, EWR1
Service Performed	Treatment
Work Performed	✓ Brush✓ Cattails✓ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Medium
Restrictions	None
Observations/Recommendations	Ponds have filled up with the current rain. The ponds look healthy. Treated torpedo grass, brush, pennywort, alligator weed, and various types of primrose.



Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 1 Monday, June 12, 2023 1:37:35 PM

Aquatic Services Report

Technician

Job Details

Job Details	
Service Date	6/7/2023
Customer	K-Bar Ranch CDD I
Weather Conditions	Partly Cloudy
Wind	10 MPH WSW
Temperature	86*
Multiple Sites Treated	No
Pond Number	EWR 1
Service Performed	Treatment
Work Performed	✓ Algae
Equipment Used	✓ Backpack
Water Level	Medium
Restrictions	None
Observations/Recommendations	Treated a decent sized blue green algae bloom on pond. GreenClean used.



Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 2 Monday, June 19, 2023 2:56:01 PM

Technician Darren Maio	
Job Details	
Service Date	6/16/2023
Customer	K-Bar Ranch CDD I
Weather Conditions	Cloudy
Wind	15 MPH WSW
Temperature	89*
Multiple Sites Treated	Yes
Ponds Treated Information	Repeatable - 1 Count
1 of 1	
Pond Numbers	101, 503, 601, 702
Service Performed	Treatment
Work Performed	☑ Brush
	✓ Cattails
	✓ Floating ✓ Grasses
Equipment Used	✓ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Continued working on 702's shelf area. Treated ponds mainly for brush, grasses, pennywor, and filamentous algae. A lot of grass clippings are going into 601. Picture attached.
Pictures of Work Completed	



Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.con

Page 2 of 2 Monday, June 19, 2023 2:56:01 PM





Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 2 Monday, June 19, 2023 2:57:12 PM

Aquatic Services Report

Technician

Darren Maio

Job Details

Service Date	6/16/2023
Customer	K-Bar Ranch CDD I
Weather Conditions	Cloudy
Wind	16 MPH WSW
Temperature	94*
Multiple Sites Treated	Yes

Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers Trash around ponds

Service Performed Inspection

Water Level Medium

Observations/Recommendations Picked up trash around ponds in K Bar 1

Pictures of Work Completed







Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 2 of 2 Monday, June 19, 2023 2:57:12 PM

Tab 2



Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 1 Tuesday, June 20, 2023 2:44:28 PM

Aquatic Services Report

Technician

Chris Thompson

Job Details

Job Details	
Service Date	6/20/2023
Customer	K-Bar Ranch CDD I
Weather Conditions	Cloudy
Wind	SSW @ 13 mph
Temperature	77 F
Multiple Sites Treated	No
Pond Number	702
Service Performed	Treatment
Work Performed	✓ Midge Fly / Mosquito Control
Equipment Used	✓ ATV/UTV
D/Oxygen	NA
Water Level	Medium
Restrictions	None
Observations/Recommendations	A small amount of adults were found resting in the grass along the east shoreline and in the water control boxes at opposite ends of pond. The population appeared to be below nuisance levels and should decline after treatment. We added a 30 day larviciding tablet to the water and applied a biological control spray consisting of garlic oil and nematodes. The heavy rains have lowered some of the residual activity of our

treatments. You may notice control in weeks 1-3 and a return of midges around week 4.

Tab 3

K BAR RANCH

LANDSCAPE INSPECTION REPORT



June 26, 2023
Rizzetta & Company
Jason Liggett – Landscape Specialist



SUMMARY & K-Bar Ranch

General Updates, Recent & Upcoming Maintenance

- > Turf color throughout the site look good.
- ➤ Plant material throughout the site is doing well. We constantly have a battle with the schilling hollies and would like to slowly phase this from the property.

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.

 Remove the vines under the bottlebrush near the water tank for the irrigation in front of the amenity center. (Pic 1)



- Apply bloom booster to the annuals throughout the district to improve the vigor.
- 3. During my inspection, the pond crews were onsite mowing.
- 4. Trim the seed pods from the flax lilies at the bassett creek monument sign .
- Treat the Fakahathcee grass at the main entrance to kbar ranch on Bassett Creek.

Once eradicated perform a rejuvenation prune to the material.(Pic 5)



- 6. Provide the district a price to remove the schilling Hollie beds on the inbound side of Bassett Creek Drive. Provide with replacement material for this area this includes the area on the corner of Bassett Creek Drive and Wild Tamarind.
- 7. Eradicate the weeds in the beds in the center island on Sweet Clover.



