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MINUTES OF MEETING
K-BAR RANCH

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on Wednesday, September 2, 2026 at 6:00 p.m., at K-Bar Ranch II Amenity Center, located at 10820 Mistflower Lane, Tampa, Florida 33647.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Dilley called the meeting to order at 6:06 p.m. and conducted roll call.
Present and constituting a quorum were:

Vicki Shuster	Board Supervisor, Chairperson
Randy Bach	Board Supervisor, Vice Chairperson
John Bowersox	Board Supervisor, Assistant Secretary
Cynthia Gustavel	Board Supervisor, Assistant Secretary

Also present were:

Heather Dilley	District Manager, Kai
Angie Morris	Field Manager, Kai
Sonia Valentin (via Teams)	Director of CDD Accounting, Kai
Cari Webster (arrived 6:10 p.m.)	District Counsel, Straley Robin Vericker
Virgil Stoltz	Aquatics Vendor, Blue Water Aquatics
John Burkett	Landscaping Vendor, RedTree
Matt Olson	Landscaping Vendor, RedTree

The following is a summary of the discussions and actions taken at the September 2, 2026 K-Bar Ranch CDD Board of Supervisors Regular Meeting.

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

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Business Items

- A. Proposed Revisions to Policies, Fees, and Rates for Recreational Facilities Public Hearing
- Open Public Hearing

On a MOTION by Mr. Bowersox, SECONDED by Ms. Gustavel, WITH ALL IN FAVOR, the Board opened the **Proposed Revisions to Policies, Fees, and Rates for Recreational Facilities Public Hearing**, for the K-Bar Ranch Community Development District.

- Exhibit 1: Presentation of the Revised K-Bar Ranch CDD Recreation Facilities Policies and Regulations
- The District Counsel presented the Revised K-Bar Ranch CDD Recreation Facilities Policies and Regulations.
- Exhibit 2: Affidavit of Publication: August 21, 2026
- Public Comments
- There being none, the next item followed.
- Close Public Hearing

41 On a MOTION by Ms. Gustavel, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
42 closed the **Proposed Revisions to Policies, Fees, and Rates for Recreational Facilities Public Hearing,**
43 for the K-Bar Ranch Community Development District.

44 B. Exhibit 3: Consideration for Approval – Revised K-Bar Ranch CDD Recreation Facilities Policies
45 and Regulations

46 On a MOTION by Ms. Gustavel, SECONDED by Ms. Shuster, WITH ALL IN FAVOR, the Board
47 approved the **Revised K-Bar Ranch CDD Recreation Facilities Policies and Regulations,** for the K-
48 Bar Ranch Community Development District.

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

50 A. Blue Water Aquatics – Virgil Stoltz

51 Mr. Stoltz provided updates to the board.

- 52 ➤ Exhibit 4: Aquatics Report
- 53 ➤ Exhibit 5: Pond Treatment Reports
- 54 ➤ Exhibit 6: Midge Fly Treatment Reports

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

56 The RedTree team provided updates to the board.

- 57 ➤ Exhibit 7: Landscape Maintenance Report
- 58 ➤ Consideration of Proposals
 - 59 • Exhibit 8: Mulch Installation in Common Areas - \$56,250.00
 - 60 • Exhibit 9: Mulch Installation at Heron Preserve - \$3,750.00

61 Ms. Shuster made a motion to authorize the Chair to review and approve the mulching proposals
62 in the amount not to exceed \$20,000.00.

63 On a MOTION by Ms. Shuster, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
64 approved to **authorize the Chair to review and approve the mulching proposals in the amount not to**
65 **exceed \$20,000.00,** for the K-Bar Ranch Community Development District.

66 C. Kai Field Staff – Angie Morris

67 Ms. Morris provided updates to the board.

- 68 ➤ Exhibit 10: Cooper Pools – Service Completion Report
- 69 ➤ Exhibit 11: NaturZone – Pest Service Inspection Report
- 70 ➤ Consideration of Fence Installation Proposals
 - 71 • Exhibit 12: Florida State Fence - \$1,508.80
 - 72 • Exhibit 13: Tampa Fence - \$2,092.00

73 Ms. Gustavel made a motion to authorize the Chair to review and approve the damaged
74 fence repair proposal upon receiving bids in the amount not to exceed \$3,000.00.

