

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 of Landscape and Irrigation Maintenance Services
 - Presentation of Solicitation for Bids Project Manual [Exhibit 2](#)
 - Initial Term Pricing
 - Fieldstone Landscape Services - \$189,988.00 [Exhibit 3](#)
 - Floralawn - \$271,845.28 [Exhibit 4](#)
 - Florida Commercial Care - \$166,350.00 [Exhibit 5](#)
 - RedTree Landscape Systems - \$167,700.00 [Exhibit 6](#)
 - Steadfast Contractors Alliance - \$182,995.00 [Exhibit 7](#)
 - Yellowstone Landscape - \$178,680.00 [Exhibit 8](#)
 - Juniper Landscaping - \$185,040.00 [Exhibit 9](#)

District Office:

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

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- C. Consideration for Approval – Cornerstone – Tree Removal, Stump Grinding, Electrical, SWPP Change Order - \$19,707.10 [Exhibit 10](#)

4. Staff Reports**A. Blue Water Aquatics**

- Aquatics Report [Exhibit 11](#)
- Pond Treatment Reports [Exhibit 12](#)
- Midge Fly Treatment Report [Exhibit 13](#)
- Fountain Cleaning and Inspection Report [Exhibit 14](#)
- Fountain Repair Service Reports [Exhibit 15](#)

B. Yellowstone**C. Kai Field Staff**

- Field Report [Exhibit 16](#)
- NaturZone – Service Inspection Report [Exhibit 17](#)

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 18](#)
- Variance Report for September 2025 [Exhibit 19](#)
 - Operations and Maintenance Report for September 2025 [Exhibit 20](#)
- B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held October 1, 2025 [Exhibit 21](#)
- C. Ratification of Cornerstone – Site Prep Work Change Order - \$10,000.00 [Exhibit 22](#)

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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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