

1 **MINUTES OF MEETING**

2 **K-BAR RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Public Hearing and Regular Meeting of the Board of Supervisors of the K-Bar Ranch
5 Community Development District was held on Wednesday, August 5, 2026 at 6:00 p.m., at K-Bar Ranch
6 II Amenity Center, located at 10820 Mistflower Lane, Tampa, Florida 33647.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Dilley called the meeting to order at 6:00 p.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Vicki Shuster	Board Supervisor, Chairperson
11 Randy Bach	Board Supervisor, Vice Chairperson
12 John Bowersox	Board Supervisor, Assistant Secretary
13 Cynthia Gustavel	Board Supervisor, Assistant Secretary

14 Also present were:

15 Heather Dilley	District Manager, Kai
16 Jerry Edwards	Field Manager, Kai
17 Cari Webster	District Counsel, Straley Robin Vericker
18 Virgil Stoltz	Aquatics Vendor, Blue Water Aquatics
19 John Burkett	Landscaping Vendor, RedTree

20 *The following is a summary of the discussions and actions taken at the August 5, 2026 K-Bar Ranch CDD*
21 *Board of Supervisors Public Hearing and Regular Meeting.*

22 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual for**
23 **agenda items)**

24 There was 1 audience member present, and no comments.

25 **THIRD ORDER OF BUSINESS – Business Items**

26 A. FY 2026-2027 Budget Public Hearing

27 ➤ Open Public Hearing

28 On a MOTION by Ms. Gustavel, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
29 opened the FY 2026-2027 Budget Public Hearing, for the K-Bar Ranch Community Development
30 District.

31 ➤ Exhibit 1: Presentation of the FY 2026-2027 Budget

- 32 • Exhibit 2: Affidavit of Publication – 1st Run: July 17, 2026 & 2nd Run: July 24,
33 2026

34 ➤ Public Comments

35 There being none, the next item followed.

36 ➤ Close Public Hearing

37 On a MOTION by Mr. Bowersox, SECONDED by Ms. Gustavel, WITH ALL IN FAVOR, the Board
38 closed the FY 2026-2027 Budget Public Hearing, for the K-Bar Ranch Community Development
39 District.

B. Exhibit 3: Consideration for Adoption – **Resolution 2026-06**, Adopting Final Budget for FY 2026-2027

➤ Exhibit A – FY 2026-2027 Budget

On a MOTION by Ms. Shuster, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-06, Adopting Final Budget for FY 2026-2027**, for the K-Bar Ranch Community Development District.

C. FY 2026-2027 Levying O&M Assessment Public Hearing

➤ Open Public Hearing

On a MOTION by Mr. Bowersox, SECONDED by Ms. Shuster, WITH ALL IN FAVOR, the Board opened the **FY 2026-2027 Levying O&M Assessment Public Hearing**, for the K-Bar Ranch Community Development District.

➤ Public Comments

There being none, the next item followed.

➤ Close Public Hearing

On a MOTION by Mr. Bowersox, SECONDED by Ms. Gustavel, WITH ALL IN FAVOR, the Board closed the **FY 2026-2027 Levying O&M Assessment Public Hearing**, for the K-Bar Ranch Community Development District.

D. Exhibit 4: Consideration for Adoption – **Resolution 2026-07**, Levying O&M Assessment for FY 2026-2027

➤ Exhibit A – FY 2026-2027 Budget

On a MOTION by Ms. Shuster, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-07, Levying O&M Assessment for FY 2026-2027**, for the K-Bar Ranch Community Development District.

E. Exhibit 5: Consideration for Adoption – **Resolution 2026-08**, Adopting Meeting Schedule for FY 2026-2027

The board decided to move the November meeting to November 2, 2026.

On a MOTION by Ms. Shuster, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-08, Adopting Meeting Schedule for FY 2026-2027 with the update to the November meeting**, for the K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS – Staff Reports

A. Blue Water Aquatics – Chris Thompson

Mr. Stoltz provided updates to the board.

➤ Exhibit 6: Aquatics Report

➤ Exhibit 7: Pond Treatment Reports

➤ Exhibit 8: Midge Fly Treatment Reports

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

Mr. Burkett provided updates to the board.

➤ Exhibit 9: Landscape Maintenance Report

➤ Exhibit 10: Irrigation Inspection Report

Walk-On Proposal: EMT – Electrical Outlet in the Office - \$2,530.00

The board requested a second proposal including permitting.

