

| 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, April 1, 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, April 1, 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. Business Items
 - A. Consideration for Adoption – **Resolution 2026-02**, General Election Seats Exhibit 1
 - B. Discussion of Vacant Seat #1, expiring 11/2026
 - Resume/s
 - Lizbeth Rodriguez Exhibit 2
4. Staff Reports
 - A. Blue Water Aquatics – Chris Thompson
 - Aquatics Report Exhibit 3
 - Pond Treatment Reports Exhibit 4
 - Midge Fly Treatment Report Exhibit 5
 - Fountain Cleaning and Inspection Report Exhibit 6
 - Bat Box Installation Report Exhibit 7

District Office:

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

Meeting Location:

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

- B. RedTree Landscape Systems – John Burkett, Matt Olson, Pete Lucadano
 - Landscaping Report Exhibit 8
 - Inspection Reports Exhibit 9
 - Consideration of Proposals
 - Variable Frequency Drive for the Irrigation Pump at Whispering Brook Drive - \$8,123.22 Exhibit 10
 - Ductile Iron Cycle Stop Valve and Magnetic Pump Starter Replacement - \$4,100.00 Exhibit 11
- C. Kai Field Staff – Jerry Edwards
 - Discussion of Amenity Manager
 - Field Report Exhibit 12
 - Cooper Pools – Pool Service Completion Report Exhibit 13
 - NaturZone – Service Inspection Report Exhibit 14
 - Consideration of Drinking Water Proposals Exhibit 15
 - Elkay - \$2,267.89
 - Brand Unknown - \$1,699.00
 - Brand Unknown - \$2,339.00
 - Brand Unknown - \$2,649.00
 - Consideration of Tree Trimming Proposals (493 trees)
 - Castro’s Property Maintenance - \$66,555.00 Exhibit 16
 - Floralawn – 74,010.44 Exhibit 17
 - RedTree - \$73,950.00 Exhibit 18
- D. District Engineer – Tonja Stewart
- E. District Counsel – Cari Webster
- F. District Manager – Heather Dilley
- G. District Chairperson – Vicki Shuster

5. Consent Agenda

- A. Consideration for Acceptance – The Unaudited February 2026 Financials Exhibit 19
 - Variance Report for February 2026 Exhibit 20
 - Operations and Maintenance Report for February 2026 Exhibit 21
- B. Consideration for Acceptance – The Unaudited January 2026 Financials Exhibit 22
 - Variance Report for January 2026 Exhibit 23
 - Operations and Maintenance Report for January 2026 Exhibit 24

District Office:

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

Meeting Location:

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

C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held February 4, 2026 [Exhibit 25](#)

D. Ratification of Proposals

➤ Cooper Pools – Motor Replacement - \$1,180.27 [Exhibit 26](#)

➤ Blue Water Aquatics – Premium Bat Box Installation for Pond 111 Littoral Shelf - \$709.64 [Exhibit 27](#)

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

District Office:

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

Meeting Location:

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