

**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, April 3, 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, April 3, 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
    - Midge Fly Report Exhibit 3
  - B. Yellowstone Landscaping
  - C. Breeze Field Staff
    - Field Report Exhibit 4
    - Consideration of Florida Brother's Maintenance & Repair – New Light and Power Sensor Installation Proposal - \$775.00 Exhibit 5
  - D. District Engineer
  - E. District Counsel
  - F. District Manager
    - Presentation by Tampa Police
  - G. District Chairperson
  - H. District Supervisors

**District Office:**

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

**Meeting Location:**

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

**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

**4. Business Items****5. Consent Agenda**

- A. Consideration for Acceptance – The Unaudited February 2024 Financials Exhibit 6
  - February 2024 Variance Report Exhibit 7
- B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Exhibit 8  
Regular Meeting Held March 6, 2024

**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,

Heather Dilley  
District Manager

**District Office:**

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

**Meeting Location:**

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