		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: 285 299 142 284 12 Passcode: Ys9H23cW

Phone ID: 151 229 790#

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. Business Items
   - A. Consideration for Adoption – Resolution 2027-02, Budget Amendment — Exhibit 21
   - B. Consideration for Approval – First Amendment to District, Amenity, and Field Management Agreement between K-Bar Ranch Community Development District and Kai Connected, LLC — Exhibit 1
4. Staff Reports
   - A. Blue Water Aquatics – Virgil Stoltz
     - ➢ Aquatics Report — Exhibit 2
     - ➢ Pond Treatment Reports — Exhibit 3
     - ➢ Midge Fly Treatment Reports — Exhibit 4
   - B. RedTree Landscape Systems – John Burkett, Matt Olson, Pete Lucadano
     - ➢ Landscape Maintenance Report — Exhibit 5
     - ➢ Irrigation Inspection Report — Exhibit 6

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

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

- ➢ Consideration of Irrigation Repair Proposal on the Paddock View Drive Controller – not to exceed $1,500.00 — Exhibit 7

C. Kai Field Staff – Angie Morris

- ➢ Cooper Pools – Service Completion Report — Exhibit 8
- ➢ NaturZone – Service Inspection Report — Exhibit 9
- ➢ Consideration of Pool Service Proposals
  - Cooper Pools - $1,050.00 monthly — Exhibit 10
  - A-Quality Pool Service - $895.00 monthly — Exhibit 11

D. District Engineer – Tonja Stewart

E. District Counsel – Cari Webster

- ➢ Consideration for Approval – Paskert Divers Thompson – Outside Counsel Proposal (Yellowstone Dispute) — Exhibit 12

F. District Manager – David Wenck

G. District Chairperson – Vicki Shuster

5. Consent Agenda

A. Consideration for Acceptance – The Audited Financial Statements for the fiscal year ended September 30, 2025 — Exhibit 13

B. Consideration for Acceptance – The Unaudited September 2026 Financials — Exhibit 14

- ➢ Operation and Maintenance Expenditure Report for September 2026 — Exhibit 15

C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Public Hearing and Regular Meeting Held October 7, 2026 — Exhibit 16

D. Ratification of Proposals

- ➢ Fridge, Microwave, and Stand Order Summary - $364.39 — Exhibit 17
- ➢ New Tampa Fence – Aluminum Rail Flat Top - $3,153.10 — Exhibit 18
- ➢ New Tampa Fence – Aluminum Rail Flat Top - $1,150.08 — Exhibit 19
- ➢ Patio Furniture Repair – Resling Chaise Lounge - $705.00 — Exhibit 20

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