

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, October 1, 2025 at 6:00 P.M.

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

Zoom:

Dial In: +1 689-223-2876

Meeting ID: 281 150 664 956 1

Passcode: mC6uD9ek

Dear Supervisors:

A meeting of the Board of Supervisors of the K Bar Ranch Community Development District is scheduled for **Wednesday, October 1, 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. Discussion of Landscaping & Irrigation Services
 - Maintenance Map [Exhibit 1](#)
 - Scope of Work (*Separate Under Cover*) [Exhibit 2](#)
4. Staff Reports
 - A. Blue Water Aquatics
 - Aquatics Report [Exhibit 3](#)
 - Pond Treatment Reports [Exhibit 4](#)
 - Midge Fly Treatment Report [Exhibit 5](#)
 - Consideration of Marsh Master Services Proposal - \$2,565.00 [Exhibit 6](#)
 - Consideration of First Addendum to the Aquatic Management Agreement (addition of Pond K) - \$1,104.00 total additional annual cost [Exhibit 7](#)

District Office:

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

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located at 10820 Mistflower Lane
Tampa, FL 33647

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B. Yellowstone

- Fertilization & Pest Action Report [Exhibit 8](#)
- Consideration of Proposals
 - Podo and Spruce Replacement - \$1,704.00 [Exhibit 9](#)
 - Sod Removal and Paver Installation at the Pool House Gate - \$272.00 [Exhibit 10](#)
 - Tree Removal on Wild Tamarind Pond - \$330.00 [Exhibit 11](#)
 - Irrigation Repair - \$751.88 [Exhibit 12](#)

C. Kai Field Staff

- Field Report [Exhibit 13](#)
- NaturZone – Service Inspection Report [Exhibit 14](#)

D. District Engineer**E. District Counsel****F. District Manager****G. District Chairperson****5. Consent Agenda**

- A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors [Exhibit 15](#)
Regular Meeting Held September 3, 2025

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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