

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, February 4, 2026 at 6:00 p.m., at K-Bar Ranch II Amenity Center, located
6 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 John Bowersox	Board Supervisor, Assistant Secretary
12 Cynthia Gustavel	Board Supervisor, Assistant Secretary

13 Also present were:

14 Heather Dilley	District Manager, Kai
15 Jerry Edwards	Field Manager, Kai
16 Cari Webster	District Counsel, Straley Robin Vericker
17 Chris Thompson (via Teams)	Aquatics Vendor, Blue Water Aquatics
18 John Burkett	Landscaping Vendor, RedTree

19 *The following is a summary of the discussions and actions taken at the February 4, 2026 K-Bar Ranch*
20 *CDD Board of Supervisors Regular Meeting.*

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

23 There were 2 audience members present.

24 A resident asked whether there are any employment opportunities related to K Bar Ranch. He also
25 mentioned an email about a gate and inquired if that issue is connected to the CDD.

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

27 **A. Blue Water Aquatics – Chris Thompson, Doug Fitzhenry**

28 Mr. Thompson presented the reports to the board.

29 Mr. Thompson discussed installing a batt box near pond 111 as a natural way to help control
30 mosquitoes instead of relying solely on chemical spraying.

31 Ms. Shuster made a motion to approve the purchase of a batt box to decrease mosquitoes and midge
32 flies in the amount not to exceed \$600.00 and the Special Service Agreement for Pond 111 Littoral
33 Shelf in the amount of \$5,000.00.

34 ➤ Exhibit 1: Aquatics Report

35 ➤ Exhibit 2: Pond Treatment Reports

36 ➤ Exhibit 3: Midge Fly Treatment Report

37 ➤ Exhibit 4: Consideration for Approval – Special Service Agreement for Pond 111 Littoral
38 Shelf - \$5,000.00

39 *There being more the next item followed.*

40 *E. District Counsel – Cari Webster*

On a MOTION by Ms. Shuster, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board approved the purchase of a batt box to decrease mosquitoes and midge flies in the amount not to exceed \$600.00 and the Special Service Agreement for Pond 111 Littoral Shelf in the amount of \$5,000.00, for the K-Bar Ranch Community Development District.

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

Mr. Burkett confirmed that certain work now being proposed such as the tree canopy elevation, woodland cutbacks, weed-eating around signs, beds, pond banks, and annuals replacement are all items that were supposed to be performed by Yellowstone under contract but were not.

The District Counsel advised that once the district sends a formal deficiency/demand letter, it should include all known deficiencies and associated costs, because they cannot go back later and add new items.

Ms. Dilley read through the compiled deficiency list to confirm nothing is missing, and she agreed to send all proposals and documentation to the District Counsel and staff.

Ms. Gustavel made a motion to authorize the District Counsel to prepare and send a deficiency/demand letter to Yellowstone, including all documented deficiency proposals, state that the District is reviewing or denying the three recently submitted Yellowstone invoices, and seek recovery from Yellowstone for the full cost of correcting those deficiencies.

On a MOTION by Ms. Gustavel, SECONDED by Ms. Shuster, WITH ALL IN FAVOR, the Board authorized the District Counsel to prepare and send a deficiency/demand letter to Yellowstone, including all documented deficiency proposals, state that the District is reviewing or denying the three recently submitted Yellowstone invoices, and seek recovery from Yellowstone for the full cost of correcting those deficiencies, for the K-Bar Ranch Community Development District.

➤ Exhibit 5: Landscape Maintenance Report

➤ Consideration of Proposals

- Exhibit 6: Hardwood Tree Elevation (493 trees) - \$73,950.00
- Exhibit 7: Weed Eating - \$1,760.00
- Exhibit 8: Woodline and Pond Cutback - \$22,000.00

C. Kai Field Staff – Jerry Edwards

Mr. Edwards presented the field report to the board.

➤ Exhibit 9: Field Report

➤ Exhibit 10: NaturZone – Service Inspection Report

➤ Exhibit 11: Consideration of DC Integrations – Mag Lock Replacement Proposal - \$805.00

On a MOTION by Ms. Shuster, SECONDED by Ms. Gustavel, WITH ALL IN FAVOR, the Board approved the DC Integrations – Mag Lock Replacement Proposal in the amount of \$805.00, for the K-Bar Ranch Community Development District.

D. District Engineer – Tonja Stewart

There being none, the next item followed.

E. District Counsel – Cari Webster

78 There being none, the next item followed.

79 F. District Manager – Heather Dilley

80 There being none, the next item followed.

81 G. District Chairperson – Vicki Shuster

82 There being none, the next item followed.

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

84 A. Exhibit 12: Consideration for Acceptance – The Unaudited December 2025 Financials

85 > Exhibit 13: Variance Report for December 2025

86 > Exhibit 14: Operations and Maintenance Report for December 2025

87 B. Exhibit 15: Consideration for Approval – The Meeting Minutes of the Board of Supervisors
88 Regular Meeting Held January 7, 2026

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

91 **FIFTH ORDER OF BUSINESS – Supervisors Requests**

92 The board requested for water drinking fountain proposals.

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

95 There being none, the next item followed.

96 **SEVENTH ORDER OF BUSINESS – Adjournment**

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

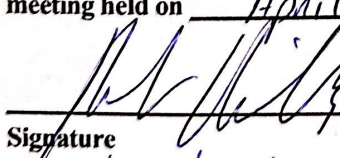
99 On a MOTION by Ms. Gustavel, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
100 adjourned the meeting at 7:13 p.m. for the K-Bar Ranch Community Development District.

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

104 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
105 **meeting held on** April 1, 26.

106

Signature


Heather Dilley

Printed Name

Signature


VICKI SHUSTER

Printed Name

107 Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairperson ☐ Vice Chairperson