



Rizzetta & Company

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

---

**Board of Supervisors  
Meeting  
April 19, 2021**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

**[www.kbarranchllcdd.org](http://www.kbarranchllcdd.org)**

## **K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**

M/I Homes of Tampa, LLC 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634

<b>Board of Supervisors</b>	Betty Valenti Chloe Firebaugh Steven Umansky Lee Thompson Vacant	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andy Cohen	Persson Cohen & Mooney, PA
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting Services

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL**  
**33544**

[WWW.KBARRANCHIICDD.ORG](http://WWW.KBARRANCHIICDD.ORG)

---

**Board of Supervisors**  
**K-Bar Ranch II Community**  
**Development District**

April 12, 2021

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Monday, April 19, 2021 at 9:30 a.m.** to be held at M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33624. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on February 15, 2021 ..... Tab 1
  - B. Consideration of Minutes of the Board of Supervisors' Continued Meeting held on February 24, 2021 ..... Tab 2
  - C. Consideration of Operation and Maintenance Expenditures for February and March 2021 ..... Tab 3
- 4. STAFF REPORTS**
  - A. Clubhouse Manager
    - i. Presentation of Clubhouse Report ..... Tab 4
    - ii. Discussion of Events held at the Clubhouse
  - B. Field Services Report..... Tab 5
    - i. Yellowstone Landscape Report
    - ii. Consideration of Plant Replacement Proposal
  - C. District Counsel
  - D. District Engineer
  - E. District Manager
- 5. BUSINESS ITEMS**
  - A. Consideration of First Addendum to Amenity Services Contract..... Tab 6
  - B. Discussion of HOA Cost Share Agreement for Second Addendum to Professional Amenity Services Agreement ..... Tab 7
  - C. Consideration of Landscape Proposals..... Tab 8
  - D. Consideration of Bluewater Aquatics Contract Addendum Proposal ..... Tab 9
  - E. Consideration of Resolution 2021-04; Re-Designating Assistant Secretaries ..... Tab 10
  - F. Consideration of Suncoast Rust Proposal for Well Water Treatment Equipment..... Tab 11
  - G. Discussion of Amenity Center Warranty..... Tab 12
  - H. Ratification of Inspection Report ..... Tab 13

**6. SUPERVISOR REQUESTS**  
**7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,  
***Lynn Hayes***  
District Manager

Cc: Andy Cohen, Persson Cohen & Mooney, P.A.  
Betty Valenti, Chairman

## **Tab 1**

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Monday, February 15, 2021 at 9:32 a.m.** at the offices of M/I Homes, 4343 Anchor Plaza Parkway, Suite 200, Tampa FL 33634.

Present and constituting a quorum were:

Betty Valenti	<b>Board Supervisor, Chairman</b>
Chloe Firebaugh	<b>Board Supervisor, Vice Chairman</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
Steve Umansky	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andrew Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney</b>
Kelly Klukowski	<b>Amenity Services Asst. Manager, RASI</b>
Jason Liggett	<b>Field Services Mgr., Rizzetta &amp; Company, Inc.</b>
Susan Cali	<b>Clubhouse Manager</b>
Jamie Stephens	<b>Representative, Yellowstone Landscape</b>

Audience	<b>Present</b>
----------	----------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hayes called the meeting to order, conducted roll call and verified that a quorum was present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

An audience member commented about the lack of signage on Kinnan street at the turn onto K-Bar Parkway.

An audience member commented about landscaping in Hawk Valley.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Meeting held on  
January 18, 2021**

Mr. Hayes presented the minutes of the Board of Supervisors' meeting held on January 18, 2021. The Board made minor changes to the minutes.

On a Motion by Ms. Firebaugh, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 18, 2021, as amended, for K-Bar Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for October  
and December 2020 & January 2021**

Mr. Hayes presented the Operation and Maintenance Expenditures for December 2020 and January 2021.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors ratified the payment of the invoices in the Operation and Maintenance Expenditures reports for December 2020 (\$98,806.94,) and January 2021 (\$104,101.32) for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Clubhouse Manager**

Ms. Cali presented the Clubhouse Report to the Board. The Board does not want to move forward with adding an additional Tennis Coach at this time.

**B. Field Services Report**

Mr. Liggett presented his field services report to the Board and Mr. Stephens of Yellowstone Landscape responded to items/issues in the field services report.

**C. District Counsel**

No report. Mr. Cohen reviewed the E-Verify Memorandum with the Board.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved the E-Verify Memorandum of Understanding, for K-Bar Ranch II Community Development District.

**D. District Engineer**

Not present.

**E. District Manager**

Mr. Hayes reminded the Board that the next meeting was scheduled for March 15, 2021 at 9:30 a.m. at the M/I Homes Offices.

Mr. Hayes asked the Board to consider any major projects that need to be considered for the Fiscal Year 2021-2022 budget and bring those to the March 15, 2021 meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of M/I Conveyance Documents**

Mr. Cohen reviewed the conveyance documents with the Board. These will be finalized and approved at a continued meeting on February 24, 2021 at 2:00 p.m. at M/I Homes, located at 4343 Anchor Plaza Parkway Site 200, Tampa, FL 33634.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Square Up Terminal Proposal**

Mr. Cohen explained that the District can charge the fee to use Square-Up in cost to the residents purchasing key fobs, etc.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Square Up Terminal proposal with the ability to include square fees in cost of purchases by the residents, for K-Bar Ranch II Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Sundrift Entry Annuals Proposal**

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Yellowstone proposal for the Sundrift entry annuals, for K-Bar Ranch II Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Addendums to Amenity Services Contract**

Ms. Klukowski reviewed the addendums with the Board. The Board tabled this to the next meeting.

**TEINTH ORDER OF BUSINESS**

**Consideration of Tennis Court Lighting Proposals**

The Board requested the District Manager and District Engineer provided additional information to the Board.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Electrical Proposal  
for Monuments**

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Brandon Electric proposal in the amount of \$1,585.83 for monument lighting repairs, for K-Bar Ranch II Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Presentation of Reserve Study**

The Board reviewed the Reserve Study report and it was requested that Mr. Hayes have Florida Reserve Study and Appraisal, Inc., remove visitor access kiosk from the reserve study.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Gate Maintenance  
and Security Camera Proposals**

The Board took no formal action on this item. They did request to review the Securiteam contract and bring back a revised proposal for select communities.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**FIFTEENTH ORDER OF BUSINESS**

**Continuance**

Mr. Hayes stated that if there was no further business to come before the Board then a motion to continue the meeting would be in order.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors continued the meeting at 11:05 a.m. to February 24, 2021 at 2:00 p.m. at the offices of M/I Homes, 4343 Anchor Plaza Parkway, Suite 200, Tampa FL 33634, for K-Bar Ranch II Community Development District.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## **Tab 2**

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT

The continued meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Wednesday, February 24, 2021 at 2:01 p.m.** at the offices of M/I Homes, 4343 Anchor Plaza Parkway, Suite 200, Tampa FL 33634.

Present and constituting a quorum were:

Betty Valenti	Board Supervisor, Chairman
Chloe Firebaugh	Board Supervisor, Vice Chairman
Lee Thompson	Board Supervisor, Assistant Secretary
Steve Umansky	Board Supervisor, Assistant Secretary

Also present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Debby Wallace	District Manager, Rizzetta & Company, Inc.
Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Andrew Cohen	District Counsel, Persson, Cohen & Mooney (via conference call)
Tonja Stewart	District Engineer, Stantec (via conference call)

Audience	None
----------	------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order, conducted roll call and verified that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

No audience members were present.

**THIRD ORDER OF BUSINESS**

**Consideration of M/I Homes  
Conveyance Documents**

Mr. Cohen reviewed the M/I Homes Conveyance Documents with the Board.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors accepted the property conveyance documents and authorized the Chairman to execute between M/I Homes and K-Bar Ranch II Community Development District, for K-Bar Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Gate Maintenance  
Proposal**

The Board reviewed the Securiteam gate proposal for quarterly 4 gate and systems maintenance and entry amenity security systems maintenance for communities of Winsome Manor, Briarbrook, Hawk Valley and Redwood Point.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors declined the Securiteam Gate Maintenance and Security Camera proposal, for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of First Addendum to  
Amenity Services Contract**

This item was tabled to the next CDD meeting.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Firebaugh stated she will not be at the March 15, 2021 CDD meeting.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Hayes stated that if there was no further business to come before the Board then a motion to adjourn the meeting would be in order.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 2:16 p.m., for K-Bar Ranch II Community Development District.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## **Tab 3**

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## **Operations and Maintenance Expenditures February 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2021 through February 28, 2021. This does not include expenditures previously approved by the Board.

The total items being presented **\$48,374.47**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Blue Water Aquatics, Inc.	001664	27237	Aquatic Service - Pond Treatment 01/21	\$ 1,460.00
Bright House Networks	0001655	076584502012021	10711 Mistflower Lane 01/21	\$ 134.97
Bright House Networks	0001655	076593901012021	10541 K-Bar Ranch Parkway 02/21	\$ 134.97
Bright House Networks	001677	076594101021321	10339 K-Bar Ranch Parkway 02/21	\$ 134.97
Bright House Networks	001661	080985202013021	10340 K-Bar Ranch Parkway 01/21	\$ 134.97
Bright House Networks	0001655	085934601012221	10820 Mistflower Lane - Amenity Center 02/21	\$ 239.95
Bright House Networks	0001655	085978601012321	19292 Mossy Pine Dr 02/21	\$ 149.98
Bright House Networks	001669	087769701020221	10528 Mistflower Lane 02/21	\$ 124.98
City of Tampa Utilities	001672	2282015 01/21	10352 K Bar Ranch Pkwy - Account #2282015 01/21	\$ 3.30
Florida Dept of Revenue	001662	39-8017923158-4 01/21	Sales and Use Tax 01/21	\$ 40.11
Florida Reserve Study and Appraisal, Inc.	001665	02072021	Reserve Study 02/21	\$ 4,000.00
GEC Services LLC	001673	RC000197383	Janitorial Services 02/21	\$ 1,363.95

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Horner Environmental Professionals, Inc.	001658	217134	Aquatic Maintenance - Parcels A,C,K,L,M 12/20	\$ 430.78
K-Bar Ranch II CDD	CD017	CD017	Debit Card Replenishment	\$ 528.51
Lee R. Thompson	001676	LT021521	Board of Supervisors Meeting 02/15/21	\$ 224.03
PC Consultants	001659	107330	Domain & Office 365 Renewal 02/21	\$ 210.00
Persson, Cohen & Mooney, P.A.	001666	155	Legal Services 01/21	\$ 3,123.50
Proteus Pools	0001650	KBARII0013	Pool Service 01/21	\$ 1,870.75
Proteus Pools	001674	kbarII009-1	Pool Service 10/20	\$ 1,870.75
Rizzetta & Company, Inc.	0001651	INV0000055972	District Management Fees 02/21	\$ 4,738.25
Rizzetta Amenity Services, Inc.	0001652	INV0000000008463	Amenity Management Services 01/21	\$ 2,684.18
Rizzetta Amenity Services, Inc.	001667	INV0000000008491	Amenity Management Services 02/21	\$ 3,692.11
Rizzetta Amenity Services, Inc.	001667	INV0000000008541	Out of Pocket Expense 01/21	\$ 77.54
Rizzetta Technology Services, LLC	0001653	INV0000006770	Website Hosting Services 02/21	\$ 100.00

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam Inc.	001660	10676011221	Service Call 01/21	\$ 496.50
Securiteam Inc.	001675	10739020421	Access Card System (Doorking) - Parcel C 02/21	\$ 4,306.00
Securiteam Inc.	001668	13802	Gate Video Monitoring Services - Amenity 02/21	\$ 960.00
Securiteam Inc.	001668	13803	Gate Video Monitoring Services - Briarbrook 02/21	\$ 1,310.00
Securiteam Inc.	001668	13804	Gate Video Monitoring Services - Hawk Valley 02/21	\$ 860.00
Securiteam Inc.	001668	13805	Gate Video Monitoring Services - Mossy Pine 02/21	\$ 1,050.00
Securiteam Inc.	001660	13806	Gate Video Monitoring Services - Redwood Point 02/21	\$ 1,120.00
Securiteam Inc.	001668	13807	Gate Video Monitoring Services - Parcel J 02/21	\$ 1,080.00
Securiteam Inc.	001668	13808	Gate Video Monitoring Services - Winsome Manor 02/21	\$ 1,010.00
Site Masters of Florida, LLC	0001654	012521-5	Install Cast Iron Cover - KBar Ranch Pkwy 01/21	\$ 350.00
Stantec Consulting Services Inc.	001670	1752158	District Engineer Services 01/21	\$ 1,467.50
TECO	0001656	211019281875 01/21	10820 Mistflower Lane, Amenity 01/21	\$ 1,214.07

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	0001656	211019281917 01/21	10797 Mistflower Lane, Lift Station 01/21	\$ 40.71
TECO	0001656	211019923880 01/21	10820 Mistflower Lane, Sign/Gate 01/21	\$ 25.52
TECO	0001656	211020399740 01/21	10821 Mistflower Lane, Entry Light/Gate 01/21	\$ 30.62
TECO	0001656	221005629565 01/21	19294 Mossy Pine Drive - Well 01/21	\$ 59.96
TECO	0001656	221007993977 01/21	Parcel N - Street Lights 01/21	\$ 1,273.96
TECO	001678	Summary 01/21	TECO Electric Summary 01/21	\$ 3,326.85
Waste Management Inc, of Florida	001671	9716954-2206-5	Waste Management Clubhouse 02/21	\$ 214.20
Yellowstone Landscape	0001657	TM 186370	Cut Curb - Drain Annual Beds 01/21	\$ 354.90
Yellowstone Landscape	0001657	TM 187528	Replace Annuals - Sundrift Entrance 01/21	<u>\$ 351.13</u>
<b>Report Total</b>				<b><u>\$ 48,374.47</u></b>

