

Board of Supervisors:

Vicki Shuster - Chairperson
Randy Bach - Vice Chairperson
John Bowersox - Assistant Secretary
Edmund Radigan - Assistant Secretary
Cynthia Gustavel - Assistant Secretary

District Staff:

Heather Dilley - District Manager
Jerry Edwards – Field Manager
Cari Webster - District Counsel
Tonja Stewart - District Engineer

K Bar Ranch Community Development District

Regular Meeting Agenda

Wednesday, August 6, 2025 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: 625 984 6853

Passcode: 54321

Dear Supervisors:

A meeting of the Board of Supervisors of the K Bar Ranch Community Development District is scheduled for **Wednesday, August 6, 2025, 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. Business Items
 - A. FY 2025-2026 Budget Public Hearing
 - Open Public Hearing
 - Presentation of the FY 2025-2026 Budget [Exhibit 1](#)
 - Affidavit of Publication – 1st Run: July 11, 2025 & 2nd Run: July 18, 2025 [Exhibit 2](#)
 - Public Comments
 - Close Public Hearing
 - B. Consideration for Adoption – **Resolution 2025-08**, Adopting the FY 2025-2026 Budget [Exhibit 3](#)
 - Exhibit A – FY 2025-2026 Budget

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

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C. FY 2025-2026 Levying O&M Assessments Public Hearing

- Open Public Hearing
- Public Comments
- Close Public Hearing

D. Consideration for Adoption – **Resolution 2025-09**, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget [Exhibit 4](#)

- Exhibit A – FY 2025-2026 Budget

E. Consideration for Adoption – **Resolution 2025-10**, Adopting the FY 2025-2026 Meeting Schedule [Exhibit 5](#)

4. Staff Reports

A. Blue Water Aquatics

- Aquatics Report [Exhibit 6](#)
- Pond Treatment Reports [Exhibit 7](#)
- Midge Fly Treatment Report [Exhibit 8](#)

B. Yellowstone

- Landscaping Report [Exhibit 9](#)
- Consideration of Irrigation Repair Proposal at the Clubhouse and Stone Creek - \$2,657.10 [Exhibit 10](#)

C. Kai Field Staff

- Field Report [Exhibit 11](#)
- Cooper Pools – Pool Service Report [Exhibit 12](#)
- NaturZone – Pest Control Service Report [Exhibit 13](#)

D. District Engineer

E. District Counsel

F. District Manager

G. District Chairperson

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5. Consent Agenda

- A. Consideration for Acceptance – Audited Financials Statements for the year ended September 30, 2024 [Exhibit 14](#)
- B. Consideration for Acceptance – The Unaudited June 2025 Financials [Exhibit 15](#)
 - Variance Report for June 2025 [Exhibit 16](#)
 - Operations and Maintenance Report for June 2025 [Exhibit 17](#)
- C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held July 2, 2025 [Exhibit 18](#)

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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