

<b>Board of Supervisors:</b>		
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

<b>District Staff:</b>		
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

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### Regular Meeting Agenda

Wednesday, May 6, 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, May 6, 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. Presentation of Proposed Budget for Fiscal Year 2027
  - B. Consideration for Adoption – **Resolution 2026-03**, Approving Proposed FY 2026-2027 Budget and Setting Public Hearing Exhibit 1
    - Exhibit A – Proposed Budget for Fiscal Year 2026/2027
4. Staff Reports
  - A. Blue Water Aquatics – Chris Thompson
    - Aquatics Report Exhibit 2
    - Pond Treatment Reports Exhibit 3
    - Midge Fly Treatment Reports Exhibit 4
  - B. RedTree Landscape Systems – John Burkett, Matt Olson, Pete Lucadano
    - Landscaping Report Exhibit 5
    - Inspection Reports Exhibit 6

**District Office:**

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

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- C. Kai Field Staff – Jerry Edwards
  - Field Report [Exhibit 7](#)
  - Cooper Pools – Pool Service Completion Report [Exhibit 8](#)
  - NaturZone – Service Inspection Report [Exhibit 9](#)
- D. District Engineer – Tonja Stewart
- E. District Counsel – Cari Webster
- F. District Manager – Heather Dilley
  - Presentation of Qualified Registered Electors – 1,333 [Exhibit 10](#)
- G. District Chairperson – Vicki Shuster

5. Consent Agenda

- A. Consideration for Acceptance – The Unaudited March 2026 Financials [Exhibit 11](#)
  - Variance Report for March 2026 [Exhibit 12](#)
- B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held April 1, 2026 [Exhibit 13](#)
- C. Ratification of Redtree – Viburnum Hedge Removal and Additional Fakahatchee Grass by the Fence Proposal - \$2,175.00 [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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