75 On a MOTION by Ms. Gustavel, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
76 approved to **authorize the Chair to review and approve the damaged fence repair proposal upon**
77 **receiving bids in the amount not to exceed \$3,000.00, for the K-Bar Ranch Community Development**
78 **District.**

79 Ms. Gustavel made a motion to authorize the Chair to approve the amenity door
80 replacement, including evaluating the existing frame in the amount not to exceed
81 \$3,000.00.

82 On a MOTION by Ms. Gustavel, SECONDED by Ms. Shuster, WITH ALL IN FAVOR, the Board
83 approved to **authorize the Chair to approve the amenity door replacement, including evaluating the**
84 **existing frame in the amount not to exceed \$3,000.00, for the K-Bar Ranch Community Development**
85 **District.**

86 Walk-On Proposal: EMT Electrical Proposal

87 On a MOTION by Ms. Shuster, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board
88 approved the **Walk-On EMT Electrical Proposal in the amount of \$2,530, for the K-Bar Ranch**
89 **Community Development District.**

90 Walk-On Proposal: Cooper Pools – Pump Replacement - \$1,508.58

91 On a MOTION by Ms. Shuster, SECONDED by Ms. Gustavel, WITH ALL IN FAVOR, the Board
92 approved the **Walk-On Cooper Pools – Pump Replacement Proposal in the amount of \$1,508.58, for**
93 **the K-Bar Ranch Community Development District.**

94 ➤ Exhibit 14: Consideration of Romaner Graphics – Traffic Signs Proposal - \$5,010.00

95 Ms. Gustavel made a motion to authorize the Chair to approve the repair of the damaged
96 sign post and its reinstallation in the amount not to exceed \$500.00.

97 On a MOTION by Ms. Gustavel, SECONDED by Ms. Shuster, WITH ALL IN FAVOR, the Board
98 approved to **authorize the Chair to approve the repair of the damaged sign post and its reinstallation**
99 **in the amount not to exceed \$500.00, for the K-Bar Ranch Community Development District.**

100 D. District Engineer – Tonja Stewart

101 There being none, the next item followed.

102 E. District Counsel – Cari Webster

103 There being none, the next item followed.

104 F. District Manager – Heather Dilley

105 The District Manager presented the Neptune Pool Monitor Staffing to the board. The board directed
106 staff to follow up with a friend of Quintavious Fields, current part-time amenity manager, who
107 showed interest in a part-time position as an amenity manager.

108 G. District Chairperson – Vicki Shuster

109 There being none, the next item followed.

110 **FIFTH ORDER OF BUSINESS – Consent Agenda**

111 A. Exhibit 15: Consideration for Acceptance – The Unaudited July 2026 Financials

- 112 ➤ Exhibit 16: Operation and Maintenance Expenditure Report for July 2026
- 113 B. Exhibit 17: Consideration for Approval – The Meeting Minutes of the Board of Supervisors
- 114 Public Hearing and Regular Meeting Held August 5, 2026
- 115 C. Ratification of Proposals
- 116 ➤ Exhibit 18: Turbo Plumbing – Splash Pad Plumbing - \$6,850.00
- 117 ➤ Exhibit 19: Florida Playstructures – Sidewalk Change Order - \$1,501.00
- 118 ➤ Exhibit 20: Redtree – Flush Cut Trees, Stump Grind, and Debris Removal - \$1,450.00

119 On a MOTION by Ms. Shuster, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board

120 approved the Items A-C of the Consent Agenda, for the K-Bar Ranch Community Development District.

121 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

122 There being none, the next item followed.

123 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business– (limited to 3 minutes per**

124 **individual for agenda items)**

125 There being none, the next item followed.

126 **EIGHTH ORDER OF BUSINESS – Adjournment**

127 Ms. Dilley asked for final questions, comments, or corrections before requesting a motion to

128 adjourn the meeting. There being none, Ms. Gustavel made a motion to adjourn the meeting.

129 On a MOTION by Ms. Gustavel, SECONDED by Mr. Bowersox, WITH ALL IN FAVOR, the Board

130 adjourned the meeting at 8:35 p.m. for the K-Bar Ranch Community Development District.

131 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*

132 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*

133 *including the testimony and evidence upon which such appeal is to be based.*

134 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed

135 meeting held on 10.7.26.

136

Signature

Heather Dilley

Printed Name

Signature

Vicki Shuster

Printed Name

137 Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairperson ☐ Vice Chairperson