

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, July 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, July 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. Staff Reports
 - A. Blue Water Aquatics – Virgil Stoltz
 - B. RedTree Landscape Systems – John Burkett, Matt Olson, Pete Lucadano
 - Landscaping Report Exhibit 1
 - Irrigation Report Exhibit 2
 - Consideration of Viburnum Installation Proposals along fence on K-Bar Ranch Parkway
 - Option 1 - \$505.00 Exhibit 3
 - Option 2 - \$975.00 Exhibit 4
 - Consideration of Dead Pine Removal Proposal on K-Bar Ranch Parkway - Exhibit 5
\$650.00

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 6

➤ Cooper Pools – Service Completion Report

Exhibit 7

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 Approval – The Meeting Minutes of the Board of Supervisors
Regular Meeting Held June 3, 2026

Exhibit 8

5. Supervisors Requests

A. Discussion of Watering Restrictions

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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