C. Kai Field Staff – Jerry Edwards

Mr. Edwards provided updates to the board.

➤ Exhibit 11: Field Report

➤ Exhibit 12: Cooper Pools – Pool Service Completion Report

D. District Engineer – Tonja Stewart

There being none, the next item followed.

E. District Counsel – Cari Webster

The District Counsel advised the board primarily on legal strategy regarding the Yellowstone dispute. She explained that pursuing recovery would likely require specialized litigation counsel and discussed the practical approach of having outside litigators.

Ms. Shuster made a motion to approve a not to exceed amount of \$1,500.00 to consult with outside litigators regarding the Yellowstone landscaping issue.

On a MOTION by Ms. Shuster, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board approved the not to exceed amount of \$1,500.00 to consult with outside litigators regarding the Yellowstone landscaping issue, for the K-Bar Ranch Community Development District.

F. District Manager – Heather Dilley

There being none, the next item followed.

G. District Chairperson – Vicki Shuster

There being none, the next item followed.

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 13: Consideration for Acceptance – The Unaudited April 2026 Financials

B. Exhibit 14: Consideration for Acceptance – The Unaudited May 2026 Financials

C. Exhibit 15: Consideration for Acceptance – The Unaudited June 2026 Financials

D. Exhibit 16: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held July 1, 2026

E. Ratification of Proposals

➤ Exhibit 17: RedTree – Viburnum Installation along Fence on K Bar Ranch Parkway - \$505.00

➤ Exhibit 18: RedTree – Dead Pine Removal on K Bar Ranch Parkway - \$650.00

On a MOTION by Mr. Bowersox, SECONDED by Ms. Gustavel, WITH ALL IN FAVOR, the Board approved the Items A-E of the Consent Agenda, for the K-Bar Ranch Community Development District.

112 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

113 Mr. Bach reported on his extensive work with TECO on streetlights.

114 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business–** *(limited to 3 minutes per*
115 *individual for agenda items)*

116 There being none, the next item followed.

117 **EIGHTH ORDER OF BUSINESS – Adjournment**

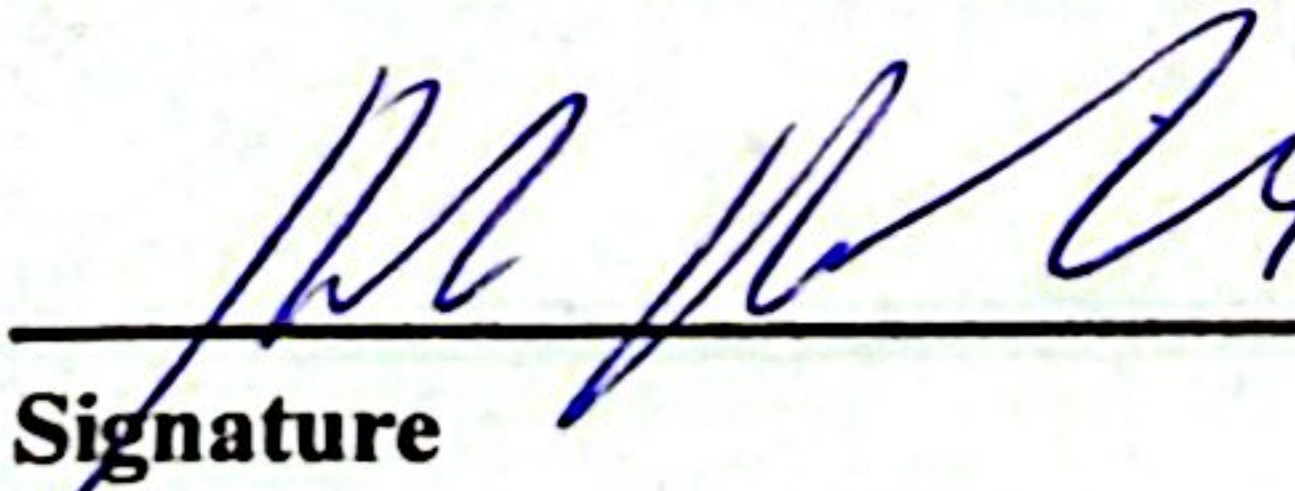
118 Ms. Dilley asked for final questions, comments, or corrections before requesting a motion to
119 adjourn the meeting. There being none, Ms. Gustavel made a motion to adjourn the meeting.

