

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, April 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 6:05 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 *The following is a summary of the discussions and actions taken at the April 1, 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 There was 1 audience members present via Teams.

25 A resident asked whether there is any employment opportunities related to K Bar Ranch for his
26 teenager. He also mentioned an email about a gate and inquired if that issue is connected to the
27 CDD. The Board clarified it was not an issue for the CDD.

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

29 A. Exhibit 1: Consideration for Adoption – **Resolution 2026-02, General Election Seats**

30 On a MOTION by Mr. Bowersox, SECONDED by Ms. Shuster, WITH ALL IN FAVOR, the Board
31 adopted **Resolution 2026-02, General Election Seats**, for the K-Bar Ranch Community Development
32 District.

33 B. Discussion of Vacant Seat #1, expiring 11/2026

34 The board decided not to fill the vacant seat so close to the election.

35 ➤ Resume/s

- 36 • Exhibit 2: Lizbeth Rodriguez

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

38 A. Blue Water Aquatics – Chris Thompson

39 Mr. Thompson provided updates to the board.

- 40 ➤ Exhibit 3: Aquatics Report
- 41 ➤ Exhibit 4: Pond Treatment Reports
- 42 ➤ Exhibit 5: Midge Fly Treatment Report
- 43 ➤ Exhibit 6: Fountain Cleaning and Inspection Report
- 44 ➤ Exhibit 7: Bat Box Installation Report

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

46 Mr. Burkett provided updates to the board.

- 47 ➤ Exhibit 8: Landscaping Report
- 48 ➤ Exhibit 9: Inspection Reports
- 49 ➤ Consideration of Proposals
- 50 • Exhibit 10: Variable Frequency Drive for the Irrigation Pump at Whispering
- 51 Brook Drive - \$8,123.22

52 On a MOTION by Ms. Gustavel, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
53 approved the **RedTree – Variable Frequency Drive Proposal for the Irrigation Pump at Whispering**
54 **Brook Drive in the amount of \$8,123.22, for the K-Bar Ranch Community Development District.**

- 55 • Exhibit 11: Ductile Iron Cycle Stop Valve and Magnetic Pump Starter
- 56 Replacement - \$4,100.00
- 57 Walk-On Proposal: Landscaping/Fence work around the Splash Pad / Amenity Area - \$2,175.00
- 58 Ms. Shuster made a motion to accept the walk-on proposal to be presented to the board for
- 59 approval.

60 On a MOTION by Ms. Shuster, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
61 accepted the **RedTree – Landscaping/Fence work around the Splash Pad / Amenity Area Proposal**
62 **in the amount of \$2,175.00 to be presented to the board for approval, for the K-Bar Ranch Community**
63 **Development District.**

64 Ms. Gustavel made a motion to approve the walk-on proposal.

65 On a MOTION by Ms. Gustavel, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
66 approved the **RedTree – Landscaping/Fence work around the Splash Pad / Amenity Area Proposal**
67 **in the amount of \$2,175.00, for the K-Bar Ranch Community Development District.**

68 C. Kai Field Staff – Jerry Edwards

69 Mr. Edwards presented the field report to the board.

- 70 ➤ Discussion of Amenity Manager
- 71 The board discussed options on how to cover the weekday and weekend coverage.
- 72 ➤ Exhibit 12: Field Report
- 73 ➤ Exhibit 13: Cooper Pools – Pool Service Completion Report
- 74 ➤ Exhibit 14: NaturZone – Service Inspection Report
- 75 ➤ Exhibit 15: Consideration of Drinking Water Proposals

- 76 • Elkay - \$2,267.89
77 The board prefers this style and requested for different brands.
78 • Brand Unknown - \$1,699.00
79 • Brand Unknown - \$2,339.00
80 • Brand Unknown - \$2,649.00
81 ➤ Consideration of Tree Trimming Proposals (493 trees)
82 • Exhibit 16: Castro's Property Maintenance - \$66,555.00
83 • Exhibit 17: Floralawn - 74,010.44
84 • Exhibit 18: RedTree - \$73,950.00
85 D. District Engineer – Tonja Stewart
86 There being none, the next item followed.
87 E. District Counsel – Cari Webster
88 The District Counsel noted she received questions from Yellowstone Landscaping maintenance
89 company regarding the tree trimming dispute and would send back clarifying information. Ms.
90 Webster also reminded supervisors that public records requirements apply to text messages as well
91 as emails.
92 A discussion ensued regarding the upcoming community event being organized by the HOA. The
93 District Counsel emphasized that, to protect the CDD, the event agreement must be signed, the
94 district must receive certificates of insurance (COIs) listing the CDD as an additional insured, and
95 vendor business licenses/COIs must also be provided.
96 F. District Manager – Heather Dilley
97 Ms. Dilley reminded the board of the budget workshop.
98 G. District Chairperson – Vicki Shuster
99 The Chair provided updates to the board regarding the amenity center.
100 A board discussion ensued regarding TECO, which focused on ongoing problems with the
101 entrance/monument lighting and the associated electrical infrastructure.
102 **FIFTH ORDER OF BUSINESS – Consent Agenda**
103 A. Exhibit 19: Consideration for Acceptance – The Unaudited February 2026 Financials
104 ➤ Exhibit 20: Variance Report for February 2026
105 ➤ Exhibit 21: Operations and Maintenance Report for February 2026
106 B. Exhibit 22: Consideration for Acceptance – The Unaudited January 2026 Financials
107 ➤ Exhibit 23: Variance Report for January 2026
108 ➤ Exhibit 24: Operations and Maintenance Report for January 2026
109 C. Exhibit 25: Consideration for Approval – The Meeting Minutes of the Board of Supervisors
110 Regular Meeting Held February 4, 2026
111 D. Ratification of Proposals
112 ➤ Exhibit 26: Cooper Pools – Motor Replacement - \$1,180.27

- Exhibit 27: Blue Water Aquatics – Premium Bat Box Installation for Pond 111 Littoral Shelf - \$709.64

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

SIXTH ORDER OF BUSINESS – Supervisors Requests

A Supervisor requested to update the signage once the amenity improvements are completed..

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

There being none, the next item followed.

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 Mr. Bowersox, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:31 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 MAY 6, 2026.

Signature

Printed Name

Signature

Printed Name

Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairperson ☐ Vice Chairperson