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## **Operations and Maintenance Expenditures March 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2021 through March 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented **\$116,404.13**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Believe Plumbing Inc.	001679	4444	Plumbing Repair 02/21	\$ 125.00
Blue Water Aquatics, Inc.	001698	27383	Aquatic Service - Pond Treatment 03/21	\$ 1,460.00
Brandon Electric	001689	11045	Service Call - Troubleshoot Monument Lights 12/20	\$ 509.85
Brandon Electric	001699	11627	Service Call - Electrical Repairs at Entrances 03/21	\$ 1,585.83
Bright House Networks	20210331076584502022021		10711 Mistflower Lane 03/21	\$ 134.97
Bright House Networks	20210331076593901022021		10541 K-Bar Ranch Parkway 03/21	\$ 134.97
Bright House Networks	20210331076594101031321		10339 K-Bar Ranch Parkway 03/21	\$ 134.97
Bright House Networks	20210331080985202030221		10340 K-Bar Ranch Parkway 03/21	\$ 134.97
Bright House Networks	20210331085934601022221		10820 Mistflower Lane - Amenity Center 03/21	\$ 269.95
Bright House Networks	20210331085978601022321		19292 Mossy Pine Dr 03/21	\$ 149.98
Bright House Networks	001692	089483501021121	10821 Mistflower Ln Gate 02/21	\$ 131.93
Bright House Networks	20210331089483501031121		10821 Mistflower Lane - Gate Entrance 03/21	\$ 136.95

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Tampa Utilities	001700	2282015 02/21	10352 K Bar Ranch Pkwy - Account #2282015 02/21	\$ 6.14
Florida Dept of Revenue	001694	39-8017923158-4 02/21	Sales and Use Tax 02/21	\$ 45.71
GEC Services LLC	001702	Inv-7261	Janitorial Services 03/21	\$ 1,363.95
Horner Environmental Professionals, Inc.	001690	217202	Aquatic Maintenance - Parcels A,C,K,L,M 01/21	\$ 430.78
Jayman Enterprises, LLC	001680	1455	Remove Rust - Entrance Monuments & Gate 02/21	\$ 85.00
Jayman Enterprises, LLC	001701	1482	Pressure Wash Entrance - Briarbrook 03/21	\$ 495.00
JoAnn's of Tampa	001696	20328	Relocate Street Sign - 19361 Hawk Valley Dr. 12/20	\$ 350.00
K-Bar Ranch II CDD	CD018	CD018	Debit Card Replenishment	\$ 722.71
Lee R. Thompson	001687	LT022421	Board of Supervisors Meeting (Continued) 02/24/21	\$ 224.03
Mo'zArts Artistic Designs, Inc	001705	21-5621	Repairing Barrier Gate 03/21	\$ 450.00
Persson, Cohen & Mooney, P.A.	001691	347	Legal Services 02/21	\$ 2,664.75
Proteus Pools	001681	kbariioo13	Pool Service 02/21	\$ 1,870.75

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Proteus Pools	001706	kbarlloo15	Pool Service 03/21	\$ 1,870.75
Rizzetta & Company, Inc.	001682	INV0000056940	District Management Fees 03/21	\$ 4,738.25
Rizzetta Amenity Services, Inc.	001683	INV0000000008569	Amenity Management Services 02/21	\$ 2,879.87
Rizzetta Amenity Services, Inc.	001695	INV0000000008597	Amenity Management Services 03/21	\$ 3,735.80
Rizzetta Amenity Services, Inc.	001695	INV0000000008621	Out of Pocket Expense 02/21	\$ 84.72
Rizzetta Amenity Services, Inc.	001707	INV0000000008651	Amenity Management Services 03/21	\$ 2,849.28
Rizzetta Technology Services, LLC	001684	INV0000006869	Website Hosting Services 03/21	\$ 100.00
Securiteam Inc.	001685	13877	Gate Video Monitoring Services - Amenity 03/21	\$ 960.00
Securiteam Inc.	001685	13878	Gate Video Monitoring Services - Briarbrook 03/21	\$ 1,310.00
Securiteam Inc.	001685	13879	Gate Video Monitoring Services - Hawk Valley 03/21	\$ 860.00
Securiteam Inc.	001685	13880	Gate Video Monitoring Services - Mossy Pine 03/21	\$ 1,050.00
Securiteam Inc.	001685	13881	Gate Video Monitoring Services - Redwood Point 03/21	\$ 1,120.00

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam Inc.	001685	13882	Gate Video Monitoring Services - Parcel J 03/21	\$ 1,080.00
Securiteam Inc.	001685	13883	Gate Video Monitoring Services - Winsome Manor 03/21	\$ 1,010.00
Stantec Consulting Services Inc.	001703	1764261	District Engineer Services 02/21	\$ 950.00
TECO	001686	211019281875 02/21	10820 Mistflower Lane, Amenity 02/21	\$ 1,177.90
TECO	001708	211019281875 03/21	10820 Mistflower Lane, Amenity 03/21	\$ 259.74
TECO	001686	211019281917 02/21	10797 Mistflower Lane, Lift Station 02/21	\$ 36.73
TECO	001708	211019281917 03/21	10797 Mistflower Lane, Lift Station 03/21	\$ 43.52
TECO	001686	211019923880 02/21	10820 Mistflower Lane, Sign/Gate 02/21	\$ 39.52
TECO	001708	211019923880 03/21	10820 Mistflower Lane, Sign/Gate 03/21	\$ 22.54
TECO	001686	211020399740 02/21	10821 Mistflower Lane, Entry Light/Gate 02/21	\$ 37.08
TECO	001708	211020399740 03/21	10821 Mistflower Lane, Entry Light/Gate 03/21	\$ 31.28
TECO	001686	221005629565 02/21	19294 Mossy Pine Drive - Well 02/21	\$ 124.88

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	001708	221005629565 03/21	19294 Mossy Pine Drive - Well 03/21	\$ 130.01
TECO	001686	221007993977 02/21	Parcel N - Street Lights 02/21	\$ 1,223.98
TECO	001708	221007993977 03/21	Parcel N - Street Lights 03/21	\$ 674.39
TECO	001697	Summary 02/21	TECO Electric Summary 02/21	\$ 8,016.96
Waste Management Inc, of Florida	001693	9724376-2206-1	Waste Management Clubhouse 03/21	\$ 214.20
Yellowstone Landscape	001688	TM 190667	Irrigation Repairs 02/21	\$ 81.68
Yellowstone Landscape	001688	TM 194385A	Landscape Maintenance 02/21	\$ 30,795.03
Yellowstone Landscape	001704	TM 198422	Landscape Maintenance 03/21	\$ 34,359.53
Yellowstone Landscape	001704	TM 202515	Irrigation Repairs 03/21	\$ 118.30
Young Inspections Inc	001709	032621BP4	Inspection - Amenity Center & Pool Cabana 03/21	<u>\$ 800.00</u>
<b>Report Total</b>				<b><u>\$ 116,404.13</u></b>

## Tab 4

# K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

10820 Mistflower Lane  
Tampa, FL 33647  
Phone 813-388-9646  
manager@kbarll.com

## Clubhouse Manager Report March 2021 for April Meeting

### Operations and Maintenance Report

#### Amenities Center

- Continue Covid Cleaning protocols
- Inventory amenity warranty items
- Spot treat ants in playground and pool area
- Secure tennis shade, replace broken zipties
- Electrician finished community monument light repairs
- Door vendor tightened clubhouse loose door handles
- Coordinating community club volunteers
- Coordinating event volunteers
- Ordered office furniture

#### Ponds

- Aquatics regular service.

#### Landscaping

- Filled in washout area across from Hawk Valley on K-Bar Pkwy
- Cleaned up pond in Briarbrook per resident request

#### Gates.

- Vendor replaced Winsome Manor barrier arm damaged by Amazon Prime delivery truck. Received reimbursement from Amazon insurance company.

#### Events/Activities

- Every Wednesday Free Coffee Day
- Mar 5<sup>th</sup> Storytime
- Mar 28<sup>th</sup> Bunny Trail Event
- Mar 28<sup>th</sup> Festival of Colors Sidewalk Chalk Art

#### Resident Requests

- Residents asking to rent outdoor pool pavilion for private parties
- Residents requesting to rent indoor event rooms for parties
- Residents asking for BBQ grills and picnic tables
- Residents asking for picnic tables in playground area

## **Tab 5**

# K BAR RANCH II

---

## FIELD INSPECTION REPORT



April 1, 2021  
Rizzetta & Company  
Jason Liggett-Field Services Manager



Rizzetta & Company  
Professionals in Community Management

# Summary, Recent and Upcoming Events, Hawk Valley, Redwood Pt.

## General Updates, Recent & Upcoming Maintenance Events

- Continue to improve vigor in Saint Augustine on ROW

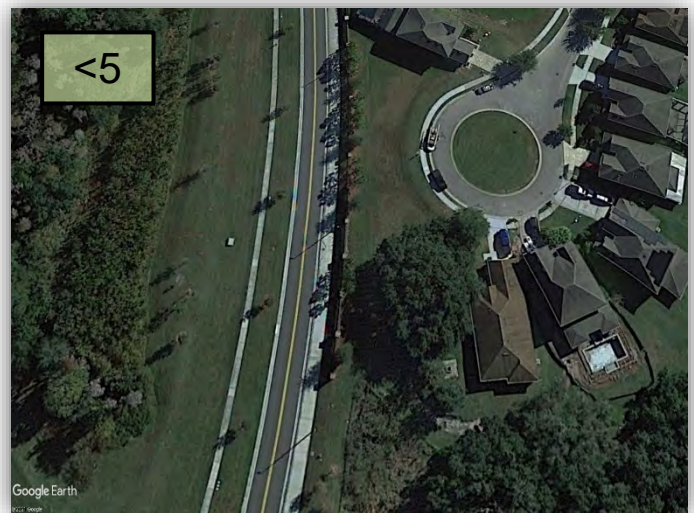
The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Purple** is installation contractor. **Orange** indicate tasks to be completed by Staff and **Bold, underlined black** indicates updates or questions for the BOS.

1. Treat the Jasmine on the Outbound side of Kbar Ranch Parkway Entrance.(Pic 1)



2. Limb up low hanging oak trees on the ROW of Kbar Ranch Parkway. As well as remove sucker growth.
3. Treat the gutter and Crack weeds at Redwood Point Entrance.
4. Throughout the entrances provide a proposal to replace the Asparagus Fern that is not doing well.
5. On the inbound side of Kbar Ranch Parkway treat Jasmine beds along the fencing in front of the Podocarpus hedge. (Pic 5>)
6. Lift oak tree on the Inbound side of Kbar Ranch Parkway, right before Paddock View.

7. Treat crack weeds in the pavers and curbing at the Entrance to Paddock View drive.
8. Improve the turf weed control in the Saint Augustine on Paddock View Drive.
9. Continue to improve the Loropetalum on the outbound side of Paddock View Drive. We might get help by doing a cutback and fertilizing.
10. Treat the Crack and Crevice weeds at the entry to Briar Brook.
11. Along the ROW of Paddock View Drive continue to treat the Crack and crevice weeds.



# Redwood Point, Wild Tamarind, Laurel Vista

12. Treat Bed weeds as you enter the Old Spanish community at the lift station.
13. In the Spanish moss community, we have a few ponds that are in need to treatment see below map of the ponds we located.(Pic 13)



# K BAR RANCH II

---

## FIELD INSPECTION REPORT



April 1, 2021  
Rizzetta & Company  
Jason Liggett-Field Services Manager




Rizzetta & Company  
Professionals in Community Management

# Summary, Recent and Upcoming Events, Hawk Valley, Redwood Pt.





## General Updates, Recent & Upcoming Maintenance Events


- Continue to improve vigor in Saint Augustine on ROW


The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Purple** is installation contractor. **Orange** indicate tasks to be completed by Staff and **Bold, underlined black** indicates updates or questions for the BOS.


1. Treat the Jasmine on the Outbound side of Kbar Ranch Parkway Entrance.(Pic 1) 




2. Limb up low hanging oak trees on the ROW of Kbar Ranch Parkway. As well as remove sucker growth. 
3. Treat the gutter and Crack weeds at Redwood Point Entrance.
4. Throughout the entrances provide a proposal to replace the Asparagus Fern that is not doing well. 
5. On the inbound side of Kbar Ranch Parkway treat Jasmine beds along the fencing in front of the Podocarpus hedge. (Pic 5>) 
6. Lift oak tree on the Inbound side of Kbar Ranch Parkway, right before Paddock View. 

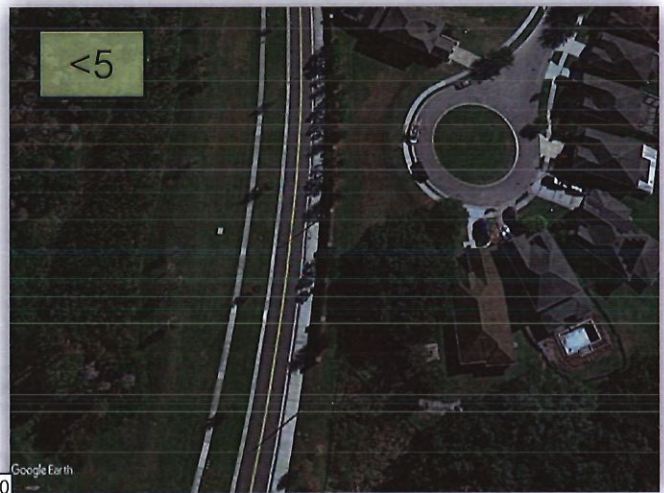
7. Treat crack weeds in the pavers and curbing at the Entrance to Paddock View drive. 

8. Improve the turf weed control in the Saint Augustine on Paddock View Drive. 


9. Continue to improve the Loropetalum on the outbound side of Paddock View Drive. We might get help by doing a cutback and fertilizing. 


10. Treat the Crack and Crevice weeds at the entry to Briar Brook. 

11. Along the ROW of Paddock View Drive continue to treat the Crack and crevice weeds. 



## Redwood Point, Wild Tamarind, Laurel Vista

12. Treat Bed weeds as you enter the Old Spanish community at the lift station.  1

13. In the Spanish moss community, we have a few ponds that are in need of treatment see below map of the ponds we located. (Pic 13)  2



# Summary of Comments on Slide 1

---

Page: 2

---

Number: 1 Author: jstephens Subject: Sticky Note Date: 4/13/2021 8:44:29 AM

All sidewalks and paved areas were sprayed 4-6-21. we will continue to treat as the construction crews are filling their water trucks daily and there is always standing water

Number: 2 Author: jstephens Subject: Sticky Note Date: 4/13/2021 8:37:55 AM

This has been treated as of 4-8-21.

