

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	Luis Martinez – Field Manager
P	V	Cari Webster - District Counsel
P	V	Tonja Stewart - District Engineer

K Bar Ranch Community Development District

Regular Meeting Agenda

Wednesday, October 7, 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: 285 299 142 284 12

Passcode: Ys9H23cW

Phone ID: 151 229 790#

Dear Supervisors:

A meeting of the Board of Supervisors of the K Bar Ranch Community Development District is scheduled for **Wednesday, October 7, 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 Approval – Revised K-Bar Ranch CDD Recreation Facilities Policies and Regulations [Exhibit 1](#)
 - B. Consideration for Adoption – **Resolution 2027-01**, District Objectives and Goals [Exhibit 2](#)
4. Staff Reports
 - A. Blue Water Aquatics – Chris Thompson
 - Aquatics Report [Exhibit 3](#)
 - Pond Treatment Reports [Exhibit 4](#)
 - Midge Fly Treatment Reports [Exhibit 5](#)
 - Fountain Maintenance Report [Exhibit 6](#)
 - Consideration for Approval – Annual Contract Price Adjustment Amendment [Exhibit 7](#)
 - Notice for Price Adjustment [Exhibit 8](#)

District Office:

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

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- B. RedTree Landscape Systems – John Burkett, Matt Olson, Pete Lucadano
 - Landscape Maintenance Report [Exhibit 9](#)
 - Irrigation Inspection Report [Exhibit 10](#)
- C. Kai Field Staff – Luis Martinez
 - Cooper Pools – Service Completion Report [Exhibit 11](#)
 - NaturZone – Service Inspection Report [Exhibit 12](#)
 - Consideration of CCTV Upgrade Proposals
 - DC Integrations – Access System Upgrade - \$5,380.00 [Exhibit 13](#)
 - DC Integrations – 3 Additional Cameras Monitoring - \$210 monthly [Exhibit 14](#)
 - DC Integrations – Camera System Installation at Pool - \$16,220.00 [Exhibit 15](#)
- D. District Engineer – Tonja Stewart
- E. District Counsel – Cari Webster
- F. District Manager – Heather Dilley
 - Consideration of Facility Attendant Staffing Cost and Schedule for FY 2027 [Exhibit 16](#)
- G. District Chairperson – Vicki Shuster

5. Consent Agenda

- A. Consideration for Acceptance – The Unaudited August 2026 Financials [Exhibit 17](#)
 - Operation and Maintenance Expenditure Report for August 2026 [Exhibit 18](#)
- B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Public Hearing and Regular Meeting Held September 2, 2026 (*Separate Under Cover*) [Exhibit 19](#)
- C. Ratification of Natural Solutions – Brown Enviro and Pine Installation Proposal - \$14,250.00 [Exhibit 20](#)

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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