

Board of Supervisors:

Vicki Shuster - Chairperson
Randy Bach - Vice Chairperson
John Bowersox - 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, November 5, 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, November 5, 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. Supervisor Resignation – Edmund Radigan, Seat #1 [Exhibit 1](#)
 - B. Consideration for Approval – Cornerstone – Tree Removal Change Order - \$19,707.10 [Exhibit 2](#)
4. Staff Reports
 - A. Blue Water Aquatics
 - Aquatics Report [Exhibit 3](#)
 - Pond Treatment Reports [Exhibit 4](#)
 - Midge Fly Treatment Report [Exhibit 5](#)
 - Fountain Cleaning and Inspection Report [Exhibit 6](#)
 - Fountain Repair Service Reports [Exhibit 7](#)
 - B. Yellowstone

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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C. Kai Field Staff

- Field Report
- NaturZone – Service Inspection Report

[Exhibit 8](#)

[Exhibit 9](#)

D. District Engineer

E. District Counsel

F. District Manager

G. District Chairperson

5. Consent Agenda

A. Consideration for Acceptance – The Unaudited September 2025 Financials

[Exhibit 10](#)

- Variance Report for September 2025

[Exhibit 11](#)

- Operations and Maintenance Report for September 2025

[Exhibit 12](#)

B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors
Regular Meeting Held October 1, 2025 (*Separate Under Cover*)

[Exhibit 13](#)

C. Ratification of Cornerstone – Site Prep Work Change Order - \$10,000.00

[Exhibit 14](#)

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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