Number: 3 Author: jstephens Subject: Sticky Note Date: 4/13/2021 8:44:52 AM

this was treated 4-6-21

Number: 4 Author: jstephens Subject: Sticky Note Date: 4/13/2021 8:45:48 AM

These plants were cut back on 4-6-21 and have been fertilized 4-8-21

Number: 5 Author: jstephens Subject: Sticky Note Date: 4/13/2021 8:46:14 AM

treated 4-6-21

Number: 6 Author: jstephens Subject: Sticky Note Date: 4/13/2021 8:46:38 AM

Treated 4-7-21

Number: 7 Author: jstephens Subject: Sticky Note Date: 4/13/2021 8:39:05 AM

we have started this trimming as of 4-7-21

Number: 8 Author: jstephens Subject: Sticky Note Date: 4/13/2021 8:40:49 AM

I will submit a proposal to change out the plantings.


Number: 9 Author: jstephens Subject: Sticky Note Date: 4/13/2021 8:41:23 AM

Treated 4-8-21


Number: 10 Author: jstephens Subject: Sticky Note Date: 4/13/2021 8:42:21 AM

This is on the crews weekly punch list will be trimmed by 4-15-21

---

 Number: 1 Author: jstephens Subject: Sticky Note Date: 4/13/2021 8:47:18 AM  
completed 4-7-21

---

 Number: 2 Author: jstephens Subject: Sticky Note Date: 4/13/2021 8:51:23 AM

---

I had the crew remove these ponds and string trim to the high water mark. we have cleaned up what is ours and will let the no mow zone fill in to the suggested size.





Jamie Stephens  
Yellowstone Landscape

# K-BAR-2 APRIL REPORT

---

Monday, April 12, 2021

Prepared For K-Bar-2.

14 Issues Identified



### **OBSERVATION 1**

Assigned To Community

Down tree after the storm on Sunday 4-11-21 , I will send a proposal to replant and stake up the tree.



### **OBSERVATION 2**

Assigned To Community

Possible irrigation damage were the tree went down it will be addressed ASAP.



### **OBSERVATION 3**

Assigned To Mistflower

The turf on mistflower is responding well , we treated for turf weeds as well as applied another round of fertilizer on 4-8-21



### **OBSERVATION 4**

Assigned To Annuals

The marigolds are doing great around the community



### **OBSERVATION 5**

Assigned To Amenity Center

The Bermuda turf in side of the amenity center has also been fertilized and treated for turf weeds 4-8-21 and is responding well



### **OBSERVATION 6**

Assigned To Amenity Center

There are several oak trees in the amenity center parking area that are leaning and will need to be straightened and re staked. I will provide a proposal.



### **OBSERVATION 7**

Assigned To Old Spanish Lift Station

Weeds were treated at old Spanish lift station.



### **OBSERVATION 8**

Assigned To Old Spanish Ponds

We have mowed all the ponds at old Spanish to the high water mark. Once they have been treated we will let the now mow zones reach proper levels



### **OBSERVATION 9**

Assigned To Old Spanish

The silt screens have been removed and the areas have been cleaned out.



### **OBSERVATION 10**

Assigned To Community

There are a lot of limbs and debris from the storm 4-11-21 I will provide a proposal for clean up.



### **OBSERVATION 11**

Assigned To Community

Debris from the storm 4-11-21



### **OBSERVATION 12**

Assigned To Roundabout Paddock View

We have cut the Loropetalum back along the east side of paddock view. Dr.



### **OBSERVATION 13**

Assigned To Red Wood Point

Yellowstone is going to sod the area on the south side of redwood point 2300 sq ft of Bahia sod.

---

### **OBSERVATION 14**

Assigned To Rolling Moss Dr

The areas behind rolling moss dr needs soil and new Bahia installed , there is a fair amount of grade work that will be need to be done. I have meet a contractor on site and I am still waiting on prices.



# K-Bar 2 Clubhouse

M/I HOMES

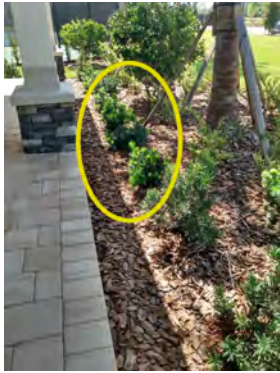
Monday, June 29, 2020

M/I Homes

33 Observations Identified

Matthew Matos

Yellowstone Landscape



### **Warrantly Podocarpus Installed**

Location Amenities Center

The installation vendor has come back and installed warrantly Podocarpus in the front of the clubhouse.



### **Warrantly Texas Sage Installed**

Location Amenities Center

The installation vendor has come back and installed warrantly Texas Sage in the front of the clubhouse.



### **Warrantly Texas Sage Installed**

Location Amenities Center

The installation vendor has come back and installed warrantly Texas Sage at the rear of the clubhouse in the pool area.



### **Warrantly Texas Sage Installed**

Location Amenities Center

The installation vendor has come back and installed warrantly Texas Sage at the rear of the clubhouse in the pool area.



### **Warranty Podocarpus Installed**

Location Tennis Court

The installation vendor has come back and installed warranty Podocarpus around the tennis courts area.



### **Jack Frost Installed**

Location Amenities Center

The installation vendor has come back and installed Jack Frost Ligustrum in lieu of the original Podocarpus at the east side of the clubhouse.



### **Missed Texas Sage**

Location Amenities Center Entrance

There was a missed Texas Sage in the warranty installation at the Amenities Center entrance.

This area has been previously documented as needing replacement under installation warranty.



### **Missed Podocarpus**

Location Amenities Center

There was a missed Podocarpus in the warranty installation at the front of the clubhouse.

This area has been previously documented as needing replacement under installation warranty.



### **Missed Podocarpus**

Location Amenities Center

There was a missed Podocarpus in the warranty installation at the front of the clubhouse near the playground area.

This area has been previously documented as needing replacement under installation warranty.



### **Missed Texas Sage**

Location Amenities Center

There was missed Texas Sage in the warranty installation at the east side of the clubhouse.

This area has been previously documented as needing replacement under installation warranty.



### **Missed Podocarpus**

Location Amenities Center

There was a missed Podocarpus in the warranty installation at the rear of the clubhouse in the pool area.

This area has been previously documented as needing replacement under installation warranty.



### **Missed Podocarpus**

Location Amenities Center

There was a missed Podocarpus in the warranty installation at the tennis court area.

This area has been previously documented as needing replacement under installation warranty.



### **Missed Texas Sage**

Location Pool Area

There was missed Texas Sage in the warranty installation in the pool area.

This area has been previously documented as needing replacement under installation warranty.



### **Missed Texas Sage**

Location Pool Area

There was missed Texas Sage in the warranty installation in the pool area.

This area has been previously documented as needing replacement under installation warranty.



### **Missed Texas Sage**

Location Pool Area

There was missed Texas Sage in the warranty installation in the pool area.

This area has been previously documented as needing replacement under installation warranty.



### **Missed Podocarpus**

Location Amenities Center

There was a missed Podocarpus in the warranty installation at the rear of the clubhouse in the pool area.

This area has been previously documented as needing replacement under installation warranty.



### **See Ya Later Alligator**

Location Amenities Center

Scary!

Come to think of it, I haven't seen the ducks around anymore.



### **Weeds Sprayed**

Location Playground

I had the crew spray the weeds in this area during detailing services on Monday June 29th.



### **Mowing Maintenance**

Location Amenities Center

The crew has been able to maintain the area well past the fence. We will continue to do so while it remains dry enough in this area.



### **Next Round Of Turf Treatments Needed**

Location Amenities Center

I have spoken to my Horticultural Manager and have asked him to schedule the next round of turf treatments for the amenities center turf.



### **Recommend Sod Removal**

Location Amenities Center

Mulch likes to collect in this area after the irrigation system runs. It's even worse after it rains. I would recommend making this area one big mulch bed from the red line to the Palm.



### **Texas Sage Trimmed**

Location Amenities Center

During detailing services, the crew trimmed the Texas Sage giving them matching height.



### **Jack Frost Ligustrum Trimmed**

Location Amenities Center

Similar to what was done in the pool area, we trimmed the Ligustrum to knee height.



### **Podocarpus Hedges Trimmed**

Location Tennis Court

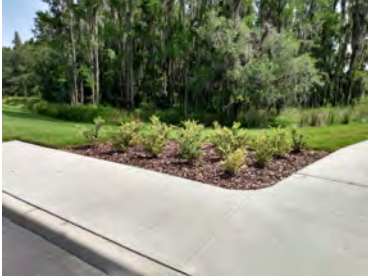
I had the crew tip the Podocarpus around the tennis court to create a matching hedge row effect.



### **Confederate Jasmine Trimmed**

Location Amenities Center Parking Lot

The crew also trimmed the Confederate Jasmine in the parking lot.



### **Jack Frost Ligustrum Trimmed**

Location Amenities Center Parking Lot

The crew trimmed the Ligustrum around the parking lot area to knee height. This matches what we did inside the pool area as well.



### **Parking Lot Shrub Detailing**

Location Amenities Center Parking Lot

I had the crew trim the plant material in the parking lot area.



### **Palm Trimming**

Location Amenities Center

The crew has started doing minor Palm trimming. We're focusing on the dead low hanging branches.



### **Mulch Ring Installation**

Location Playground

The mulch ring installation took place on Friday June 26th. This will prevent the weed eater and edgers from having to be used against the black barrier.



### **Mulch Ring Installation**

Location Playground

The mulch ring installation took place on Friday June 26th. This will prevent the weed eater and edgers from having to be used against the black barrier.



### **Mulch Ring Installation**

Location Playground

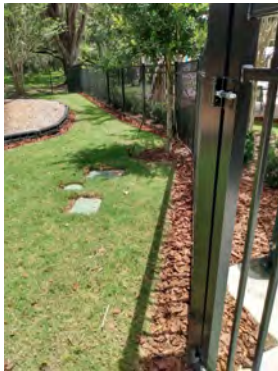
The mulch ring installation took place on Friday June 26th.  
This will prevent the weed eater and edgers from having to be used against the black barrier.



### **Mulch Ring Installation**

Location Playground

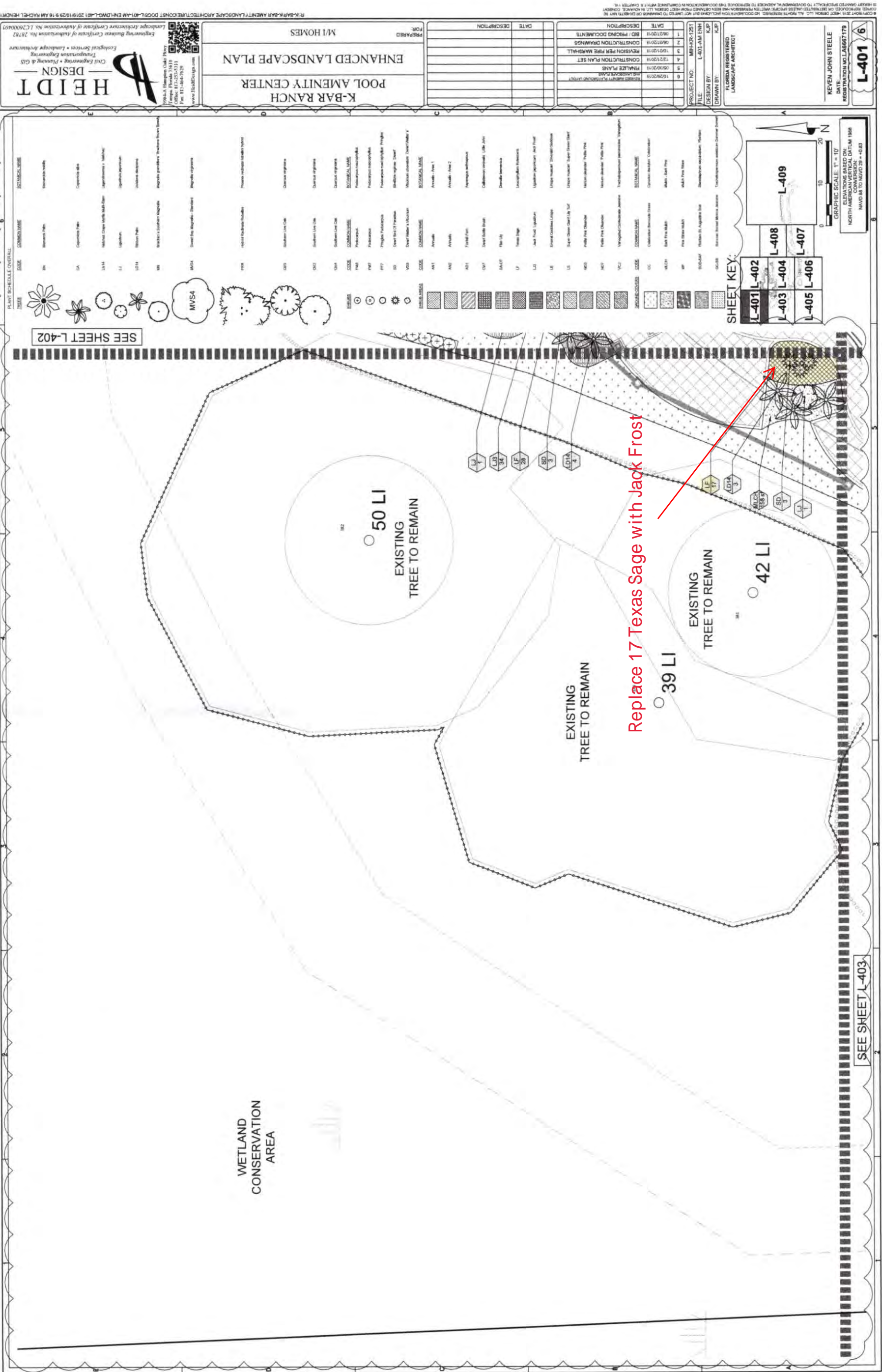
The mulch ring installation took place on Friday June 26th.  
This will prevent the weed eater and edgers from having to be used against the black barrier.



