

Board of Supervisors:		
P	V	Vicki Shuster – Chairperson
P	V	Randy Bach - Vice Chairperson
P	V	John Bowersox - Assistant Secretary
P	V	Cynthia Gustavel - Assistant Secretary
P	V	Vacant

District Staff:		
P	V	David Wenck - District Manager
P	V	Angie Morris – Field Manager
P	V	Cari Webster - District Counsel
P	V	Tonja Stewart - District Engineer

K Bar Ranch Community Development District

Regular Meeting Agenda

Monday, November 2, 2026 at 6:00 P.M.

K-Bar Ranch II Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647

Microsoft Teams:

Dial In: +1 312-667-7136

Meeting ID: 259 363 234 222 8

Passcode: 5wf2Ti3f

Phone ID: 109 973 303#

Dear Supervisors:

A meeting of the Board of Supervisors of the K Bar Ranch Community Development District is scheduled for **Monday, November 2, 2026, at 6:00 p.m.** at the **K-Bar Ranch II Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Staff Reports
 - A. Blue Water Aquatics – Virgil Stoltz
 - B. RedTree Landscape Systems – John Burkett, Matt Olson, Pete Lucadano
 - Landscape Maintenance Report [Exhibit 1](#)
 - Irrigation Inspection Report [Exhibit 2](#)
 - Consideration of Irrigation Repair Proposal on the Paddock View Drive Controller – not to exceed \$1,500.00 [Exhibit 3](#)
 - C. Kai Field Staff – Angie Morris
 - Cooper Pools – Service Completion Report [Exhibit 4](#)
 - NaturZone – Service Inspection Report [Exhibit 5](#)

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

Meeting Location:

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located at 10820 Mistflower Lane
Tampa, FL 33647

➤ Consideration of Pool Service Proposals

- Cooper Pools - \$1,050.00 monthly

[Exhibit 6](#)

- A-Quality Pool Service - \$895.00 monthly

[Exhibit 7](#)

D. District Engineer – Tonja Stewart

E. District Counsel – Cari Webster

➤ Consideration for Approval – Paskert Divers Thompson – Outside Counsel Proposal (Yellowstone Dispute)

[Exhibit 8](#)

F. District Manager – David Wenck

G. District Chairperson – Vicki Shuster

4. Consent Agenda

A. Consideration for Acceptance – The Audited Financial Statements for the fiscal year ended September 30, 2025

[Exhibit 9](#)

B. Consideration for Acceptance – The Unaudited September 2026 Financials

[Exhibit 10](#)

➤ Operation and Maintenance Expenditure Report for September 2026

[Exhibit 11](#)

C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Public Hearing and Regular Meeting Held October 7, 2026

[Exhibit 12](#)

D. Ratification of Proposals

➤ Fridge, Microwave, and Stand Order Summary - \$364.39

[Exhibit 13](#)

➤ New Tampa Fence – Aluminum Rail Flat Top - \$3,153.10

[Exhibit 14](#)

➤ Patio Furniture Repair – Resling Chaise Lounge - \$705.00

[Exhibit 15](#)

5. Supervisors Requests

6. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

7. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

David Wenck
District Manager

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