

K Bar Ranch Community Development District

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 - District Field Manager
Wes Hughes - District Field Manager
Michael Broadus - District Counsel
Tonja Stewart - District Engineer

Regular Meeting Agenda

Wednesday, October 4, 2023 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, October 4, 2023, 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 conducted September, 2023 Exhibit 1
 - Pond Treatment Reports conducted September, 2023 Exhibit 2
 - Midge Fly Report conducted September, 2023 Exhibit 3
 - B. Yellowstone Landscaping
 - Landscaping Report conducted September, 2023 Exhibit 4
 - C. Breeze Field Staff
 - Breeze Field Staff Report conducted September, 2023 Exhibit 5
 - Consideration of Proposals
 - Florida Brother's Maintenance & Repair – Paver Repair - \$250.00 Exhibit 6
 - Breeze – Paver Repair - \$310.00 Exhibit 7
 - Pest Control Proposals
 - Turner Pest Control – Monthly Pest Control - \$148.00 per month Exhibit 8
 - NaturZone – Monthly Pest Control - \$80.00 per month Exhibit 9
 - HomeTeam – Monthly Pest Control – average \$103.00 per month Exhibit 10

- D. District Engineer
- E. District Counsel
 - Discussion on CDD Website Community Link
- F. District Manager
 - Introduction of New Onsite Manager Exhibit 11
 - Review of JCS Security Service – Security Proposal (Roving) Exhibit 12
- G. District Chairperson
- H. District Supervisors
- 4. Business Items
 - A. Consideration for Adoption of **Resolution 2024-01**, Designation of Officers Exhibit 13
 - B. Consideration for Adoption of **Resolution 2024-02**, Authorizing Disbursement of Funds Exhibit 14
- 5. Consent Agenda
 - A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held September 6, 2023 Exhibit 15
 - B. Ratification of Contracts
 - Cooper Pools – Pool Maintenance Service Agreement Exhibit 16
 - Andreasen Design – Hardscape and Landscape Construction Plans Agreement Exhibit 17
 - C. Ratification of Proposals
 - Yellowstone – Hunter Decoder Wire Path Replacement - \$2,973.61 Exhibit 18
- 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 815-565-4663.

Sincerely,

Heather Dilley
District Manager

District Office:

BreezeHome
1540 International Parkway
Suite 2000, Lake Mary, FL 32745

Meeting Location:

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