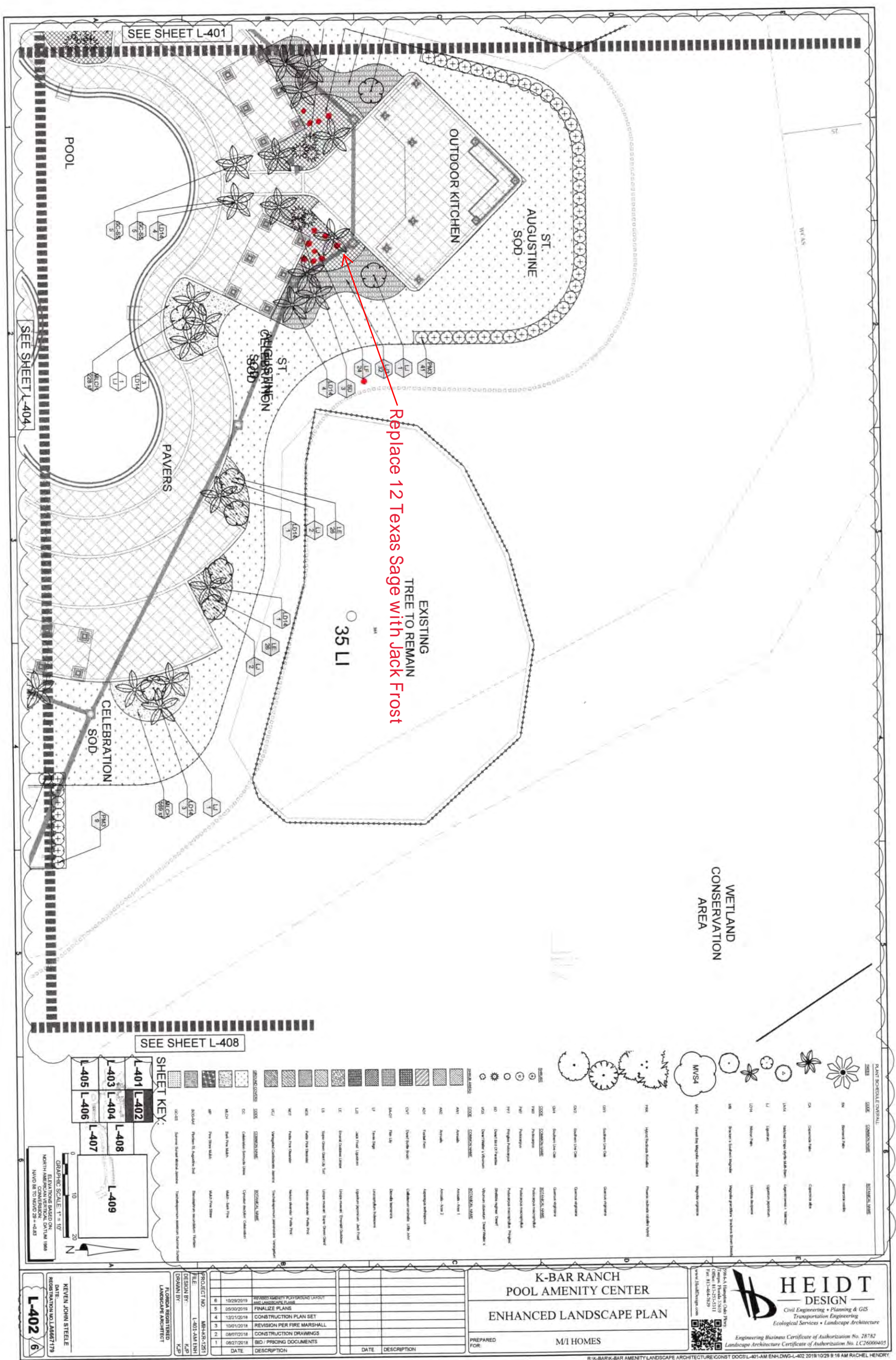
### **Mulch Installation**

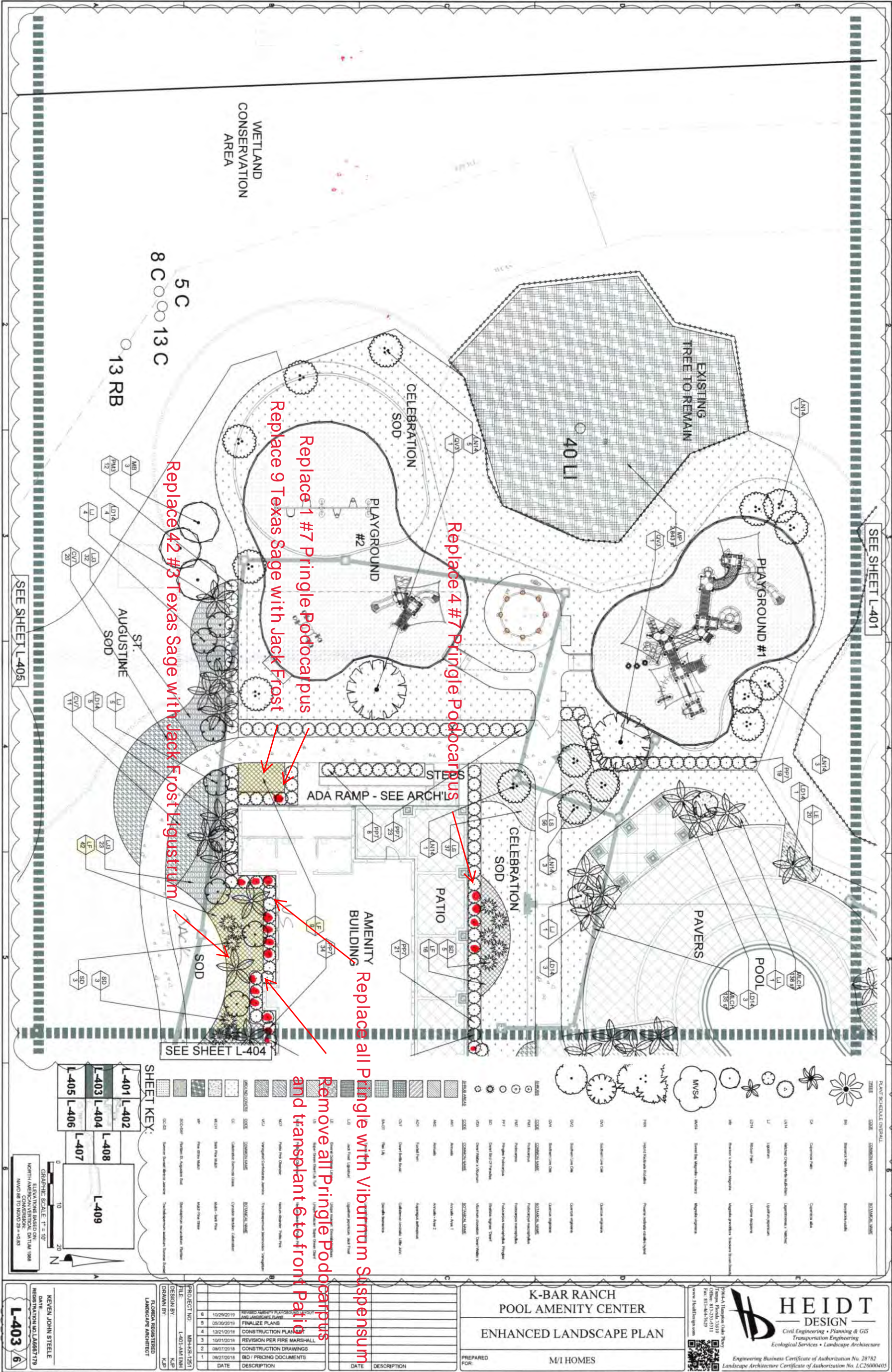
Location Playground

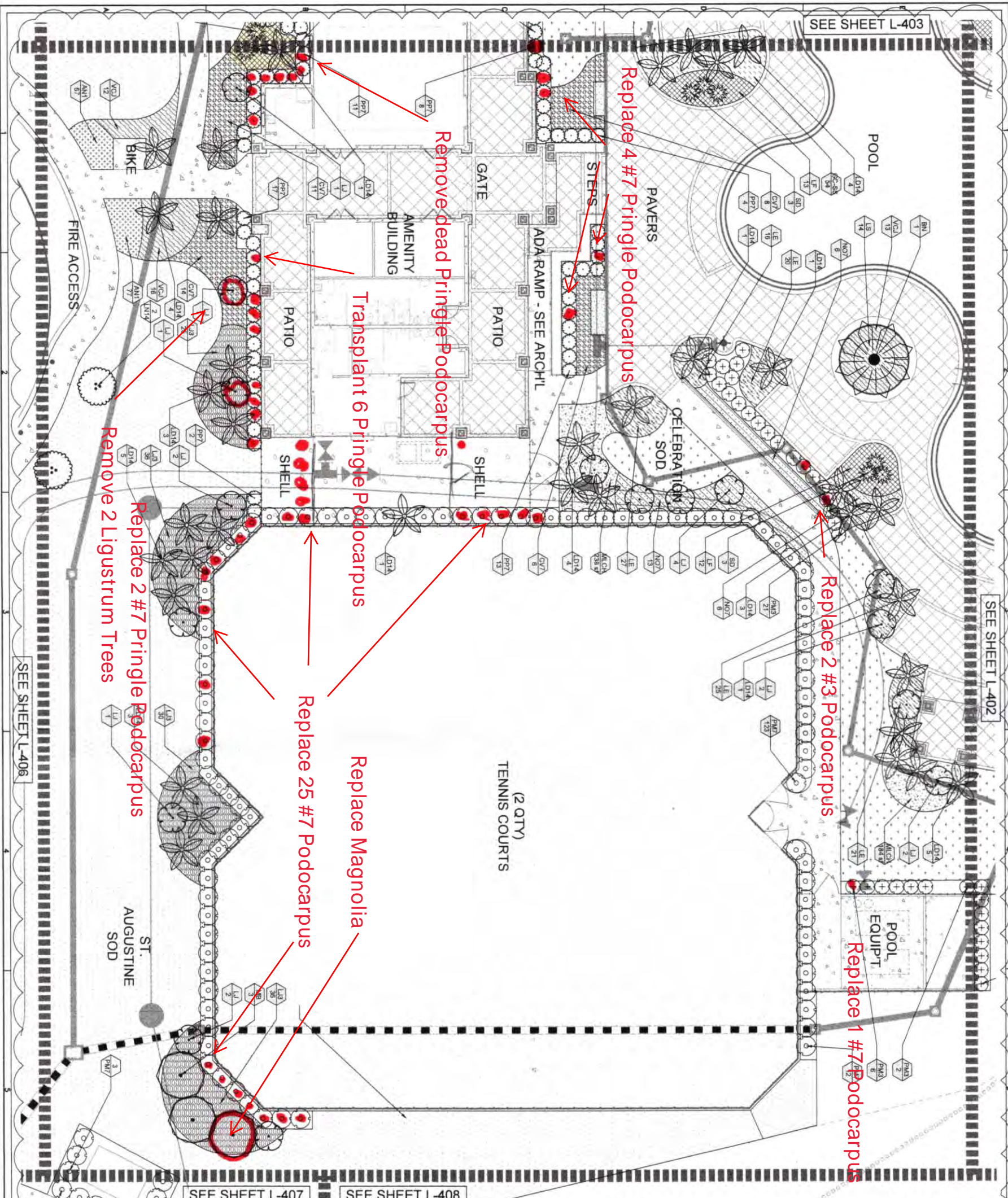
The mulch ring installation took place on Friday June 26th.  
This will prevent the weed eater and edgers from having to be used against the black barrier.



