

**Board of Supervisors:**

Vicki Shuster - Chairperson  
Frank Morales - Vice Chairperson  
John Bowersox - Assistant Secretary  
Edmund Radigan - Assistant Secretary  
Cynthia Gustavel - Assistant Secretary

**District Staff:**

Heather Dilley - District Manager  
Michael Sakellarides - Operations Director  
Wes Hughes - District Field Manager  
Vivek Babbar - District Counsel  
Tonja Stewart - District Engineer

## K Bar Ranch Community Development District

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### Regular Meeting Agenda

Wednesday, November 1, 2023 at 6:00 P.M.

K-Bar Ranch II Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 283 184 3050

Passcode: 54321

Dear Supervisors:

A meeting of the Board of Supervisors of the K Bar Ranch Community Development District is scheduled for **Wednesday, November 1, 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 agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Staff Reports
  - A. Blue Water Aquatics
    - Aquatics Report Exhibit 1
    - Pond Treatment Reports Exhibit 2
    - Midge Fly Report Exhibit 3
  - B. Yellowstone Landscaping
    - Landscaping Report Exhibit 4
    - Consideration for Approval – Community Mulch Proposal - \$8,219.40 Exhibit 5
  - C. Breeze Field Staff
    - Field Report Exhibit 6
    - Amenity Center Message Board Exhibit 7
    - NaturZone Pest Report Exhibit 8
    - Consideration of Pet Waste Service Proposals
      - Tampa Bay Poo Patrol – Pet Waste Station Maintenance (8 waste stations weekly) - \$277.33 Exhibit 9
      - Tampa Bay Poo Patrol – Pet Waste Station Maintenance (8 waste stations twice weekly) - \$520.00 Exhibit 10

**District Office:**

BreezeHome  
1540 International Parkway  
Suite 2000, Lake Mary, FL 32745

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located at 10820 Mistflower Lane  
Tampa, FL 33647

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- Scoop Dog – Pet Waste Station Maintenance (8 waste stations weekly) - \$250.00 *(Separate Under Cover)* Exhibit 11
- Scoop Dog – Pet Waste Station Maintenance (8 waste stations twice weekly) - \$480.00 *(Separate Under Cover)* Exhibit 12
- Consideration of Pool Chairlift Battery Proposals
  - Leslie’s Swimming Pool Supplies – ADA Batteries - \$870.72 Exhibit 13
  - Amazon – Pool Chair Lift Battery - \$685.93 Exhibit 14

- D. District Engineer
- E. District Counsel
- F. District Manager
- G. District Chairperson
- H. District Supervisors

**4. Business Items**

- A. Consideration for Approval – Amortization Recalculation Agreement between K-Bar Ranch Community Development District and U.S. Bank Exhibit 15

**5. Consent Agenda**

- A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held October 4, 2023 Exhibit 16
- B. Ratification of Proposals
  - O’Neil’s Tree Service – Tree Pruning and Debris Removal - \$3,900.00 Exhibit 17
  - Yellowstone – New Battery Node Controller - \$576.39 Exhibit 18
  - Yellowstone – Irrigation Labor and Materials - \$1,628.75 Exhibit 19
  - Yellowstone – Sidewalk Pipe Relocation - \$269.26 Exhibit 20

**6. Supervisors Requests****7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)****8. Adjournment**

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Heather Dilley  
 District Manager

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