K-Bar Ranch

8. Remove the conservation material from growing through the metal railing fence on Sweet clover in the Cull D Sac.(Pic 8)

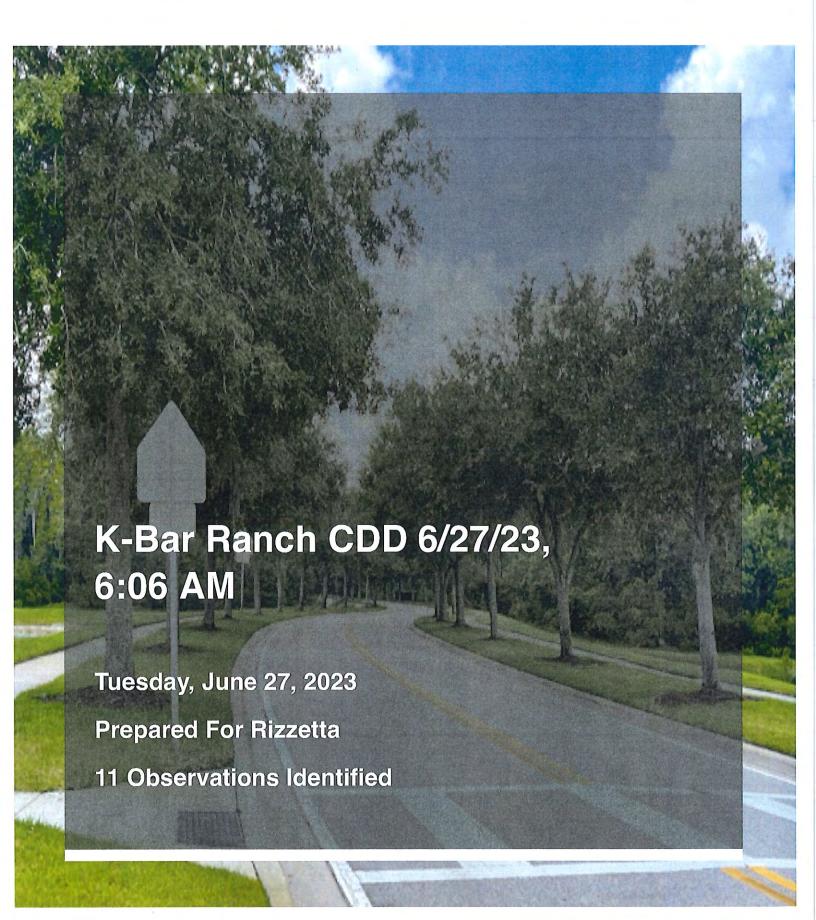


- 9. Continue to treat the schilling hollies on Wild Tamarind for white fly.
- 10. Remove the weeds from the annual beds at the heron preserve entrance bed.



Tab 4







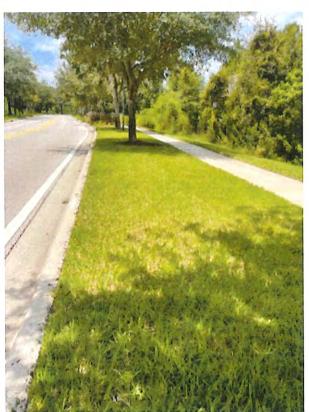
Trimming Services
Property Manager
Trimming services are being completed throughout.



Pond Mowing
Property Manager
Ponds were laid off of week of
6/19 due to
Heavy rains to avoid any pond
bank damage. All ponds will be
mowed week of 6/26 completely



Schilling
Fert/Chem
Treat schilling with contact and systemic insecticides throughout wild tamarind



Common Area Maintenance Property Manager Common area maintenance is being completed



Bassett Creek Duranta Property Manager Duranta at Bassett creek have been installed.



Turf Weeds.
Property Manager
Treat turf weeds along climbing aster.



Sweet clover Maintenance
Property Manager
Sweet clover is being maintained.
Ensure we cut back any plant material encroaching through fence at round about



Pond Signage
Property Manager
Pond signage is being maintained at bases mostly throughout



Turf Weeds
Fert/Chem
Minimal turf weed pressure. Treat
St. Augustine throughout with selective herbicides.



Oaks Lifted
Property Manager
Oaks throughout are being maintained at contract height.

