

**Board of Supervisors:**

Vicki Shuster - Chairperson  
Frank Morales - Vice Chairperson  
John Bowersox - Assistant Secretary  
Edmund Radigan - Assistant Secretary  
Cynthia Gustavel - Assistant Secretary

**District Staff:**

Heather Dilley - District Manager  
Michael Sakellarides - Operations Director  
Wes Hughes - District Field Manager  
Vivek Babbar - District Counsel  
Tonja Stewart - District Engineer

# K Bar Ranch Community Development District

## Regular Meeting Agenda

Wednesday, May 1, 2024 at 6:00 P.M.

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

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 283 184 3050

Passcode: 54321

Dear Supervisors:

A meeting of the Board of Supervisors of the K Bar Ranch Community Development District is scheduled for **Wednesday, May 1, 2024, 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
    - Aquatics Report Exhibit 1
    - Pond Treatment Reports Exhibit 2
  - B. Yellowstone Landscaping
    - Landscaping Report Exhibit 3
    - Consideration of the Summer Annuals Proposal - \$1,312.50 Exhibit 4
      - Summer Flower Guide Exhibit 5
  - C. Breeze Field Staff
    - Field Report Exhibit 6
    - Discussion on Outstanding Community Improvements
    - Cooper Pools – Pool Service Report for April 2024 Exhibit 7
    - Consideration of Proposals
      - DC Integrations – Access System Management - \$350.00 monthly Exhibit 8
      - DC Integrations – CCTV Management - \$250.00 monthly Exhibit 9
      - Illuminations Holiday Lighting – Holiday Lighting and Decoration - \$32,420.00 Exhibit 10
        - Track Lighting Pricing Matrix Exhibit 11
  - D. District Engineer

**District Office:**

BreezeHome  
1540 International Parkway  
Suite 2000, Lake Mary, FL 32746

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- E. District Counsel
- F. District Manager
  - Discussion on Kbar Ranch CDD Website
- G. District Chairperson
  - Discussion on Off-duty Patrols
- H. District Supervisors

**4. Consent Agenda**

- A. Consideration for Acceptance – The Unaudited March 2024 Financials Exhibit 12
  - March 2024 Variance Report Exhibit 13
  - Operation & Maintenance Report from March 1, 2024 through March 31, 2024 Exhibit 14
- B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held April 3, 2024 Exhibit 15
- C. Ratification of Proposals
  - Yellowstone – Irrigation Repair - \$1,133.58 Exhibit 16
  - Illuminations – Stone Creek Entrance Light Repair - \$175.00 Exhibit 17
  - Illuminations – Laurel Vista Light Repair - \$395.00 Exhibit 18
  - The Pool Works – Crack Repair in Pool Shell Change Order - \$400.00 Exhibit 19
  - Sign Solutions – “No Trespassing” Sign - \$637.50 Exhibit 20

**5. Supervisors Requests**

**6. Presentation of the *DRAFT PRELIMINARY* Proposed Budget FY 2024-2025**

- A. Preliminary Proposed Budget FY 2024-2025 Exhibit 21
- B. Presentation of Preliminary Proposed Budget FY 2024-2025 Exhibit 22

**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,

Heather Dilley  
District Manager

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