Fliggett@rizzetta.com







PLANT SCHEDULE OVERALL			
SYMBOL	CODE	COMMON NAME	SCIENTIFIC NAME
	BN1	Bamboo Palm	Bambusa multiplex
	VC1	Common Privet	Ligustrum vulgare
	VC2	Common Privet	Ligustrum vulgare
	VC3	Common Privet	Ligustrum vulgare
	VC4	Common Privet	Ligustrum vulgare
	VC5	Common Privet	Ligustrum vulgare
	VC6	Common Privet	Ligustrum vulgare
	VC7	Common Privet	Ligustrum vulgare
	VC8	Common Privet	Ligustrum vulgare
	VC9	Common Privet	Ligustrum vulgare
	VC10	Common Privet	Ligustrum vulgare
	VC11	Common Privet	Ligustrum vulgare
	VC12	Common Privet	Ligustrum vulgare
	VC13	Common Privet	Ligustrum vulgare
	VC14	Common Privet	Ligustrum vulgare
	VC15	Common Privet	Ligustrum vulgare
	VC16	Common Privet	Ligustrum vulgare
	VC17	Common Privet	Ligustrum vulgare
	VC18	Common Privet	Ligustrum vulgare
	VC19	Common Privet	Ligustrum vulgare
	VC20	Common Privet	Ligustrum vulgare
	VC21	Common Privet	Ligustrum vulgare
	VC22	Common Privet	Ligustrum vulgare
	VC23	Common Privet	Ligustrum vulgare
	VC24	Common Privet	Ligustrum vulgare
	VC25	Common Privet	Ligustrum vulgare
	VC26	Common Privet	Ligustrum vulgare
	VC27	Common Privet	Ligustrum vulgare
	VC28	Common Privet	Ligustrum vulgare
	VC29	Common Privet	Ligustrum vulgare
	VC30	Common Privet	Ligustrum vulgare
	VC31	Common Privet	Ligustrum vulgare
	VC32	Common Privet	Ligustrum vulgare
	VC33	Common Privet	Ligustrum vulgare
	VC34	Common Privet	Ligustrum vulgare
	VC35	Common Privet	Ligustrum vulgare
	VC36	Common Privet	Ligustrum vulgare
	VC37	Common Privet	Ligustrum vulgare
	VC38	Common Privet	Ligustrum vulgare
	VC39	Common Privet	Ligustrum vulgare
	VC40	Common Privet	Ligustrum vulgare
	VC41	Common Privet	Ligustrum vulgare
	VC42	Common Privet	Ligustrum vulgare
	VC43	Common Privet	Ligustrum vulgare
	VC44	Common Privet	Ligustrum vulgare
	VC45	Common Privet	Ligustrum vulgare
	VC46	Common Privet	Ligustrum vulgare
	VC47	Common Privet	Ligustrum vulgare
	VC48	Common Privet	Ligustrum vulgare
	VC49	Common Privet	Ligustrum vulgare
	VC50	Common Privet	Ligustrum vulgare
	VC51	Common Privet	Ligustrum vulgare
	VC52	Common Privet	Ligustrum vulgare
	VC53	Common Privet	Ligustrum vulgare
	VC54	Common Privet	Ligustrum vulgare
	VC55	Common Privet	Ligustrum vulgare
	VC56	Common Privet	Ligustrum vulgare
	VC57	Common Privet	Ligustrum vulgare
	VC58	Common Privet	Ligustrum vulgare
	VC59	Common Privet	Ligustrum vulgare
	VC60	Common Privet	Ligustrum vulgare
	VC61	Common Privet	Ligustrum vulgare
	VC62	Common Privet	Ligustrum vulgare
	VC63	Common Privet	Ligustrum vulgare
	VC64	Common Privet	Ligustrum vulgare
	VC65	Common Privet	Ligustrum vulgare
	VC66	Common Privet	Ligustrum vulgare
	VC67	Common Privet	Ligustrum vulgare
	VC68	Common Privet	Ligustrum vulgare
	VC69	Common Privet	Ligustrum vulgare
	VC70	Common Privet	Ligustrum vulgare
	VC71	Common Privet	Ligustrum vulgare
	VC72	Common Privet	Ligustrum vulgare
	VC73	Common Privet	Ligustrum vulgare
	VC74	Common Privet	Ligustrum vulgare
	VC75	Common Privet	Ligustrum vulgare
	VC76	Common Privet	Ligustrum vulgare
	VC77	Common Privet	Ligustrum vulgare
	VC78	Common Privet	Ligustrum vulgare
	VC79	Common Privet	Ligustrum vulgare
	VC80	Common Privet	Ligustrum vulgare
	VC81	Common Privet	Ligustrum vulgare
	VC82	Common Privet	Ligustrum vulgare
	VC83	Common Privet	Ligustrum vulgare
	VC84	Common Privet	Ligustrum vulgare
	VC85	Common Privet	Ligustrum vulgare
	VC86	Common Privet	Ligustrum vulgare
	VC87	Common Privet	Ligustrum vulgare
	VC88	Common Privet	Ligustrum vulgare
	VC89	Common Privet	Ligustrum vulgare
	VC90	Common Privet	Ligustrum vulgare
	VC91	Common Privet	Ligustrum vulgare
	VC92	Common Privet	Ligustrum vulgare
	VC93	Common Privet	Ligustrum vulgare
	VC94	Common Privet	Ligustrum vulgare
	VC95	Common Privet	Ligustrum vulgare
	VC96	Common Privet	Ligustrum vulgare
	VC97	Common Privet	Ligustrum vulgare
	VC98	Common Privet	Ligustrum vulgare
	VC99	Common Privet	Ligustrum vulgare
	VC100	Common Privet	Ligustrum vulgare

PROJECT NO. MMH-KR-12571

DESIGN BY: L-401-AM ENH

DRAWN BY: MJS

REVISIONS

NO.	DATE	DESCRIPTION
1	10/29/2019	REVISION AMENITY POOL/POURING LAYOUT
2	05/05/2019	FINALIZE PLANS
3	12/21/2018	CONSTRUCTION PLAN SET
4	10/01/2018	REVISION PER FIRE MARSHALL
5	09/07/2018	CONSTRUCTION DRAWINGS
6	09/27/2018	BID / PRICING DOCUMENTS

REVEN JOHN STEELE

REGISTERED LANDSCAPE ARCHITECT

L-404 6

K-BAR RANCH

POOL AMENITY CENTER

ENHANCED LANDSCAPE PLAN

M/I HOMES

HEIDT DESIGN

Civil Engineering • Planning & GIS

Transportation Engineering

Ecological Services • Landscape Architecture

Engineering Business Certificate of Authorization No. 28782

Landscape Architecture Certificate of Authorization No. LC26000403

Office: 813-252-5111

Phone: 813-464-7829

www.HeidtDesign.com

**MI Homes**  
**K Bar Ranch Amenity Center**  
**Plant Replacements 3-2-21**

QTY	SIZE	MODEL DESC	UNIT	TOTAL
<b>SHEET L - 401</b>				
17	replace 3 gal	Texas Sage with Jack Frost Ligustrum	\$10.00	\$170.00
<b>SHEET L - 402</b>				
12	replace 3 gal	Texas Sage with Jack Frost Ligustrum	\$10.00	\$120.00
<b>SHEET L - 403</b>				
9	replace 3 gal	Texas Sage with Jack Frost Ligustrum	\$10.00	\$90.00
42	replace 3 gal	Texas Sage with Jack Frost Ligustrum	\$10.00	\$420.00
35	replace with 7 gal	Viburnum Suspensum	\$35.00	\$1,225.00
6	transplant	Pringle to front patio area	\$10.00	\$60.00
4	replace 7 gal	Pringle Podocarpus	\$35.00	\$140.00
1	replace 7 gal	Pringle Podocarpus	\$35.00	\$35.00
<b>SHEET L - 404</b>				
1	65 gal	Replace Magnolia	\$900.00	\$900.00
2	remove	Ligustrum Trees	\$150.00	\$300.00
26	replace 7 gal	Podocarpus	\$35.00	\$910.00
4	replace 7 gal	Pringle Podocarpus	\$35.00	\$140.00
2	replace 7 gal	Pringle Podocarpus	\$35.00	\$70.00
2	replace 3 gal	Podocarpus	\$10.00	\$20.00
24	cubic yards	Pine Bark Mulch to touch up beds	\$50.00	\$1,200.00
4	men 6 hours each	Labor to remove all dead material	\$250.00	\$1,000.00
<b>TOTAL</b>				<b>\$6,800.00</b>

Plants that were on the 6/9/20 list that were not replaced				
16	3 gal	Texas Sage	\$10.00	\$160.00
4	7 gal	Pringle Podocarpus	\$35.00	\$140.00
1	3 gal	Podocarpus	\$10.00	\$10.00
3	7 gal	Podocarpus	\$35.00	\$105.00
<b>Total</b>				<b>\$415.00</b>

## **Tab 6**

## FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This First Addendum to the Contract for Professional Amenity Services (this "**First Addendum**"), is made and entered into as of the 1st day of February 2021 (the "**Effective Date**"), by and between K-Bar Ranch II Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the "**District**"), and Rizzetta Amenity Services, Inc., a Florida corporation (the "**Consultant**").

### RECITALS

**WHEREAS**, the District and the Consultant entered into the Contract for Professional Amenity Services dated January 25, 2020 (the "**Contract**"), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend Exhibit A of the Scope of Services section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit A attached.

The amended Exhibit A is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this First Addendum as of the Effective Date.

**Rizzetta & Company, Inc.**

By: \_\_\_\_\_  
William J. Rizzetta, President

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

By: \_\_\_\_\_  
Chairman of the Board of Supervisors

We the Home Owners Association hereby consent to this first addendum for the K-Bar II CDD Contract for Professional Amenity Services.

By: \_\_\_\_\_ Date: \_\_\_\_\_

Its: \_\_\_\_\_



Rizzetta & Company

## EXHIBIT A

### ADDITIONAL RESPONSIBILITIES:

Clubhouse Manager working with the Spirit Committee:

- Clubhouse Manager will assist the Spirit Committee with scheduling events on the community calendar. Clubhouse Manager and Spirit Committee must work together to plan their separate events on the same community calendar.
- Clubhouse Manager will assist the Spirit Committee with event notification and residential communication. Clubhouse Manager will send out a monthly all-inclusive email and weekly reminders as needed. Email content must be submitted by the 20<sup>th</sup> of each month for the following months email (ex. Event flyer). Clubhouse Manager should reach out to the Spirit Committee about posting Clubhouse events on Community social media.
- Spirit Committee will submit an “Event Tracking Form” for every event to the Clubhouse Manager at least 30 days before the event. “Event Tracking Form” includes the event date, vendor contact, shopping list, additional staff if needed, clubhouse supplies, etc. The “Event Tracking Form” should be signed by the Spirit Committee and Clubhouse Manager.
- Clubhouse Manager will assist the Spirit Committee with the purchase of event supplies with the HOA debit card. The Clubhouse Manager will submit a debit card report to Spirit Committee President or Treasurer before the committee meeting for the previous month.
  - Clubhouse personnel are not responsible for planning, executing, set up or cleanup of Spirit Committee events.
  - If there is no elected treasurer on the Spirit Committee, the Clubhouse Manager will document expenditures in the Event Expenditures Worksheet and provide reports on the committee budget status before each meeting and to the Community Manager upon request.
  - The Clubhouse Manager should plan to attend the Spirit Committees meetings, when possible. If a Clubhouse Manager is responsible recording expenditures as noted in the above bullet point, a Spirit committee member would be appointed as liaison to update the Clubhouse Manager.

Additional Clubhouse Personnel for Spirit Committee Events:

If the Spirit Committee has an event outside the regular operating Clubhouse office hours, additional Clubhouse personnel must work onsite. The Clubhouse Manager or any other staff member who is brought in to cover a spirit committee event that is outside of normal operating hours will be compensated their normal hourly rate of pay for time worked at each event. This cost is to be billed to the HOA Spirit Committee. This cost is not part of the normal operating budget for staffing reflected in the amenity services contract. If an additional staff member is brought in to cover an event, they will have a minimum 4 hour shift. The additional Clubhouse personnel will not act as an event volunteer but will watch over the facility and amenities, help residents at the office, and check-in with the Spirit Committee at the start and end of their event.



Rizzetta & Company

## **Tab 7**

**SECOND ADDENDUM TO THE CONTRACT FOR  
PROFESSIONAL AMENITY SERVICES**

This Second Addendum to the Contract for Professional Amenity Services (this **"Second Addendum"**), is made and entered into as of the 1st day of October 2021 (the **"Effective Date"**), by and between K-Bar Ranch II Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the **"District"**), and Rizzetta Amenity Services, Inc., a Florida corporation (the **"Consultant"**).

**RECITALS**

**WHEREAS**, the District and the Consultant entered into the Contract for Professional Amenity Services dated January 25, 2020 (the **"Contract"**), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Second Addendum as of the Effective Date.

**Rizzetta & Company, Inc.**

By: \_\_\_\_\_  
William J. Rizzetta, President

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

By: \_\_\_\_\_  
Chairman of the Board of Supervisors

**EXHIBIT B  
SCHEDULE OF FEES**

**AMENITY MANAGEMENT SERVICES:**

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2021 to September 30, 2022.**

**PERSONNEL:**

Provides personnel coverage at the facility for eight hours a day, seven days a week.

**Clubhouse Manager**

Full Time Personnel - 40 hrs/wk

**General Maintenance / Clubhouse Attendant**

Part Time Personnel Totaling - 40 hrs/wk

	<b>ANNUAL</b>
Budgeted Personnel Total <sup>(1)</sup>	\$ 101,048
General Management and Oversight <sup>(2)</sup>	\$ 10,800.
<b>Total Services Cost:</b>	<b>\$ 111,848.</b>

One-time Payroll Deposit <sup>(3)</sup>	\$ 1,991.
- Revised payroll deposit 8,382.81, minus current deposit \$6,391.81.	

**(1).** Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

**(2).** General Management and Oversight: The costs associated with Rizzetta Amenity Services, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

**(3).** Payroll Deposit: A one-time deposit required for use in paying salaries and related costs for personnel assigned and providing services to the District. This payroll deposit is defined as one month of maximum total services costs.

## SCHEDULE OF FEES

### AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2022 to September 30, 2023**.

### PERSONNEL:

Provides personnel coverage at the facility for eight hours a day, seven days a week.

#### Clubhouse Manager

Full Time Personnel - 40 hrs/wk

#### General Maintenance / Clubhouse Attendant

Part Time Personnel Totaling - 40 hrs/wk

	ANNUAL
Budgeted Personnel Total <sup>(1)</sup>	\$ 108,234
General Management and Oversight <sup>(2)</sup>	\$ 10,800.
<b>Total Services Cost:</b>	<b>\$ 119,034.</b>

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta Amenity Services, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

## Tab 8



Proposal #109991

Date: 02/08/2021

From: Jamie Stephens

Proposal For

K-Bar Ranch II CDD  
c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane  
Suite 115  
Tampa, FL 33625

main: 813-933-5571  
mobile:  
bradcliff@rizzetta.com

Location

10300 K Bar Ranch Pkwy  
Tampa, FL 33647

Property Name: K-Bar Ranch II CDD

k-Bar-2 clubhouse pool fence bed.

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
labor to spray out the fence and prep the area for mulch.	1.00	\$624.60	\$624.60
product and labor to spray and prep the fence line bed for mulch.			
Pine Bark Mulch	55.00	\$18.75	\$1,031.25
Install 55 bags of pinebark mulch around the fence at the clubhouse.			

Client Notes

Proposal to spray out the fence line at the pool area at the clubhouse. Spray out the fence all the way around the pool. the bed will be 14 to 16 inches out on each side of the fence and install mulch.

Signature

x

SUBTOTAL	\$1,655.85
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$1,655.85</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Jamie Stephens

Office:  
jstephens@yellowstonelandscape.com



Proposal #110323

Date: 02/09/2021

From: Jamie Stephens

Proposal For

Location

K-Bar Ranch II CDD  
c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane  
Suite 115  
Tampa, FL 33625

main: 813-933-5571  
mobile:  
bradcliff@rizzetta.com

10300 K Bar Ranch Pkwy  
Tampa, FL 33647

Property Name: K-Bar Ranch II CDD

K-Bar-2 tree removal19242 BriarBrook In

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor and dump fees	1.00	\$832.80	\$832.80

Client Notes

proposal to cut down the large dead oak next to 19242 BriarBrook lane.