Observation 13



Josh Oliva Yellowstone



Tampa

30319 Commerce Dr San Antonio, FL 33576

www.	vellow	stoneland	scape.com	

	1	Fert	ilization	& Pest A	Action Rep	port		
Property	K-B	bar I			,			
Date	e/13/	23		Technician	the	+FWP.		
Treatment Service call						Tem	perature	6°
		- 8 C	Actions	S 71	4.00			
	Fertilize	Insect	Disease	Weed	Other			
Turf			V					
Shrubs Trees								
Palms								
-				L				Wind
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			2				Mild	
		Rain	Overcast	Sunny	ì		Strong	
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3011 C0	onditions [V					
Anticipate	d return							
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Confact	Tinser	Ficide	- and	Selecti		Vicides	MIN	
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Service Detail

Controller 1 Clubhouse > Zone 8 Spray Notes Service Asset Drip Line Length (ft.): 0.5 Drip Line Size: 1/2" Drip Line 2 Repair Hours: 0.2 old drip tubing has a split in it Part: Head & Nozzle Head Type: Spray Head Size: 6" Sprinkler Head 3 Replace Line Length (ft.): 0 Hours: 0.25 6 inch spray head has a crack in the side of it Controller 1 Clubhouse > Zone 12 Spray Notes Service Asset Part: Head & Nozzle Head Type: Spray Sprinkler Head 3 Replace Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken spray head and nozzle Controller 1 Clubhouse > Zone 26 Spray Notes Service Asset Part: Head & Nozzie Head Type: Spray Head Size: 6" Sprinkler Head 2 Replace

Line Length (ft.): C
Hours: 0.25

Broken 6 inch spray head behind a bush





UPCOMING DATES TO REMEMBER

 Next Meeting: August 2, 2023 @ 6:00 PM

District Manager's Report July 5

2023

FINANCIAL SUMMARY

5/31/2023

K

N

General Fund Cash & Investment Balance:

\$1,371,467

Reserve Fund Cash & Investment Balance:

\$640,308

Debt Service Fund Investment Balance:

\$564,676

Total Cash and Investment Balances:

\$2,576,451

General Fund Expense Variance: \$31,368

U

Under Budget



Exhibit A









Audience Comments

1 2 3 MINUTES OF MEETING 4 5 Each person who decides to appeal any decision made by the Board with respect to any 6 matter considered at the meeting is advised that the person may need to ensure that a 7 verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. 8 9 10 11 K-BAR RANCH **COMMUNITY DEVELOPMENT DISTRICT** 12 13 The Regular Meeting of the Board of Supervisors of the K-Bar Ranch Community 14 Development District was held on Wednesday, June 7, 2023, at 6:0 p.m., at the K- Bar 15 Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647. 16 17 **Present and Constituting a Quorum:** 18 19 20 Vicki Shuster **Board Supervisor, Chair** 21 Frank Morales **Board Supervisor, Vice Chair Board Supervisor, Assistant Secretary** John Bowersox 22 **Board Supervisor, Assistant Secretary** 23 Cindy Gustavel (via conference call) 24 **Board Supervisor, Assistant Secretary** 25 Pete Radigan 26 Also Present: 27 28 29 Debby Wallace District Manager, Rizzetta & Company, Inc. (via conference call) 30 Sean Craft District Manager, Rizzetta & Company, Inc. 31 Vivek Babbar **District Counsel, SRV** 32 Landscape Specialist Jason Liggett 33 Virgil Stoltz **Blue Water Aquatics** 34 35 Mike Rodriguez Amenities Services Manager, Rizzetta & Company, Inc. 36 FIRST ORDER OF BUSINESS Call to Order 37 38 39 Mr. Craft called the meeting to order at 6:07 p.m. and conducted roll call. 40

The audience was not present.

41 42

45 46 SECOND ORDER OF BUSINESS

THIRD ORDER OF BUSINESS

Staff Reports

A. Blue Water Aquatics

 Mr. Stoltz presented the inspection, Midge Fly treatment, and pond treatment reports to the Board.

 District.

B. Landscape Inspection Specialist

 Mr. Liggett presented the report to the Board.

On a motion by Ms. Shuster and seconded by Mr. Radigan, with all in favor, the Board of Supervisors approved the Mr. Liggett to have an arborist review the tree limb on Maple Avenue, for K-Bar Ranch Community Development District.

On a motion by Mr. Bowersox and seconded by Mr. Radigan, with all in favor, the Board of Supervisors approved the aquatic maintenance renewal option #3, totaling \$3,492.75 monthly/ \$41,913.00 annual, as presented, for K-Bar Ranch Community Development

C. Yellowstone

 Mr. Oliva presented the report to the Board.

