

| 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 | Angie Morris – Field Manager      |
| P               | V | Cari Webster - District Counsel   |
| P               | V | Tonja Stewart - District Engineer |
|                 |   |                                   |

## K Bar Ranch Community Development District

### Regular Meeting Agenda

Wednesday, September 2, 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, September 2, 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. Proposed Revisions to Policies, Fees, and Rates for Recreational Facilities Public Hearing
    - Open Public Hearing
    - Presentation of the Revised K-Bar Ranch CDD Recreation Facilities Policies and Regulations [Exhibit 1](#)
      - Affidavit of Publication: August 21, 2026 [Exhibit 2](#)
    - Public Comments
    - Close Public Hearing
  - B. Consideration for Approval – Revised K-Bar Ranch CDD Recreation Facilities Policies and Regulations [Exhibit 3](#)

#### 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

#### 4. Staff Reports

##### A. Blue Water Aquatics – Chris Thompson

- Aquatics Report [Exhibit 4](#)
- Pond Treatment Reports [Exhibit 5](#)
- Midge Fly Treatment Reports [Exhibit 6](#)

##### B. RedTree Landscape Systems – John Burkett, Matt Olson, Pete Lucadano

- Landscape Maintenance Report [Exhibit 7](#)
- Consideration of Proposals
  - Mulch Installation in Common Areas - \$56,250.00 [Exhibit 8](#)
  - Mulch Installation at Heron Preserve - \$3,750.00 [Exhibit 9](#)

##### C. Kai Field Staff – Angie Morris

- Cooper Pools – Service Completion Report [Exhibit 10](#)
- NaturZone – Pest Service Inspection Report [Exhibit 11](#)
- Consideration of Fence Installation Proposals
  - Florida State Fence - \$1,508.80 [Exhibit 12](#)
  - Tampa Fence - \$2,092.00 [Exhibit 13](#)
- Consideration of Romaner Graphics – Traffic Signs Proposal - \$5,010.00 [Exhibit 14](#)

##### 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 July 2026 Financials *(Separate Under Cover)*

- Operation and Maintenance Expenditure Report for July 2026 *(Separate Under Cover)*

##### B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Public Hearing and Regular Meeting Held August 5, 2026 [Exhibit 15](#)

##### C. Ratification of Proposals

- Turbo Plumbing – Splash Pad Plumbing - \$6,850.00 [Exhibit 16](#)
- Florida Playstructures – Sidewalk Change Order - \$1,501.00 [Exhibit 17](#)
- Redtree – Flush Cut Trees, Stump Grind, and Debris Removal - \$1,450.00 [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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