		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

Wednesday, December 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 **Wednesday, December 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 2027-03**, Designating Officers Exhibit 1
   B. Consideration for Approval – First Amendment to Aquatic Maintenance Agreement Exhibit 2
4. Staff Reports
   A. Blue Water Aquatics – Virgil Stoltz
      - Aquatics Report Exhibit 3
      - Pond Treatment Reports Exhibit 4
      - Midge Fly Treatment Reports Exhibit 5
   B. RedTree Landscape Systems – John Burkett, Matt Olson, Pete Lucadano
      - Landscape Maintenance Report Exhibit 6
      - Irrigation Inspection Report Exhibit 7

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

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 monthly Exhibit 11

D. District Engineer – Tonja Stewart

E. District Counsel – Cari Webster

F. District Manager – David Wenck

G. District Chairperson – Vicki Shuster

5. Consent Agenda
   A. Consideration for Acceptance – The Unaudited October 2026 Financials Exhibit 12
      - Operation and Maintenance Expenditure Report for October 2026 Exhibit 13

   B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Public Hearing and Regular Meeting Held November 2, 2026 Exhibit 14

   C. Ratification of Blue Water Aquatics – Bat Box Installation at Pond 200 Proposal - $709.64 Exhibit 15

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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