Signature

x

SUBTOTAL	\$832.80
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$832.80</b>

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.*

*Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Jamie Stephens

Office:

jstephens@yellowstonelandscape.com



Proposal #122590

Date: 04/12/2021

From: Jamie Stephens

Proposal For

K-Bar Ranch II CDD

c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane  
Suite 115  
Tampa, FL 33625

main: 813-933-5571  
mobile:  
bradcliff@rizzetta.com

Location

10300 K Bar Ranch Pkwy  
Tampa, FL 33647

Property Name: K-Bar Ranch II CDD

K-Bar-2 storm clean up

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor and removal of debris.	1.00	\$1,070.73	\$1,070.73
labor to clean up debris and cut hanging branches in k-Bar-2			
tree supports	7.00	\$128.57	\$899.99
labor and material for straightening the trees in K-Bar-2			

Client Notes

Debris clean up and tree staking for K-Bar-2 . After the storm on 4-11-21 there are broken branches and trees that have been blown over from the storm. 6 oaks around the club house need to be put back in place and supported.

Signature

x

SUBTOTAL	\$1,970.72
SALES TAX	\$0.00
TOTAL	\$1,970.72

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

## **Tab 9**

**ADDENDUM TO THE  
AGREEMENT REGARDING AQUATIC MAINTENANCE SERVICES  
BY AND BETWEEN K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
AND BLUE WATER AQUATICS, INC.**

**THIS ADDENDUM TO THE AGREEMENT REGARDING AQUATIC MAINTENANCE SERVICES BY AND BETWEEN K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT AND BLUE WATER AQUATICS, INC.** (the "Addendum"), is made and entered into effective as of the \_\_\_\_ day of \_\_\_\_\_, 2021 by and between the K-Bar Ranch II Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Tampa, Hillsborough County, Florida (the "District"), and Blue Water Aquatics, Inc., a Florida Profit Corporation (the "Contractor").

**WHEREAS**, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing, or reconstructing, enlarging, or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

**WHEREAS**, the District is responsible for the managing and maintaining of certain waterways within the boundaries of the District; and

**WHEREAS**, the District and the Contractor entered into an Agreement Regarding Aquatic Maintenance Services March 1, 2020 ("Aquatics Agreement"), incorporated by reference herein; and

**WHEREAS**, the parties desire to add additional work or services to the scope of the Aquatics Agreement to add services to additional "Ponds" of certain newly developing areas within the District; and

**WHEREAS**, the District and the Contractor each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of the parties hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. The scope of work of the Aquatics Agreement, as amended, is hereby expanded as of April 1, 2021, and terminating on the expiration of the Aquatics Agreement, as amended, to include the highlighted areas and pricing as depicted in the attached Exhibit "A".

2. As compensation for this Addendum, the District agrees to pay an additional Seven Hundred Forty and 00/100 Dollars (\$740.00) per month to Contractor as reflected in Exhibit "A" for the work more fully described in Exhibit "A" attached hereto.
3. In the event of conflict between the provisions of this Addendum and the Aquatics Agreement, the provisions of this Addendum shall control. Except as previously and hereby modified by the parties, the terms, and conditions of the Aquatics Agreement, are ratified, and confirmed. Contractor, to the extent such documentation has not already been provided, shall provide updated insurance certificates for all insurance required by the Aquatics Agreement, as amended. The validity, interpretation, and enforcement of this Addendum and of the rights and obligations of the parties hereto shall be governed by and construed and interpreted in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the parties have made and executed this Addendum as of the day and year last written below.

**Blue Water Aquatics, Inc.**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# Blue Water Aquatics

Aquatic & Environmental Services

## Aquatic Management Agreement

This Agreement, dated for April 1, 2021, is made between **Blue Water Aquatics, Inc.** (hereinafter "Blue Water Aquatics") located in New Port Richey, FL and **K-Bar Ranch CDD II** (hereinafter the "Customer"), C/O Rizzetta & Company, Inc., 12750 Citrus Park Lane Suite 115, Tampa, FL 33625.

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

**General Conditions:** Blue Water Aquatics will provide aquatic management services on behalf of the Customer in accordance with the term and conditions of this agreement at the following location(s):

<b>35 Waterways</b>	<b>38,165 Linear Feet</b>	<b>43.21 Total Surface Acres</b>
<b>19 Waterways (to be added)</b>	<b>17,425 Linear Feet</b>	<b>21.16 Total Surface Acres</b>

**Contract Term:** The term of this Agreement shall be for twelve (12) consecutive months unless sooner terminated as provided herein.

**Contract Services:** Customer agrees to pay Blue Water Aquatics, Inc. the following amounts during the term of this Agreement for these specific waterway management services:

⇒ <b>Monthly Water Way Maintenance of existing Ponds &amp; Littoral Shelves</b>	<b>\$1,460.00/month</b>
⇒ <b>Monthly Maintenance of Add-on Ponds (See Survey page)</b>	<b>\$740.00/month</b>
⇒ <b>Total Monthly Maintenance Cost</b>	<b>\$2,200.00/month</b>
⇒ <b>Invasive Non Native Plant Control</b>	<b>Included</b>
⇒ <b>Border Grass and Brush Control</b>	<b>Included</b>
⇒ <b>Algae and Submersed Aquatic Weed Control</b>	<b>Included</b>
⇒ <b>Blue Dye Treatments (where needed)</b>	<b>Included</b>
⇒ <b>Trash/Debris removal*</b>	<b>Included*</b>
⇒ <b>Water Testing (See Addenda)</b>	<b>Included</b>
⇒ <b>Bacteria Monitoring (See Addenda)</b>	<b>Included</b>
⇒ <b>Aquatics Consulting/Permit applications</b>	<b>Included</b>
⇒ <b>Optional Services (See Addenda)</b>	<b>Included</b>
⇒ <b>Monthly Management Reporting</b>	<b>Included</b>

<b>TOTAL YEARLY COST</b>	<b>\$26,400.00/year</b>
--------------------------	-------------------------

**Twenty four (24) Inspections per Year, with treatments performed as necessary. Follow-up treatments & Complaint call backs performed at no additional cost.**

*\* Trash and Debris removal will consist of trash along pond shorelines and within 4' reach of shorelines.*

Customer is aware that weather conditions such as, but not limited to, rain, cloud cover and wind may cause a delay in service. In which case, Blue Water Aquatics may not service property on a normally scheduled day. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics will exercise its best judgment for the services needed, based upon growth and existing conditions at that time.

**Payment of Services:** Customer agrees to pay Blue Water Aquatics within thirty (30) days of invoice for work performed. Any account over thirty (30) days past due is subject to suspension of future work under this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of





any invoice for work performed pursuant to this Agreement, Customer will be charged interest at the rate of one and one-half percent (1 1/2) per month until the account is fully paid.

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

**Early Termination:** In the event that either party believes the other party has materially breached any obligations under this Agreement (except for failing to pay an invoice when due), such party shall so notify the breaching party in writing of such breach. The breaching party shall have thirty (30) days from the receipt of notice to cure the alleged breach and to notify the non-breaching party in writing that cure has been effected. If the breach is not cured within the stated period, the non-breaching party shall have the right to terminate the Agreement without further notice.

**Insurance:** Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty.

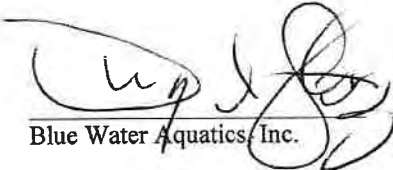
**Automatic Renewal:** This agreement shall automatically renew for a term equal to its original term, unless written notice of termination has been received. Any increases in contract amount shall be agreed to in writing by both parties and services shall be continuous without interruption.

**Written Notice:** All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

**Addenda:** See attached map, survey and report (where applicable).

- a. Water testing and bacteria monitoring shall be conducted at the sole discretion of Blue Water Aquatics, Inc., for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by Customer such as Fish Barriers fabrication + installation, all fish stocking, Native Plant installation, Midge and Mosquito Larvae Control, Fountains & Aerators, water Clarification/Silt Control and Turbidity Control and other services not detailed in these specifications may be performed by our staff upon agreement of costs with Customer and will be invoiced separately from our Monthly Aquatic/Algae Control Program.

**Aquatics Consulting:** Blue Water Aquatics, Inc. management and personnel are available by appointment for Aquatic demonstrations designed to help understand lake and waterway problems and their respective solutions.

  
Blue Water Aquatics, Inc.

\_\_\_\_\_  
Customer

3-15-2021  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



**Site Survey Sheet  
K-Bar Ranch CDD II  
GEP Surveyed – Existing Ponds**

<b><u>Site #</u></b>	<b><u>Linear Footage (LF)</u></b>	<b><u>Total Acres @ NHWL</u></b>
100	1,685	1.47
101	1,850	4.19
102	1,505	2.82
103	1,175	1.10
104	1,210	1.46
FC105	1,020	0.90
FC40	2,065	3.65
EWR-2	2,085	3.27
121	540	0.44
122	705	0.57
EWR -3	1,350	1.89
200	1,305	1.24
201	1,720	2.57
202	975	0.67
203	1,190	1.26
204	830	0.54
205	1,200	0.93
210	1,790	1.93
211	745	0.64
212	915	0.70
213	970	0.39
FC 220	710	0.60
221	1,210	1.59
222	505	0.28
223	435	0.21
Sump C-2	245	0.10
Sump C-3	85	0.01
230	1,020	0.74
FC 230	940	0.71
FC 231	450	0.30
231	1,325	1.37
Sump A-13	375	0.20
Sump A-10	640	0.38
232	1,430	2.11
Sump – 1	290	0.10
<b>Sub Total</b>	<b>36,495</b>	<b>43.03</b>



**Kbar Ranch CDD II  
ADD-ON Ponds March 2021**

<b><u>Site #</u></b>	<b><u>Linear Footage (LF)</u></b>	<b><u>Total Acres @ NHWL</u></b>
190	535	0.33
191	1,315	1.57
191A	390	0.15
191B	725	0.36
192	1,170	0.86
193	660	0.55
CU1	80	0.01
CU2	80	0.01
240	925	1.22
241	1,025	0.61
242	650	0.38
243	2,570	6.12
244	680	1.03
FC242A	600	0.39
FC242B	965	1.03
FC670250A	1,555	2.12
FC670250B	975	1.03
FC6301511	1,940	3.60
WCA	585	0.26
Sub-Total (new)	17,425	21.16
Sub-Total (old)	38,165	43.21
<b>TOTAL</b>	<b>55,590</b>	<b>64.37</b>

**K-Bar Ranch CDD II  
Site Map**



## **Tab 10**

**RESOLUTION 2021-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, K-Bar Ranch II 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 Bryan Radcliff and Matthew Huber as Assistant Secretaries pursuant to Resolution 2021-02; and

WHEREAS, the Board now desires to re-designate the Assistant Secretaries.

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

Section 1.     Matthew Huber & Lynn Hayes are appointed as Assistant Secretaries.

Section 2.     This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

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

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

**ATTEST:**

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

## **Tab 11**



## Project Proposal

3/26/2021

### **Objective**

We strive for excellence, working hard so you won't have to. Using our own brand of cleaners, treatments, and specialized equipment we keep your property pristine. Handling all the details at one flat rate we eliminate red tape and keep your budget predictable.

### **Problem**

There is high iron content in the water used for irrigation. The iron is distributed by the irrigation system and onto everything the irrigation water touches. That creates ugly stains on buildings, sidewalks, common areas, etc. This iron is difficult to remove and even more difficult to prevent.

### **Solution**

Suncoast will install water treatment equipment at the head of the irrigation systems to neutralize the iron in the water before it works its way through the irrigation. This will stop any new rust stains from forming.

Suncoast will then provide a full property cleaning to remove all rust staining. Thereafter technicians will visit your property monthly to refill the tanks on the rust prevention systems and perform routine maintenance to ensure that the systems are functioning properly. While our technicians are on site they will also inspect the property for any new staining. Should any staining be found our technicians will remove it promptly.

### **Pricing**

- \$1400 per month
  - Includes: Initial cleaning, system installation, system maintenance, monthly inspections, water treatment solution, any future cleanings
-

---

### **Summation**

Service will cover the following six(6) wells and the areas they irrigate at total monthly cost of \$1400 (\$16,800 yearly).

Hawk valley  
Redwood point  
Briabrook  
Mossypine  
Amenity center  
Sundrift

Note on Old Spanish

We were informed that Old Spanish does not have a well of its own and is supplied water by the well at Mossypine.

---

## **Tab 12**



---

**PERSSON, COHEN & MOONEY, P.A.**  
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson\*\*  
Andrew H. Cohen  
Kelly M. Fernandez\*  
Maggie D. Mooney\*  
R. David Jackson\*  
Regina A. Kardash\*  
Lori M. Dorman  
Andrew W. Mai

\* Board Certified City, County and Local Government Law

\*\* Of Counsel

Telephone (941) 306-4730  
Facsimile (941) 306-4832  
Email: [acohen@swflgovlaw.com](mailto:acohen@swflgovlaw.com)

Reply to: Lakewood Ranch

March 29, 2021

VIA E-MAIL: [mspada@mihomes.com](mailto:mspada@mihomes.com)

M/I Homes of Tampa, LLC  
Attn: Mark Spada  
4343 Anchor Plaza Parkway, Suite 200  
Tampa, Florida 33634

RE: K-Bar Ranch II Community Development District  
Amenity Center Warranty Agreement

Dear Mark:

In furtherance of the warranty provided in the Warranty Agreement dated April 30, 2021 ("Agreement") related to the conveyance of the K-Bar Ranch II amenity facility, please let this correspondence serve as a formal notice for warranty service pursuant to the foregoing Agreement.

Attached for your reference is a copy of the inspection report performed by the District's contractor in anticipation of the expiration of the one (1) year limited warranty provided in the Agreement. Please review and provide your response at your earliest convenience.

---

Lakewood Ranch  
6853 Energy Court  
Lakewood Ranch, Florida 34240

Venice  
236 Pedro Street  
Venice, Florida 34285

Thank you for your anticipated cooperation and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Cohen', with a stylized flourish at the end.

