

**K – BAR RANCH III  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JULY 10, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

# **K-Bar Ranch III Community Development District**

## **Board of Supervisors**

Carlos de la Ossa, Chairman  
Nick Dister, Vice Chairperson  
Kyle Smith, Assistant Secretary  
Alberto Viera, Assistant Secretary  
Ryan Motko, Assistant Secretary

## **District Staff**

Jayna Cooper, District Manager  
Tucker Mackie, District Counsel  
Boyan Pargov, District Engineer

## **Regular Meeting Agenda**

Thursday, July 10, 2025, at 2:00 p.m.

---

The Regular Meeting of the **K-Bar Ranch III Community Development District** will be held on **July 10, 2025 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

**Meeting ID:** 263 935 216 491 **Passcode:** Sd7Lo6KB

**Dial-in by phone** +1 646-838-1601 **Pin:** 151 133 964#

## **REGULAR MEETING OF THE BOARD OF SUPERVISORS**

### **1. CALL TO ORDER/ROLL CALL**

### **2. PUBLIC COMMENTS**

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### **3. BUSINESS ITEMS**

**A.** Consideration of Resolution 2025-16; Re-Designation of Officers

**B.** Consideration of Straley Robin Vericker Engagement Letter

### **4. CONSENT AGENDA**

**A.** Approval of Minutes of the June 05, 2025, Regular Meeting

### **5. STAFF REPORTS**

**A.** District Counsel

**B.** District Engineer

**C.** District Manager

### **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

### **7. ADJOURNMENT**

**RESOLUTION 2025-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH III  
COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF  
THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, K-Bar Ranch III Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

**WHEREAS**, the Board now desires to re-designate certain Officers.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.**      Carlos de la Ossa is appointed Chairman.  
                     Nicholas Dister is appointed Vice Chairman.  
                     Angel Montagna is appointed Secretary.  
                     Leah Popelka is appointed Treasurer.  
                     Brian Lamb is appointed Assistant Secretary.  
                     Jayna Cooper is appointed Assistant Secretary.  
                     Albert Viera is appointed Assistant Secretary.  
                     Ryan Motko is appointed Assistant Secretary.  
                     Kyle Smith is appointed Assistant Secretary.

**Section 2.**      All prior designations which are inconsistent with the designations herein are forthwith rescinded.

**Section 2.**      This Resolution shall become effective upon adoption.

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF JULY 2025.**

**K-BAR RANCH III  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

# STRALEY ROBIN VERICKER

Attorneys At Law

1510 W. Cleveland Street  
Tampa, Florida 33606  
Tel: (813) 223-9400

Writer's Direct Dial: (813) 321-4107  
Writer's E-mail: [vbabbar@srvlegal.com](mailto:vbabbar@srvlegal.com)  
Website: [www.srvlegal.com](http://www.srvlegal.com)

June 20, 2025

*Via Email*

K-Bar Ranch III Community Development District  
[Brian.Lamb@inframark.com](mailto:Brian.Lamb@inframark.com)

**Re: Engagement as District Counsel for the K-Bar Ranch III  
Community Development District**

Dear Brian:

We appreciate the opportunity to serve as general counsel to the K-Bar Ranch III Community Development District (the "**District**") and intend for this letter to confirm our engagement pursuant to the District's Board of Supervisors approval at its July 2025 meeting.

In terms of legal fees for day-to-day matters professional services will be provided to the District on an hourly-rate basis, at the rates established from time to time by our firm. Hourly rates for assistants, paralegals, and attorneys with the firm currently range from \$100/hour to \$405/hour. The District also will be responsible for direct expenses incurred during the representation, such as filing fees, photocopying, and courier services.

We will provide the District with statements for professional fees and costs, if any, on a monthly basis. Payment will be due when the statement is rendered. We encourage the Board of Supervisors and the District Manager to carefully review the statements each month and call us if there are any questions.

At the conclusion of this matter, we will retain your legal files for a period of one year after we close our file. At the expiration of the one-year period, we will destroy these files unless you notify us in writing that you wish to take possession of them. We reserve the right to charge administrative fees and costs associated with researching, retrieving, copying and delivering such files.

Please coordinate the District's execution and return of a copy of this letter for our files. We look forward to working with the District, you, and the District's staff and vendors. If there are any questions concerning any aspect of this letter, please be sure to let me know.

Sincerely,



Vivek K. Babbar  
*Board Certified in City, County,  
and Local Government Law*

Agreed to and approved by the

**K-Bar Ranch III  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair of the Board of Supervisors

**MINUTES OF MEETING  
K-BAR RANCH III  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of K-Bar Ranch III Community Development District was held on Thursday, June 5, 2025, at 2:00 pm at the offices of Inframark, which are located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson ( <i>via phone</i> )
Ryan Motko	Assistant Secretary
Alberto Viera	Assistant Secretary
Kyle Smith	Assistant Secretary

Also present were:

Brian Lamb	District Manager
Michael Perez	District Manager
Boyan Pargov	District Engineer
Tucker Mackie	District Counsel

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

Mr. Perez called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS** **Public Comments**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS** **Business Items**

**A. Consideration of Resolution 2025-15; Approving Proposed Budget and Setting Public Hearing**

Mr. Perez, discussed budgeting items and advised the Board, that for this budget, Management has worked directly with Mr. de la Ossa, Project Managers, District staff, and vendors, to set an accurate O&M amount for the fiscal year of \$787,343.

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2025-15; Approving Proposed Budget including the O&M budget high mark at \$787,343 and Setting Public Hearing for Thursday August 7, 2025 at 2:00 pm at the offices of Inframark, which are located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607, as discussed was adopted. 5-0

**FOURTH ORDER OF BUSINESS** **Consent Agenda**

**A. Approval of Minutes of May 1, 2025, Regular Meeting**

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, the Consent Agenda, was approved. 5-0

**FIFTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel**

Mr. Mackie informed the Board and Mr. Perez how the 1<sup>st</sup> time assessments can be levied.

**B. District Engineer**

**C. District Manager**

There being no reports, the next item followed.

**SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS** **Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, meeting adjourned at 2:04 pm. 5-0

\_\_\_\_\_  
Michael Perez  
District Manager

\_\_\_\_\_  
Carlos de la Ossa  
Chairperson