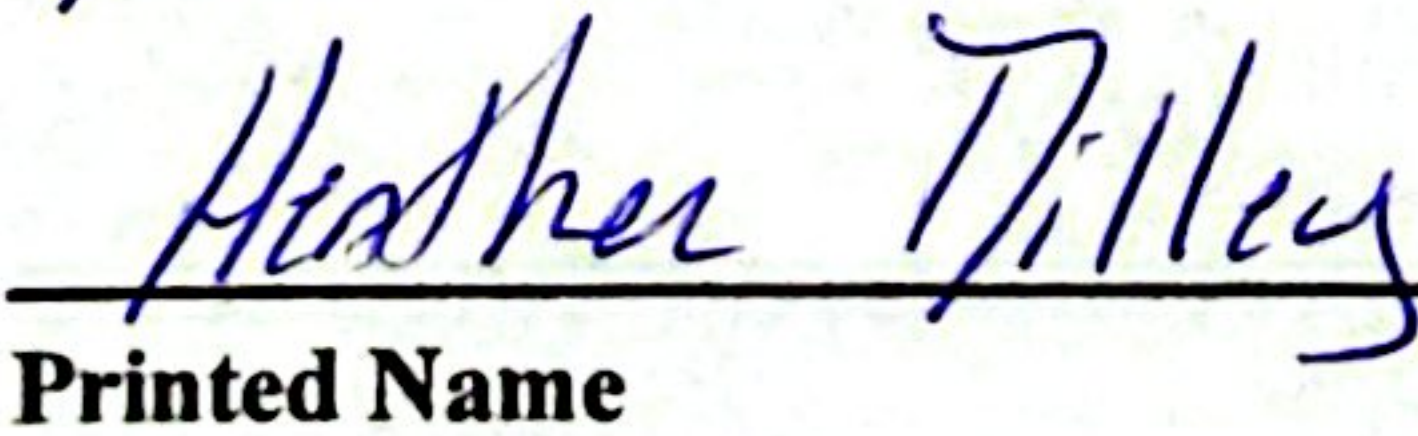
120 On a MOTION by Ms. Gustavel, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
121 adjourned the meeting at 7:45 p.m. for the K-Bar Ranch Community Development District.

122 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
123 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
124 *including the testimony and evidence upon which such appeal is to be based.*

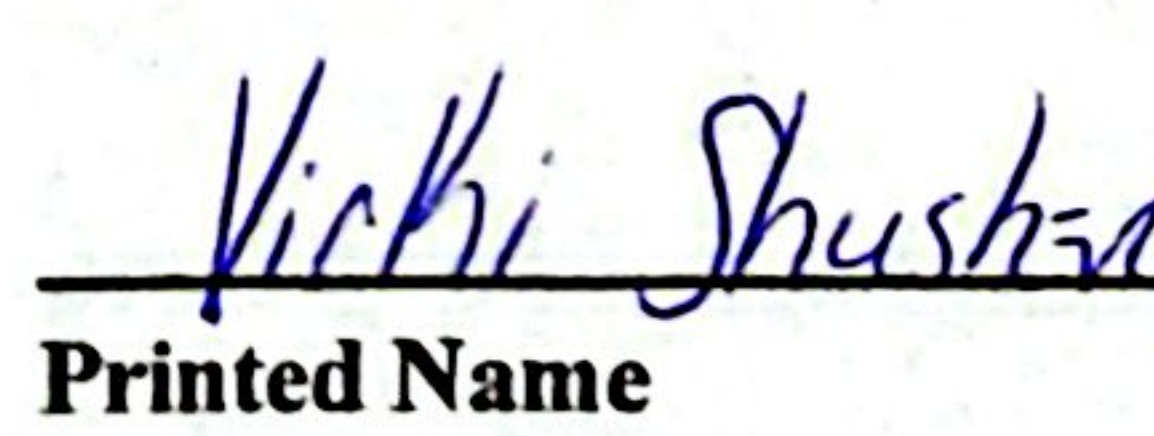
125 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
126 meeting held on Sept 2, 2026.

127


Signature


Printed Name


Signature


Printed Name

128 Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairperson ☐ Vice Chairperson