

Board of Supervisors:		
P	V	Vicki Shuster – Chairperson
P	V	Randy Bach - Vice Chairperson
P	V	John Bowersox - Assistant Secretary
P	V	Cynthia Gustavel - Assistant Secretary
P	V	Vacant

District Staff:		
P	V	Heather Dilley - District Manager
P	V	Jerry Edwards – Field Manager
P	V	Cari Webster - District Counsel
P	V	Tonja Stewart - District Engineer

K Bar Ranch Community Development District

Regular Meeting Agenda

Wednesday, February 4, 2026 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, February 4, 2026, 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. Staff Reports
 - A. Blue Water Aquatics – Chris Thompson, Doug Fitzhenry
 - Aquatics Report [Exhibit 1](#)
 - Pond Treatment Reports [Exhibit 2](#)
 - Midge Fly Treatment Report [Exhibit 3](#)
 - Consideration for Approval – Special Service Agreement for Pond 111 Littoral Shelf - \$5,000.00 [Exhibit 4](#)
 - B. RedTree Landscape Systems – John Burkett, Matt Olson, Pete Lucadano
 - Landscape Maintenance Report [Exhibit 5](#)
 - Consideration of Proposals
 - Hardwood Tree Elevation (493 trees) - \$73,950.00 [Exhibit 6](#)
 - Weed Eating - \$1,760.00 [Exhibit 7](#)

District Office:

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

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- Woodline and Pond Cutback - \$22,000.00

[Exhibit 8](#)

C. Kai Field Staff – Jerry Edwards

- Field Report

[Exhibit 9](#)

- NaturZone – Service Inspection Report

[Exhibit 10](#)

- Consideration of DC Integrations – Mag Lock Replacement Proposal - \$805.00

[Exhibit 11](#)

D. District Engineer – Tonja Stewart

E. District Counsel – Cari Webster

F. District Manager – Heather Dilley

G. District Chairperson – Vicki Shuster

4. Consent Agenda

A. Consideration for Acceptance – The Unaudited December 2025 Financials

[Exhibit 12](#)

- Variance Report for December 2025

[Exhibit 13](#)

- Operations and Maintenance Report for December 2025

[Exhibit 14](#)

B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors
Regular Meeting Held January 7, 2025

[Exhibit 15](#)

5. Supervisors Requests

6. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

7. 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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