

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, January 7, 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 6:01 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 (<i>via Teams</i>)	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 Doug Fitzhenry	Aquatics Vendor, Blue Water Aquatics
19 Chris Thompson	Aquatics Vendor, Blue Water Aquatics
20 Pete Lucadano	Landscaping Vendor, RedTree
21 John Burkett	Landscaping Vendor, RedTree
22 Matt Olson	Landscaping Vendor, RedTree

23 *The following is a summary of the discussions and actions taken at the January 7, 2026 K-Bar Ranch CDD*
24 *Board of Supervisors Regular Meeting.*

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

27 There are 2 audience members present and 1 attended via Teams.

28 A resident asked when the fountain at Bassett Creek will be repaired.

29 A resident raised concerns regarding landscaping.

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

31 A. Exhibit 1: Consideration of Romaner Graphics – Bronze Plaque - \$675.00

32 Ms. Shuster made a motion to authorize the Chair to make the final approval for the bronze plaque
33 in the amount not to exceed \$922.00.

34 On a MOTION by Ms. Shuster, SECONDED by Ms. Gustavel, WITH ALL IN FAVOR, the Board
35 authorized the Chair to make the final approval for the bronze plaque in the amount not to exceed
36 \$922.00, for the K-Bar Ranch Community Development District.

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

38 A. Blue Water Aquatics

39 Mr. Fitzhenry and Mr. Thompson presented the reports to the board.

40 ➤ Exhibit 2: Aquatics Report

- 41 ➤ Exhibit 3: Pond Treatment Reports
42 ➤ Exhibit 4: Midge Fly Treatment Report
43 ➤ Exhibit 5: Fountain Cleaning and Inspection Report
44 ➤ Exhibit 6: Fountain Repair Service Reports
45 Walk-On Item: Blue Water Aquatics - Replacement of the Damaged Capacitor box for the
46 Bassett Creek Fountain Proposal - \$1,101.45
47 Ms. Gustavel made a motion to approve the walk-on item to be presented to the board.

48 On a MOTION by Ms. Gustavel, SECONDED by Ms. Shuster, WITH ALL IN FAVOR, the Board
49 approved the **walk-on item to be presented to the board**, for the K-Bar Ranch Community Development
50 District.

51 Ms. Shuster made a motion to approve the Walk-On Item: Blue Water Aquatics -
52 Replacement of the Damaged Capacitor box for the Bassett Creek Fountain Proposal in the
53 amount of \$1,101.45.

54 On a MOTION by Ms. Shuster, SECONDED by Ms. Gustavel, WITH ALL IN FAVOR, the Board
55 approved the **Walk-On Item: Blue Water Aquatics - Replacement of the Damaged Capacitor box for**
56 **the Bassett Creek Fountain Proposal in the amount of \$1,101.45**, for the K-Bar Ranch Community
57 Development District.

58 B. RedTree Landscape Systems

- 59 ➤ Exhibit 7: Discussion of Hardwood Tree Structural Elevation & Center Pruning Proposal
60 - \$160,225.00

61 It was discussed that RedTree will provide a proposal for Yellowstone's deficiencies and
62 a revised tree structural elevation proposal to only include the tree pruning and lifting.

63 Ms. Gustavel made a motion to authorize the Chair to make the final approval and
64 decisions on the legal action against Yellowstone after reviewing all the proposals.

65 On a MOTION by Ms. Gustavel, SECONDED by Ms. Shuster, WITH ALL IN FAVOR, the Board
66 authorized the **Chair to make the final approval and decisions on the legal action against Yellowstone**
67 **after reviewing all the proposals**, for the K-Bar Ranch Community Development District.

68 Ms. Gustavel made a motion to authorize the Chair to make the final approval of the sod
69 replacement proposal around the basketball court in the amount not to exceed \$5,000.00,
70 once the irrigation is confirmed to be in working order.

71 On a MOTION by Ms. Gustavel, SECONDED by Ms. Shuster, WITH ALL IN FAVOR, the Board
72 authorized the **Chair to make the final approval of the sod replacement proposal around the**
73 **basketball court in the amount not to exceed \$5,000.00**, once the irrigation is confirmed to be in
74 **working order**, for the K-Bar Ranch Community Development District.

75 C. Kai Field Staff

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

- 77 ➤ Exhibit 8: Field Report
78 ➤ Exhibit 9: NaturZone – Service Inspection Report

Ms. Shuster made a motion to approve the replacement of all light bulbs in the kitchen area and hallway of the amenity center.

On a MOTION by Ms. Shuster, SECONDED by Ms. Gustavel, WITH ALL IN FAVOR, the Board approved the **replacement of all light bulbs in the kitchen area and hallway of the amenity center**, for the K-Bar Ranch Community Development District.

D. District Engineer

There being none, the next item followed.

E. District Counsel

Ms. Webster advised the board that a letter was mailed to Yellowstone stating deficiencies and withholding November 2025 payments.

The board requested RedTree to provide proposals for the list of deficiencies.

F. District Manager

Ms. Dilley advised the board that there was only 1 resident who inquired about the open supervisor seat, but did not submit interest.

G. District Chairperson

The Chair provided community updates to the board.

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 10: Consideration for Acceptance – The Unaudited November 2025 Financials

➤ Exhibit 11: Variance Report for November 2025

➤ Exhibit 12: Operations and Maintenance Report for November 2025

B. Exhibit 13: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held December 3, 2025

C. Ratification of Proposals

➤ Exhibit 14: RedTree – Seasonal Color Installation - \$2,950.00

➤ Exhibit 15: Cooper Pools – Remote for Pool ADA Chair - \$352.16

D. Exhibit 16: Ratification of U.S. Bank – Fee Increase for K-Bar Ranch CDD

On a MOTION by Ms. Shuster, SECONDED by Mr. Bach, 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

There being none, the next item followed.

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.

115 On a MOTION by Ms. Gustavel, SECONDED by Ms. Shuster, WITH ALL IN FAVOR, the Board
116 adjourned the meeting at 7:41 p.m. for the K-Bar Ranch Community Development District.

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

120 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
121 meeting held on 2-4-26.

122



Signature

Heather Willey

Printed Name



Signature

Vicki Shuster

Printed Name

123 Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairperson ☐ Vice Chairperson