

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, December 3, 2025 at 6:00 P.M.

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

Microsoft Teams:

Dial In: +1 312-667-7136

Meeting ID: 259 363 234 222 8

Passcode: 5wf2Ti3f

Phone ID: 109 973 303#

Dear Supervisors:

A meeting of the Board of Supervisors of the K Bar Ranch Community Development District is scheduled for **Wednesday, December 3, 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. Consideration for Adoption – **Resolution 2026-01**, District Objectives and Goals [Exhibit 1](#)
 - Performance Measures/Standards & Annual Reporting Form [Exhibit 2](#)
 - B. Discussion of Removal of Oak Trees in City Right-of-Way [Exhibit 3](#)
 - C. Discussion of Former Supervisor Radigan’s Commemoration Plaque [Exhibit 4](#)
 - D. Discussion on Pond Numbering
 - Blue Water Aquatics Pond Map [Exhibit 5](#)
 - District Engineer Maintenance Map [Exhibit 6](#)
4. Staff Reports
 - A. Blue Water Aquatics
 - Aquatics Report [Exhibit 7](#)

District Office:

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

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Tampa, FL 33647

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- Pond Treatment Reports [Exhibit 8](#)
- Midge Fly Treatment Report [Exhibit 9](#)
- Fountain Repair Service Report [Exhibit 10](#)
- Consideration of Fountain Controls Replacement - \$756.82 [Exhibit 11](#)

B. RedTree Landscape Systems

- Consideration of Annual Installation Proposal - \$2.95 per annual [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 Acceptance – The Unaudited October 2025 Financials [Exhibit 15](#)
 - Variance Report for October 2025 [Exhibit 16](#)
 - Operations and Maintenance Report for October 2025 [Exhibit 17](#)
- B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Special Meeting Held October 29, 2025 [Exhibit 18](#)
- C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held November 5, 2025 [Exhibit 19](#)
- D. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Workshop Held November 12, 2025 [Exhibit 20](#)
- E. Ratification of District Insurance Policies
 - K Bar Ranch CDD Insurance Policy (October 1, 2025 to October 1, 2026) [Exhibit 21](#)
 - K Bar Ranch CDD Insurance Policy Invoice - \$14,131.00 [Exhibit 22](#)
 - K Bar Ranch CDD Workers Compensation Insurance Policy (October 1, 2025 to October 1, 2026) [Exhibit 23](#)
 - K Bar Ranch CDD Workers Compensation Insurance Policy Invoice - \$850.00 [Exhibit 24](#)

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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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