

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, June 3, 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 6:01 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 Brian Quillen	VP of Operations, Kai
17 Cari Webster	District Counsel, Straley Robin Vericker
18 Virgil Stoltz	Aquatics Vendor, Blue Water Aquatics
19 John Burkett	Landscaping Vendor, RedTree
20 Matt Olson	Landscaping Vendor, RedTree
21 Pete Lucadano	Landscaping Vendor, RedTree

22 *The following is a summary of the discussions and actions taken at the June 3, 2026 K-Bar Ranch CDD*
23 *Board of Supervisors Regular Meeting.*

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

26 There were 2 audience members present, and no comments.

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

28 A. Exhibit 1: Consideration for Adoption – **Resolution 2026-03**, Approving Proposed FY 2026-2027
29 Budget and Setting Public Hearing

30 ➤ Exhibit A – Proposed Budget for Fiscal Year 2026/2027

31 On a MOTION by Ms. Shuster, SECONDED by Ms. Gustavel, WITH ALL IN FAVOR, the Board
32 adopted **Resolution 2026-03, Approving Proposed FY 2026-2027 Budget and Setting Public Hearing**,
33 for the K-Bar Ranch Community Development District.

34 B. Exhibit 2: Consideration for Adoption – **Resolution 2026-04**, Authorizing Bank Account
35 Signatories

36 C. Exhibit 3: Consideration for Adoption – **Resolution 2026-05**, Designating Officers

37 On a MOTION by Ms. Shuster, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
38 adopted **Resolutions 2026-04 and 2026-05**, for the K-Bar Ranch Community Development District.

39 **FOURTH ORDER OF BUSINESS – Staff Reports**

40 A. Blue Water Aquatics – Chris Thompson

41 Mr. Stoltz provided updates to the board.

42 > Exhibit 4: Aquatics Report

43 > Exhibit 5: Pond Treatment Reports

44 > Exhibit 6: Midge Fly Treatment Reports

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

46 The RedTree team provided updates to the board.

47 > Exhibit 7: Landscaping Report

48 > Exhibit 8: Consideration of Irrigation Controller Replacement Proposal at Stone Hedge
49 Drive - \$4,609.46

50 On a MOTION by Ms. Shuster, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
51 approved the **RedTree – Irrigation Controller Replacement Proposal at Stone Hedge Drive in the**
52 **amount of \$4,609.46, for the K-Bar Ranch Community Development District.**

53 C. Kai Field Staff – Jerry Edwards

54 Mr. Quillen presented the field report to the board.

55 Ms. Dilley confirmed that the permit for the light box. However, she mentioned that TECO still
56 needed to give final approval/coordination before the repair could proceed.

57 > Field Report

58 > Exhibit 9: Cooper Pools – Pool Service Completion Report

59 > Exhibit 10: NaturZone – Service Inspection Report

60 D. District Engineer – Tonja Stewart

61 There being none, the next item followed.

62 E. District Counsel – Cari Webster

63 Ms. Webster confirmed the District cannot regulate EBikes, only th City of Tampa is authorized.

64 Ms. Webster suggested the District review the Rules and Procedures, and Amenity policies at the
65 next Board meeting.

66 > Exhibit 11: Discussion of the Rules of Procedure

67 > Exhibit 12: Discussion of the Amenity Rules

68 The District Counsel, with the board, undertook a comprehensive review of the amenity
69 policies to improve clarity and consistency, align suspension and smoking provisions with
70 current Florida law, update facility and age-supervision language for new amenities, and
71 better protect the District from liability while maintaining enforceable, practical rules for
72 residents.

73 F. District Manager – Heather Dilley

74 Ms. Dilley mentioned NaturZone’s monthly rate increase from \$80 to \$90.

75 The board requested for the November meeting to be scheduled on Monday, November 2.

76 G. District Chairperson – Vicki Shuster

77 Ms. Shuster provided community updates to the board.

FIFTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 13: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Budget Workshop Held April 29, 2026
- B. Exhibit 14: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held May 6, 2026

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

SIXTH ORDER OF BUSINESS – Supervisors Requests

A board discussion ensued regarding the amenity attendant hiring.

A. Discussion of Pre-Hurricane Inspection

A board discussion ensued regarding holding Pre-Hurricane Inspection focusing on CDD-owned and conservation areas behind homes for hazardous trees or encroachments.

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

A resident asked about the amenity center and basketball court hours. He also inquired about the speed limit differences on K Bar Ranch Parkway and who controls them. Lastly, he asked asked about Mansfield Boulevard remaining closed.

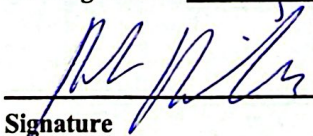
EIGHTH ORDER OF BUSINESS – Adjournment

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 Ms. Shuster, WITH ALL IN FAVOR, the Board adjourned the meeting 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 July 1, 2026.


Signature

Heather Tilley
Printed Name


Signature

VICKI SHUSTER
Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairperson ☐ Vice Chairperson