

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, August 5, 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, August 5, 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. FY 2026-2027 Budget Public Hearing
 - Open Public Hearing
 - Presentation of the FY 2026-2027 Budget [Exhibit 1](#)
 - Affidavit of Publication – 1st Run: July 17, 2026 & 2nd Run: July 24, 2026 [Exhibit 2](#)
 - Public Comments
 - Close Public Hearing
 - B. Consideration for Adoption – **Resolution 2026-06**, Adopting Final Budget for FY 2026-2027 [Exhibit 3](#)
 - Exhibit A – FY 2026-2027 Budget

District Office:

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

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- C. FY 2026-2027 Levying O&M Assessment Public Hearing
 - Open Public Hearing
 - Public Comments
 - Close Public Hearing
- D. Consideration for Adoption – **Resolution 2026-07**, Levying O&M Assessment for FY 2026-2027 [Exhibit 4](#)
 - Exhibit A – FY 2026-2027 Budget
- E. Consideration for Adoption – **Resolution 2026-08**, Adopting Meeting Schedule for FY 2026-2027 [Exhibit 5](#)

4. Staff Reports

- A. Blue Water Aquatics – Chris Thompson
 - Aquatics Report [Exhibit 6](#)
 - Pond Treatment Reports [Exhibit 7](#)
 - Midge Fly Treatment Reports [Exhibit 8](#)
- B. RedTree Landscape Systems – John Burkett, Matt Olson, Pete Lucadano
 - Landscape Maintenance Report [Exhibit 9](#)
 - Irrigation Inspection Report [Exhibit 10](#)
- C. Kai Field Staff – Jerry Edwards
 - Field Report [Exhibit 11](#)
 - Cooper Pools – Service Completion Report [Exhibit 12](#)
- 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 April 2026 Financials [Exhibit 13](#)
- B. Consideration for Acceptance – The Unaudited May 2026 Financials [Exhibit 14](#)
- C. Consideration for Acceptance – The Unaudited June 2026 Financials [Exhibit 15](#)
- D. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held July 1, 2026 [Exhibit 16](#)
- E. Ratification of Proposals
 - RedTree – Viburnum Installation along Fence on K Bar Ranch Parkway - \$505.00 [Exhibit 17](#)
 - RedTree – Dead Pine Removal on K Bar Ranch Parkway - \$650.00 [Exhibit 18](#)

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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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