Andrew H. Cohen

AHC/krc

cc: Betty Valenti, CDD Chair  
Lynn Hayes, District Manager  
M/I Homes of Tampa, LLC Legal Department  
e-mail: [vsheets@mihomes.com](mailto:vsheets@mihomes.com)  
Burr & Forman, LLP  
e-mail: [ssteady@burr.com](mailto:ssteady@burr.com)

## **Tab 13**

# *Young Home Inspections*

## Confidential - Property Inspection Report - Confidential



10820 Mistflower Ln, --Ammenity Center & Pool--, Tampa, FL 33647

Inspection prepared for: K-Bar Ranch II CDD

Date of Inspection: 3/26/2021 Time: 10:00 AM

Age of Home: 2020 Size: 4500

Order ID: 2317

Inspector: Brian

License #5282

Email: [service@younginspections.com](mailto:service@younginspections.com)



Dear Client,

Thank you for choosing **Young Home Inspections** to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

**Young Home Inspections** endeavors to perform all inspections in substantial compliance with the Standards of Florida Association of Building Inspectors® (FABI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the FABI® Standards—except as may be noted in the “Limitations of Inspection” sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the FABI® Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A copy of the FABI® Standards of Practice is available at: <https://www.fabi.org/fabi-standards-of-practice/>. These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the FABI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the house—recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without **Young Home Inspections** express written permission.

Again, thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us.

Sincerely,

*Christine & Brian*

Christine Farina & Brian Perry  
License #CBC1251244, #HI5282

**Young Home Inspections**

**727-733-5186**

[younghomeinspections.com](http://younghomeinspections.com)

# Conventions and Terms Used in this Report

## USE OF PHOTOS

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

## TEXT COLOR SIGNIFICANCE

**GREEN text:** Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

**BLACK text:** Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

**RED text:** Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

## Rating Icons

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Repair/Replace – Items with this rating are deemed to be significantly deficient.



Further Evaluation – It is recommended that items with this rating are examined by a qualified professional, tradesman, or service technician beyond that provided by the home inspection.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Acceptable – No Deficiencies Noted.

## **What We Inspect:**

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.



# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. **Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts and warranties for the work done.**

Exterior		
Page 8 Item: 1	Wall Cladding	<ul style="list-style-type: none"> <li>A typical settlement crack was observed on the front wall of the building. Recommend sealing the crack with elastomeric caulk to prevent future water intrusion.</li> </ul>
Page 8 Item: 2	Doors (Exterior)	<ul style="list-style-type: none"> <li>Loose lockset on the south meeting room door.</li> </ul>
Page 9 Item: 7	Other	<ul style="list-style-type: none"> <li>Approximately half of the electronic playground games are not operating.</li> <li>The tennis court surfacing is blistering and cracking in certain areas. Water was observed coming out of the blisters and white staining is being left behind on the surface.</li> </ul>
Plumbing		
Page 12 Item: 5	Fixtures	<ul style="list-style-type: none"> <li>Weak flushes from the 2 men's room urinals.</li> <li>Both of the men's room urinal dividers are loose from the wall.</li> <li>The drinking fountain by the playground is leaking from within and there is a white deposit in the bowl and down the side of the fountain.</li> <li>Loose hose bib at the bottom of the drinking fountain adjacent to the tennis courts.</li> <li>Weak flush from the women's toilet in the meeting room.</li> </ul>
Electrical-General		
Page 15 Item: 2	Panel and Sub Panels	<ul style="list-style-type: none"> <li>The #14 <b>GFCI</b> breaker will not reset.</li> </ul>
Page 16 Item: 4	Fixtures	<ul style="list-style-type: none"> <li>Loose exit sign/emergency light at the north end of the breezeway.</li> </ul>
HVAC		
Page 17 Item: 4	Duct Work	<ul style="list-style-type: none"> <li>Inadequate vent in the security equipment room causes the room to not adequately cool which is causing some of the equipment to fail. Most rooms that house this type of equipment are kept at very low temperatures. Recommend further evaluation.</li> <li>The office stays approximately 10 degrees warmer than the other areas even though the thermostats are all set at the same temperature. Recommend further evaluation by a licensed HVAC company.</li> </ul>
Interior		
Page 19 Item: 3	Floors	<ul style="list-style-type: none"> <li>Some type of residue on many of the floor tiles.</li> <li>Loose piece of carpet in the meeting room.</li> </ul>
Page 20 Item: 7	Other	<ul style="list-style-type: none"> <li>A foul odor occurs in the women's restroom (possibly coming from the floor drains) when the exhaust fan is left on.</li> </ul>

**Pool & Spa**

Page 23 Item: 1	Pool/Spa Equipment	<ul style="list-style-type: none"><li>• The lights in the middle and west end of the pool stay on all day.</li><li>• The lights on the east end of the pool do not turn on.</li></ul>
Page 23 Item: 2	Pool/Spa Surface	<ul style="list-style-type: none"><li>• Some type of white mineral deposit is occurring at the tops of the tile on the shelf around the perimeter of the pool.</li></ul>
Page 24 Item: 4	Pool/Spa Deck	<ul style="list-style-type: none"><li>• Sinking pavers at one of the pool stairs.</li></ul>



# Inspection and Site Details

## 1. Start Time

Start Time:  
• 10:00 AM

## 2. Attending

• Manager Present

## 3. Residence Type/Style

• Amenities Center

## 4. Age of Home or Year Built

Built In:  
• 2020

## 5. Square Footage

Approx.  
• 4500

## 6. Front of Home Faces

For the purpose of this report the building is considered to be facing,  
• South

## 7. Occupancy

• Occupied - Furnished  
• Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

## 8. Temperature

Temperature at the time of inspection approximately,  
• 77

## 9. Weather Conditions

Weather Conditions at time of inspection:  
• Partly Cloudy



# Structure

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. **Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts and warranties for the work done.**

## 1. Roof & Ceiling Structure

Observations:

- Roof Structure : Trusses
- No Deficiencies at time of inspection.

## 2. Walls (Structural)

Observations:

- Wall Structure: Masonry
- No Deficiencies Noted at Time of Inspection

## 3. Floors (Structural)

Observations:

- Floor Structure: Slab on Grade
- No Deficiencies Noted at Time of Inspection

## 4. Foundation

Observations:

- Although the majority of the foundation is not visible, there were no deficiencies observed by the inspector at the time of inspection.



# Exterior

## 1. Wall Cladding

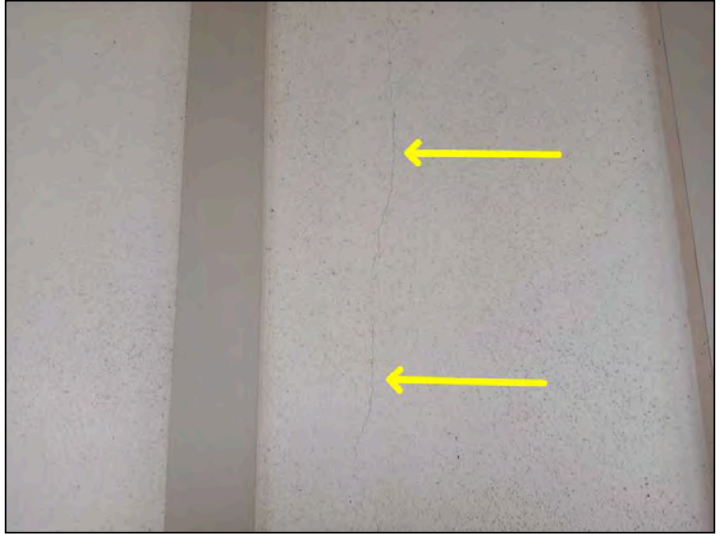


### Observations:

- A typical settlement crack was observed on the front wall of the building. Recommend sealing the crack with elastomeric caulk to prevent future water intrusion.



A typical settlement crack was observed on the front wall of the building. Recommend sealing the crack with elastomeric caulk to prevent future water intrusion.



A typical settlement crack was observed on the front wall of the building. Recommend sealing the crack with elastomeric caulk to prevent future water intrusion.

## 2. Doors (Exterior)



### Observations:

- Loose lockset on the south meeting room door.



Loose lockset on the south meeting room door.

## 3. Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

### Observations:

- No Deficiencies Noted at Time of Inspection.

## Exterior Continued

### 4. Eaves, Soffits and Fascias

Observations:

- No Deficiencies Noted at Time of Inspection.

### 5. Paint

Observations:

- No Deficiencies Noted at Time of Inspection.

### 6. Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways

Observations:

- No Deficiencies Noted at Time of Inspection.

### 7. Other

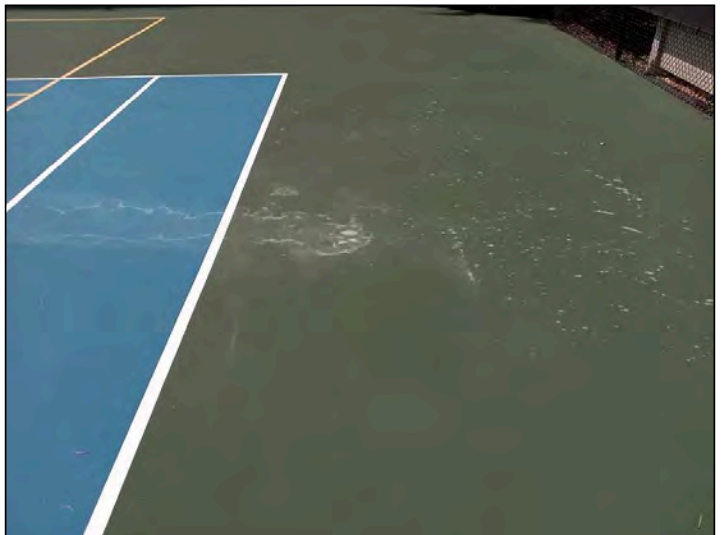
Observations:



- Approximately half of the electronic playground games are not operating.
- The tennis court surfacing is blistering and cracking in certain areas. Water was observed coming out of the blisters and white staining is being left behind on the surface.



Approximately half of the electronic playground games are not operating.



The tennis court surfacing is blistering and cracking in certain areas. Water was observed coming out of the blisters and white staining is being left behind on the surface.

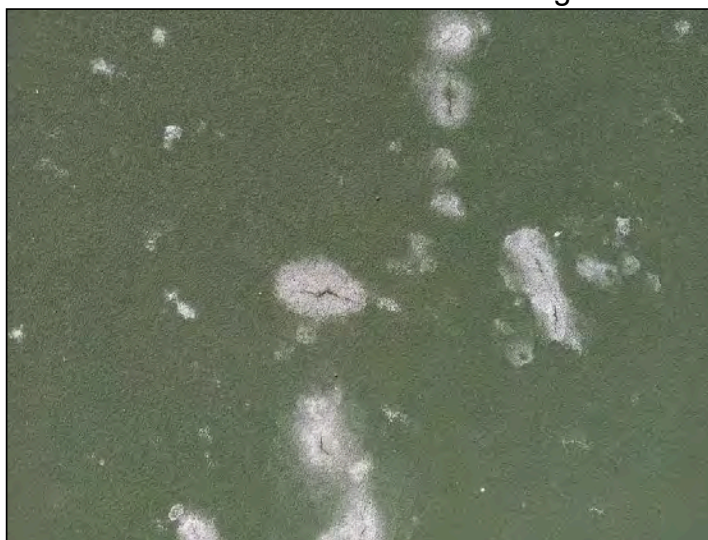
## Exterior Continued



The tennis court surfacing is blistering and cracking in certain areas. Water was observed coming out of the blisters and white staining is being left behind on the surface.



The tennis court surfacing is blistering and cracking in certain areas. Water was observed coming out of the blisters and white staining is being left behind on the surface.



The tennis court surfacing is blistering and cracking in certain areas. Water was observed coming out of the blisters and white staining is being left behind on the surface.



# Roof-General

## 1. Roof Summary

- Roof Covering Material: Dimensional Shingle Roof Covering
- Roof Age: 2020

## 2. Roof Coverings

Observations:

- No Deficiencies Noted at Time of Inspection

## 3. Flashings

Observations:

- No Deficiencies Noted at Time of Inspection.

## 4. Skylights, Chimneys, and Roof Penetrations

Observations:

- No Deficiencies Noted at Time of Inspection.

## 5. Roof Drainage Systems

Observations:

- No Deficiencies Noted at Time of Inspection.



# Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. **Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts and warranties for the work done.**

## 1. Plumbing Summary

Materials:

- Water Source: City
- Water Heater Age: 2019
- Water Heater Capacity: 40 Gallons
- Water Heater Location: Security Equipment Room
- Water Heater Manufacturer: Bradford White
- **PVC**/CPVC supply lines noted.
- PVC drain lines noted.

## 2. Plumbing Drain, Waste and Vent Systems

Observations:

- No Deficiencies Noted at Time of Inspection.

## 3. Plumbing Water Supply, and Distribution System

Observations:

- No Deficiencies Noted at Time of Inspection.

## 4. Hot Water Systems

Observations:

- No Deficiencies Noted at Time of Inspection.

## 5. Fixtures



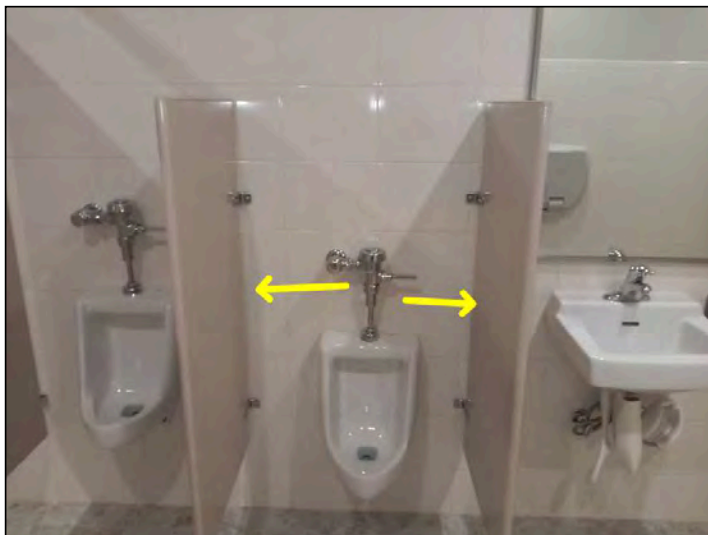
Observations:

- Weak flushes from the 2 men's room urinals.
- Both of the men's room urinal dividers are loose from the wall.
- The drinking fountain by the playground is leaking from within and there is a white deposit in the bowl and down the side of the fountain.
- Loose hose bib at the bottom of the drinking fountain adjacent to the tennis courts.
- Weak flush from the women's toilet in the meeting room.

