

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
 - 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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located at 10820 Mistflower Lane
Tampa, FL 33647

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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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