

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, May 6, 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 Jerry Edwards	Field Manager, Kai
17 Cari Webster	District Counsel, Straley Robin Vericker
18 Chris Thompson (via Teams)	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 May 6, 2026 K-Bar Ranch CDD*
21 *Board of Supervisors Regular Meeting.*

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

24 A resident raised concerns about e-bikes and other bikes being ridden throughout the community.

25 A resident inquired whether the CDD can assist and address concerns with vehicle speeding within
26 the community.

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

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

29 Mr. Thompson provided updates to the board.

- 30 ➤ Exhibit 1: Aquatics Report
- 31 ➤ Exhibit 2: Pond Treatment Reports
- 32 ➤ Exhibit 3: Midge Fly Treatment Reports

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

34 Mr. Burkett provided updates to the board.

- 35 ➤ Exhibit 4: Landscaping Report
- 36 ➤ Exhibit 5: Inspection Reports

37 A tree elevation work proposal in the amount of \$73,950 was presented to the board and Mr.
38 Burkett confirmed that RedTree will perform all work in-house. Ms. Shuster made a motion to
39 approve the proposal.

On a MOTION by Ms. Shuster, SECONDED by Ms. Gustavel, WITH ALL IN FAVOR, the Board approved the **RedTree – Tree elevation work proposal in the amount of \$73,950**, for the K-Bar Ranch Community Development District.

C. Kai Field Staff – Jerry Edwards

A representative from EMT Electric presented an electrical repair proposal for the monument sign.

Ms. Gustavel made a motion to approve the EMT Electric – electrical repair proposal for the monument sign at a not-to-exceed amount of \$5,956, contingent on TECO's approval.

On a MOTION by Ms. Gustavel, SECONDED by Ms. Shuster, WITH ALL IN FAVOR, the Board approved the **EMT Electric – electrical repair proposal for the monument sign at a not-to-exceed amount of \$5,956, contingent on TECO's approval**, for the K-Bar Ranch Community Development District.

Mr. Edwards presented the field report to the board.

- Exhibit 6: Field Report
- Exhibit 7: Cooper Pools – Pool Service Completion Report
- Exhibit 8: NaturZone – Service Inspection Report

D. District Engineer – Tonja Stewart

There being none, the next item followed.

E. District Counsel – Cari Webster

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

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

F. District Manager – Heather Dilley

- Exhibit 9: Presentation of Qualified Registered Electors – 1,333

G. District Chairperson – Vicki Shuster

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 10: Consideration for Acceptance – The Unaudited March 2026 Financials

- Exhibit 11: Variance Report for March 2026

B. Exhibit 12: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held April 1, 2026

C. Exhibit 13: Ratification of Redtree – Viburnum Hedge Removal and Additional Fakahatchee Grass by the Fence Proposal - \$2,175.00

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

FIFTH ORDER OF BUSINESS – Supervisors Requests

A board discussion ensued regarding additional signs and directed staff to request pricing and to order them once finalized.

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 7:44 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 JUNE 3, 2026.

Signature

Printed Name

Signature

Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairperson ☐ Vice Chairperson