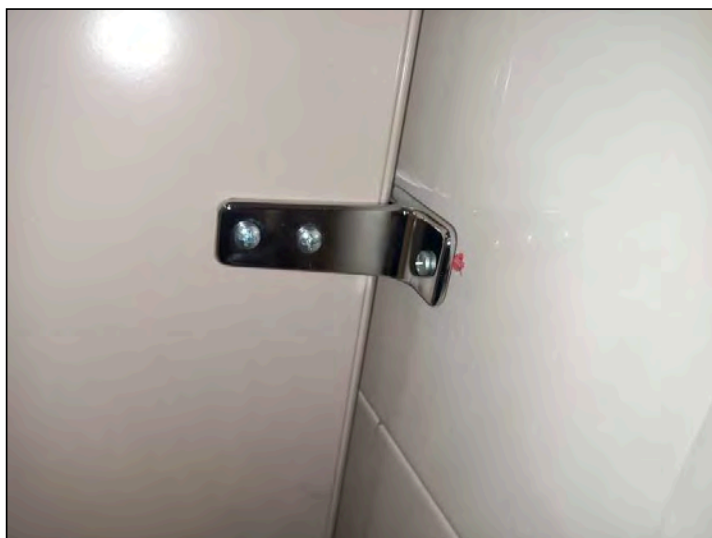
## Plumbing Continued



Weak flushes from the 2 men's room urinals.



Both of the men's room urinal dividers are loose from the wall.



Both of the men's room urinal dividers are loose from the wall.



The drinking fountain by the playground is leaking from within and there is a white deposit in the bowl and down the side of the fountain.

## Plumbing Continued



The drinking fountain by the playground is leaking from within and there is a white deposit in the bowl and down the side of the fountain.



Loose hose bib at the bottom of the drinking fountain adjacent to the tennis courts.



Weak flush from the women's toilet in the meeting room.



# Electrical-General

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. **Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts and warranties for the work done.**

## 1. Electrical Summary

- Electrical Panel Manufacturer: Eaton
- Main Panel Box Location: Security Equipment Room
- Main Amp Capacity: 300

## 2. Panel and Sub Panels

Observations:

- The #14 GFCI breaker will not reset.



The #14 GFCI breaker will not reset.

## 3. Outlets, GFCI's, Grounding, Polarity

Observations:

- No Deficiencies Noted at Time of Inspection.

# Electrical-General Continued

## 4. Fixtures



Observations:

- Loose exit sign/emergency light at the north end of the breezeway.



Loose exit sign/emergency light at the north end of the breezeway.

## 5. Smoke Alarms

Observations:

- No Deficiencies Noted at the Time of Inspection.



# HVAC

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. **Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts and warranties for the work done.**

## 1. HVAC Summary

- Condensing Unit 1 Age: 2019
- Air Handler 1 Age: 2019
- HVAC Unit Manufacturer: Trane
- HVAC Tonnage: 5 Tons, 5 Tons
- HVAC Temperature Differential: 18 degrees, 17 degrees
- Heat Pump System
- Heat Strip System
- Annual HVAC service is recommended.
- Condensing Unit 2 Age: 2019
- Air Handler 2 Age: 2019

## 2. Condensing Unit

Observations:

- No deficiencies at Time of Inspection.

## 3. Air Handler

Observations:

- No Deficiencies at Time of Inspection.

## 4. Duct Work

Observations:



- Inadequate vent in the security equipment room causes the room to not adequately cool which is causing some of the equipment to fail. Most rooms that house this type of equipment are kept at very low temperatures. Recommend further evaluation.
- The office stays approximately 10 degrees warmer than the other areas even though the thermostats are all set at the same temperature. Recommend further evaluation by a licensed HVAC company.

# HVAC Continued



Inadequate vent in the security equipment room causes the room to not adequately cool which is some of the equipment to fail



Inadequate vent in the security equipment room causes the room to not adequately cool which is causing some of of the equipment to fail. Most rooms that house this type of equipment are kept at very low temperatures. Recommend further evaluation.

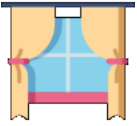


The office stays approximately 10 degrees warmer than the other areas. Recommend further evaluation by a licensed HVAC company.

## 5. Thermostat

Observations:

- No deficiencies at Time of Inspection.



# Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

## 1. Ceiling

Observations:

- No Deficiencies Noted at Time of Inspection.

## 2. Walls

Observations:

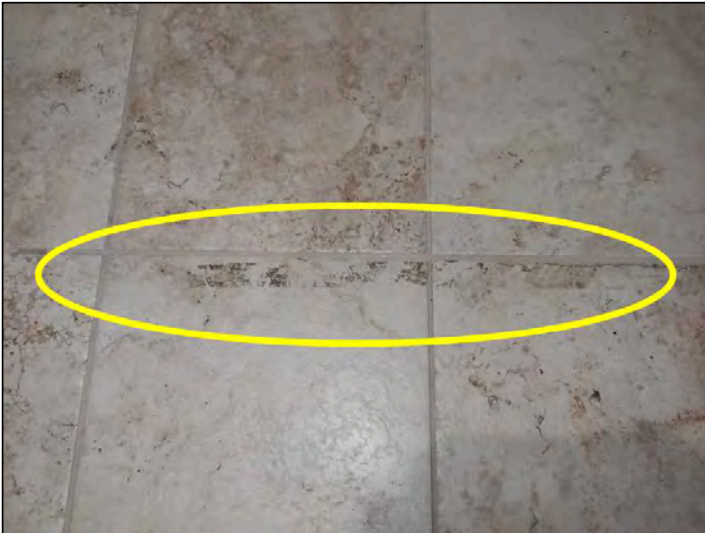
- No Deficiencies Noted at Time of Inspection.

## 3. Floors

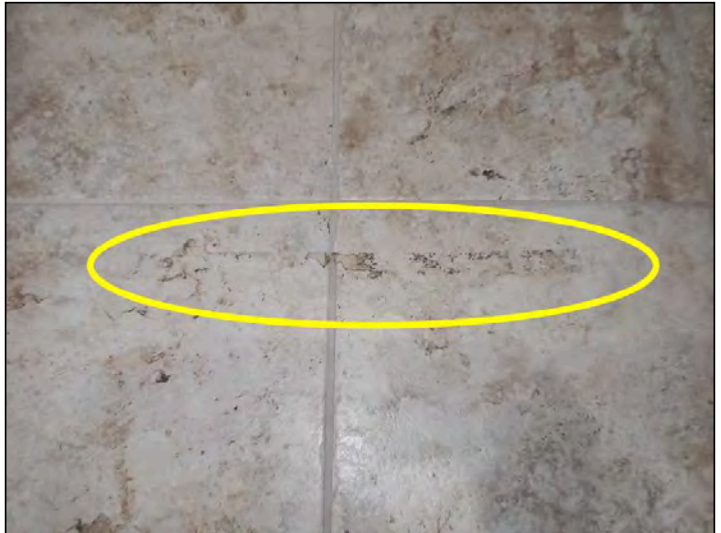


Observations:

- Some type of residue on many of the floor tiles.
- Loose piece of carpet in the meeting room.

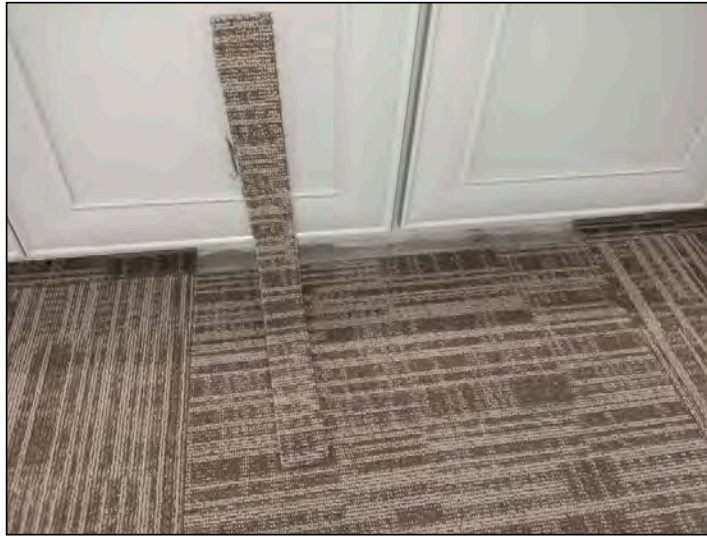


Some type of residue on many of the floor tiles.



Some type of residue on many of the floor tiles.

## Interior Continued



Loose piece of carpet in the meeting room.

### 4. Counters and Cabinets

Observations:

- No Deficiencies Noted at Time of Inspection.

### 5. Doors

Observations:

- No Deficiencies Noted at Time of Inspection.

### 6. Windows

Observations:

- No Deficiencies Noted at Time of Inspection.

### 7. Other

Observations:

- A foul odor occurs in the women's restroom (possibly coming from the floor drains) when the exhaust fan is left on.



A foul odor occurs in the women's restroom (possibly coming from the floor drains) when the exhaust fan is left on.

## Interior Continued



# Attic

## 1. Insulation in Attic

Observations:

- No Deficiencies Noted at Time of Inspection.

## 2. Ventilation of Attic

Observations:

- No Deficiencies Noted at Time of Inspection.

## 3. Trusses & Ceiling Joists

Observations:

- No Deficiencies Noted at Time of Inspection.

## 4. Other

Observations:

- No Deficiencies Noted at Time of Inspection.



# Pool & Spa

## 1. Pool/Spa Equipment

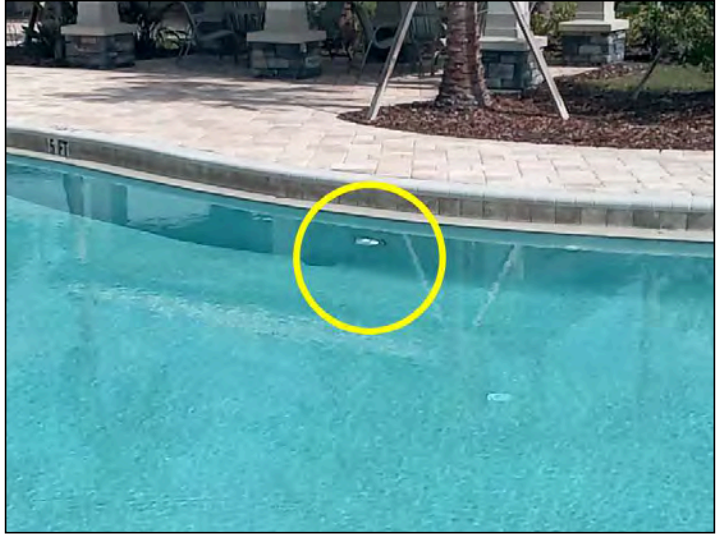


Observations:

- The lights in the middle and west end of the pool stay on all day.
- The lights on the east end of the pool do not turn on.



The lights in the middle and west end of the pool stay on all day.



The lights in the middle and west end of the pool stay on all day.



The lights on the east end of the pool do not turn on.

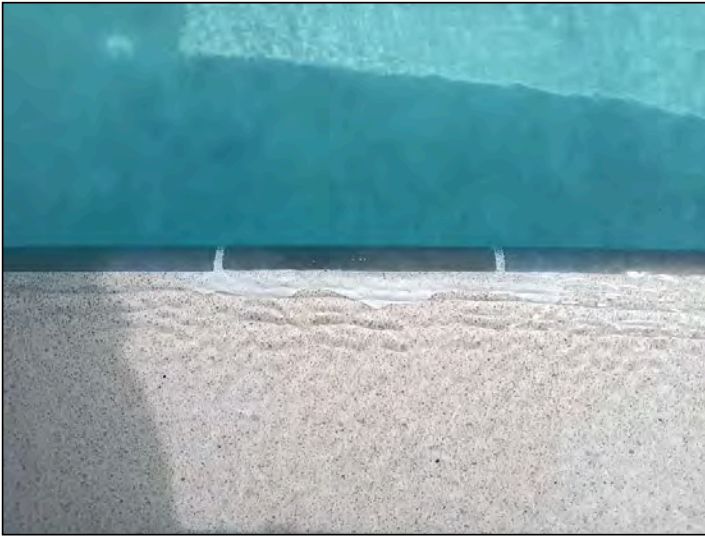
## 2. Pool/Spa Surface



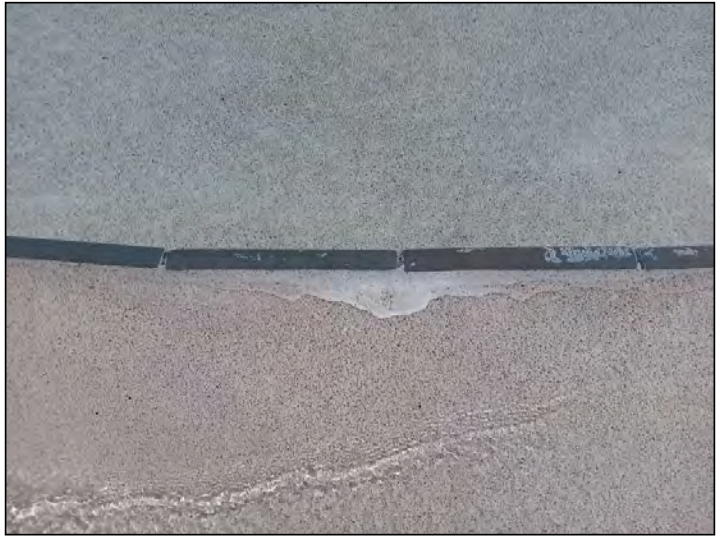
Observations:

- Some type of white mineral deposit is occurring at the tops of the tile on the shelf around the perimeter of the pool.

## Pool & Spa Continued



Some type of white mineral deposit is occurring at the tops of the tile on the shelf around the perimeter of the pool.



Some type of white mineral deposit is occurring at the tops of the tile on the shelf around the perimeter of the pool.



Some type of white mineral deposit is occurring at the tops of the tile on the shelf around the perimeter of the pool.

### 3. Pool/Spa Enclosure

Observations:

- Not Applicable

### 4. Pool/Spa Deck

Observations:

- Sinking pavers at one of the pool stairs.



## Pool & Spa Continued



Sinking pavers at one of the pool stairs.

### 5. Other

Observations:

- No deficiencies at Time of Inspection