D. District Chairperson

Ms. Shuster informed the Board the "No Through Traffic" signs will be installed next week.

 The swing arms will be installed for the back gate, and they will fix the front gate brace as well.

E. District Counsel

Mr. Babbar informed the Board he has four District Manager services, Field Inspection Services, and Amenity Services vendors that will be presented at the July meeting. Each vendor will have 20 minutes. Ten minutes for their presentation and ten minutes for questions and answers. They will be presented in alphabetical order. The Board gave additional instruction that no other vendors will be in attendance for that meeting, that all normal business will be discussed first without those usual parties in attendance, and that the presentations will begin at approximately 6:15pm.

F. District Engineer

 Ms. Stewart informed the Board that she will investigate the issue of cutting into conservation area by 19101 Climate Astor.

86 G. District Manager Report Mr. Craft reminded the Board the next meeting will be on 87 Wednesday, July 5, 2023, at 6:00 PM at the K-Bar II Ranch Amenity 88 Center, located at 10820 Mistflower Lane, Tampa, FL 33647. 89 90 FORTH ORDER OF BUSINESS Review of the Pressure Washing Areas 91 92 Map 93 The Board had a brief discussion. Ms. Shuster will reach out to Under Pressure to obtain 94 95 a new proposal to treat rust in the areas not covered by Rust Off. 96 FIFTH ORDER OF BUSINESS 97 Consideration of Oasis Designs 98 for Amenities Area Upgrades **Proposal** 99 100 The Board held a brief discussion. 101 102 On a motion by Ms. Shuster and seconded by Mr. Radigan, with all in favor, the Board of Supervisors approved Oasis to draft a final design and Mr. Babbar to draft up the legal agreement, for K-Bar Ranch Community Development District. 103 104 SIX ORDER OF BUSINESS Consideration of Resolution 2023-03 105 106 107 On a motion by Ms. Shuster and seconded by Mr. Bowersox, with all in favor, the Board of Supervisors adopted Resolution 2023-03, adding Sean Craft as an Assistant Secretary of the District, as amended, for K-Bar Ranch Community Development District. 108 **Consideration of Minutes of** 109 SEVENTH ORDER OF BUSINESS **Board of Supervisors' Regular** 110 Meeting held on May 3, 2023 111 112 The Board held a brief discussion of changes to last month's meeting 113 114 minutes. 115 On a motion by Mr. Radigan and seconded by Ms. Shuster, with all in favor, the Board of Supervisors approved the Meeting Minutes from May 3, 2023, as amended, for K-Bar Ranch Community Development District. 116 117

118 119 120

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT June 7, 2023 - Minutes of Meeting Page 4

Εl	GHTH ORDER OF BUSINESS	Consideration of the Operation and Maintenance Expenditures for April 2023
О		led by Mr. Bowersox, with all in favor, the Board nd Maintenance Expenditures for April 2023 nch Community Development District.
NI	NTH ORDER OF BUSINESS	Audience Comments on Other Items
	Audience had no comments.	
TE	ENTH ORDER OF BUSINESS	Supervisor Requests
	Mr. Radigan commented on the vol	lume of the alarm and Ms. Shuster will investigate
	Mr. Morales commented on the pres	ssure washing on the monuments and sidewalks.
EL	EVENTH ORDER OF BUSINESS	Adjournment
	Mr. Craft stated that if there was no then a motion to adjourn would be	o further business to come before the Board, in order.
Ш	•	nded by Ms. Gustavel, with all in favor, the ting at 7:54 p.m. for K-Bar Ranch Community

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures May 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2023 through May 31, 2023. This does not include expenditures previously approved by the Board.

Approval of Expenditures:

