

1 **MINUTES OF MEETING**

2 **K-BAR RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the K-Bar Ranch Community Development
5 District was held on Wednesday, July 1, 2026 at 6:00 p.m., at K-Bar Ranch II Amenity Center, located at
6 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 Chris Thompson	Aquatics Vendor, Blue Water Aquatics
19 John Burkett	Landscaping Vendor, RedTree
20 Matt Olson	Landscaping Vendor, RedTree

21 *The following is a summary of the discussions and actions taken at the July 1, 2026 K-Bar Ranch CDD*
22 *Board of Supervisors Regular Meeting.*

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

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

26 **THIRD ORDER OF BUSINESS – Staff Reports**

27 **A. Blue Water Aquatics – Chris Thompson**

28 Mr. Thompson provided updates to the board.

- 29 ➤ Exhibit 1: Aquatics Report
- 30 ➤ Exhibit 2: Pond Treatment Reports
- 31 ➤ Exhibit 3: Midge Fly Treatment Reports
- 32 ➤ Exhibit 4: Fountain Cleaning and Inspection Report

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

34 The RedTree team provided updates to the board.

- 35 ➤ Exhibit 5: Landscaping Report
- 36 ➤ Exhibit 6: Irrigation Report
- 37 ➤ Exhibit 7: Consideration of Freeze Damaged Replacement Proposal - \$5,579.00

38 On a MOTION by Ms. Shuster, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
39 approved the **RedTree – Freeze Damaged Replacement Proposal in the amount of \$5,579.00**, for the
40 K-Bar Ranch Community Development District.

41 Walk-On: Red Cap proposal for the new water fountain at the amenity center for \$3,510.00.

42 On a MOTION by Ms. Shuster, SECONDED by Mr. Bach, WITH ALL IN FAVOR, the Board approved
43 the **Walk-On: RedTree – Red Cap proposal for the new water fountain at the amenity center for**
44 **\$3,510.00**, for the K-Bar Ranch Community Development District.

45 C. Kai Field Staff – Jerry Edwards

46 Mr. Edwards provided updates to the board.

- 47 ➤ Exhibit 8: Field Report
- 48 ➤ Exhibit 9: Cooper Pools – Pool Service Completion Report
- 49 ➤ Exhibit 10: NaturZone – Service Inspection Report
- 50 ➤ Exhibit 11: Consideration of DC Integrations – CCTV System Upgrade Proposal -
51 \$16,220.00

52 The board decided to table this proposal.

53 D. District Engineer – Tonja Stewart

54 There being none, the next item followed.

55 E. District Counsel – Cari Webster

56 The District Counsel reported that the wetlands/conservation area behind the homes in Heron
57 Preserve are not district wetlands and are shown on the plat as HOA property, not CDD property.
58 She will prepare and send a formal letter in response to Heron Preserve HOA that the CDD is not
59 responsible for maintaining or cutting back that conservation area.

60 The District Counsel reported that she has been unable to reach the insurance agent despite multiple
61 attempts. At the board's request, the District Counsel will send a formal notice to Yellowstone
62 stating that the board intends to retain outside litigation counsel.

63 F. District Manager – Heather Dilley

64 There being none, the next item followed.

65 G. District Chairperson – Vicki Shuster

66 There being none, the next item followed.

67 **FOURTH ORDER OF BUSINESS – Consent Agenda**

68 A. Exhibit 12: Consideration for Approval – The Meeting Minutes of the Board of Supervisors
69 Regular Meeting Held June 3, 2026

70 A Supervisor noted a correction on line 63 (spelling fix for “the”).

71 On a MOTION by Ms. Shuster, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
72 approved the **Consent Agenda with a correction on the minutes**, for the K-Bar Ranch Community
73 Development District.

Ms. Dilley noted that both April and May financials will be added to the August agenda for final approval.

FIFTH ORDER OF BUSINESS – Supervisors Requests

A. Discussion of Watering Restrictions

RedTree stated that the community is in compliance on restrictions but committed to double-check the specific rules for the City of Tampa vs. Hillsborough County.

A Supervisor noted the ongoing problems with e-bikes and bikes in the amenity and court areas and asked that updated signage and rules be considered.

A Supervisor requested the board keep in mind the future need for a shed or external storage to hold maintenance supplies and signage.

The board requested clarification on which avenue is best to communicate with Mr. Edwards.

A brief board discussion ensued regarding the timing and format of election certificates.

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

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Gustavel, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:55 p.m. for the K-Bar Ranch Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on Aug. 5, 2026.

Signature

Printed Name

Signature

Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairperson ☐ Vice Chairperson