_____Chairperson

____Vice Chairperson

Assistant Secretary

The total items being presented: \$60.403.48

Paid Operation & Maintenance Expenditures

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount	
Blue Water Aquatics, Inc.	100261	30152	Aquatic Service 05/23	\$	250.00
Blue Water Aquatics, Inc.	100270	30113	Aquatic Service 05/23	\$	2,260.00
City of Tampa Utilities	ACH	2133060 04/23 Autopay	10511 Wild Tamarind Dr 04/23	\$	166.84
City of Tampa Utilities	ACH	2133060 05/23 Autopay	10511 Wild Tamarind Dr. 05/23	\$	368.72
City of Tampa Utilities	ACH	2163299 05/23 Autopay	19349 Water Maple Drive 05/23	\$	13.75
Cushion Solutions	100254	34864	Lounge Sling Repair 05/23	\$	40.00
Cynthia Gustavel	100249	CG050323	Board of Supervisors Meeting 05/03/23	\$	200.00
Edmund P Radigan	100250	ER050323	Board of Supervisors Meeting 05/03/23	\$	200.00
Florida Department of Health	100262	29-BID-6557940	10511 Wild Tamarind Drive 05/23	\$	275.00
Hillsborough County Frank E Morales	100251	FM050323	Board of Supervisors Meeting 05/03/23	\$	200.00
John C. Bowersox	100252	JB050323	Board of Supervisors Meeting 05/03/23	\$	200.00
K-Bar Ranch II CDD	100255	Room Rental 04/23	Room Rental 04/23	\$	100.00
K-Bar Ranch II CDD	100263	Room Rental 05/23	Room Rental 05/23	\$	100.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount	
New Tampa Fence, Inc.	100256	10983	Deposit For Lockey Hydraulic Gate Closer HD 600 05/23	\$	500.00
Nvirotect Pest Control Service, Inc.	100264	294905	Pest Control 05/23	\$	65.00
Poop 911	100257	6853852	10 Stations Emptied/Filled 04/23	\$	237.90
Proteus Pool Service LLC	100240	kbar050	Pool Service 04/23	\$	400.00
Republic Services	ACH	0696-001101422 05/23 EFT	Waste Disposal Services 05/23	\$	179.96
Rizzetta & Company, Inc.	100238	INV0000079767	Personnel Reimbursement 04/23	\$	1,491.56
Rizzetta & Company, Inc.	100239	INV0000079665	District Management Fees 05/23	\$	4,608.08
Rizzetta & Company, Inc.	100246	INV0000079830	Cell Phone 04/23	\$	115.99
Rizzetta & Company, Inc.	100247	INV0000079856	District Management Fees 05/23	\$	2,266.05
Rizzetta & Company, Inc.	100260	INV0000080470	Personnel Reimbursement 05/23	\$	1,533.83
Romaner Graphics	100241	21609	No Trespassing/No Fishing Sign Installation	\$	1,218.00
Romaner Graphics	100242	21608	04/23 No Trespassing/No Fishing Sign Installation	\$	940.00
Romaner Graphics	100271	21687	04/23 Install Street Signs 05/23	\$	2,480.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount	
Rust Off, LLC.	100265	39692	Rust Prevention Monthly Maintenance 05/23	\$	595.00
Securiteam, Inc.	100266	16784	Security Monitoring - Clubhouse 05/23	\$	2,880.00
Spectrum	ACH	0062799041423 04/23	10511 Wild Tamarind Dr 04/23	\$	237.97
Stantec Consulting Services,	100258	Autopay 363 2077332	Engineering Services 04/23	\$	328.50
Inc. Straley Robin Vericker	100259	23102	Legal Services 04/23	\$	1,610.45
TECO	ACH	211004822469 04/23	Electric Services 04/23	\$	804.08
TECO	ACH	AUTOPAY 211004822964 04/23	Electric Services 04/23	\$	3,623.58
TECO	ACH	Autopay 211025675680 04/23	19238 Climbing Aster Dr 04/23	\$	72.84
TECO	ACH	Autopay 221008243992 04/23 AUTOPAY	Kbar Ranch Pkwy - Streetlights 04/23	\$	1,033.87
TECO	ACH	Monthly Summary 321000017103 04/23	Electric Services 04/23	\$	17,464.85
The Pool Works of Florida,	100248	2043	Pool Repairs 05/23	\$	350.00
Inc. Under Pressure, LLC	100243	1768	Power Wash Sidewalks 04/23	\$	9,025.00
United Building Maintenance, Inc.	100244	391	Pool Cabana/Restroom Maintenance 05/23	\$	600.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check # Invoice Number		Invoice Description		Invoice Amount	
United Building Maintenance,	100245	392	Janitorial Supplies 05/23	\$	11.38	
Victoria Shuster	100253	VS050323	Board of Supervisors Meeting 05/03/23	\$	200.00	
Yellowstone Landscape	100267	TM 523735	Stone Creek Irrigation 05/23	\$	324.71	
Yellowstone Landscape	100268	Tm 523736	Bassett Creek Tree Replacements 05/23	\$	135.71	
Yellowstone Landscape	100269	TM 523734	Plant Install 05/23	\$	694.86	
Report Totals				\$	60,403.48	