



Rizzetta & Company

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

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**Board of Supervisors  
Meeting  
September 20, 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 • WESLEY CHAPEL, FL 33544**  
**Mailing Address • 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614**  
[WWW.KBARRANCHIICDD.ORG](http://WWW.KBARRANCHIICDD.ORG)

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

September 14, 2021

**REVISED 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, September 20, 2021 at 9:30 a.m.** at the offices of M/I Homes located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634. 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 August 16, 2021 ..... Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for July 2021 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2021-16, Requesting the Passage of an Ordinance Amending the District's Boundaries, and related Boundary Amendment Funding Agreement and Agent Authorization document.....Tab 3
  - B. Ratification of Egis Insurance Proposal ..... Tab 4
  - C. Consideration of Estimate for Sidewalk Washout Repairs ..... Tab 5
  - D. Consideration of Second Addendum to the Contract for Professional Amenity Services ..... Tab 6
  - E. Ratification of Yellowstone Proposal 152087 Fall Annuals ..... Tab 7
- 5. STAFF REPORTS**
  - A. Clubhouse Manager
    - i. Presentation of Clubhouse Report ..... Tab 8
    - ii. Discussion of Events held at the Clubhouse
  - B. Field Services Report ..... Tab 9
  - C. Field Services Report with Landscaper's Comments ..... Tab 10
  - D. Yellowstone Report ..... Tab 11
  - E. Presentation of Aquatics Report ..... Tab 12
  - F. District Counsel
    - i. Discussion of Bus Stops
  - G. District Engineer
  - H. District Manager
- 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, August 16, 2021 at 6:15 p.m.** at the K Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Betty Valenti	<b>Board Supervisor, Chairman</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
Steven Umansky	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Regina Kardash	<b>District Counsel, Persson, Cohen &amp; Mooney</b> <i>(via conf. call)</i>
Susan Cali	<b>Clubhouse Manager</b>
Josh Olivia	<b>Representative, Yellowstone Landscape</b>
Jason Liggett	<b>Field Services Mgr., Rizzetta &amp; Company, Inc.</b> <i>(via conf. call- joined the meeting at 6:34 p.m.)</i>

Audience	<b>Present</b>
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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

Several audience members were in attendance and entertained their concerns with the gates being broken, landscaping issues, road and sidewalk damages in Old Spanish due to construction vehicles. One audience member expressed concern with the street- lights not working and slippery areas on the walk path. A discussion ensued about having an elementary bus stop at the Amenity Center. District Counsel advised the residents the CDD is not able to approve this. Ms. Kardash explained the residents would need to

petition the Hillsborough County School Board to change their contract language before the CDD Board would consider entering into an agreement.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Meeting held on June  
28, 2021**

Mr. Hayes presented the minutes of the Board of Supervisors meeting held on June 28, 2021. He asked if there were any amendments and there was one. The word square was capitalized on line 107.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors held on June 28, 2021, as amended for K-Bar Ranch II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for June  
2021**

Mr. Hayes presented the Operation and Maintenance Expenditures for June 2021.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the payment of the invoices in the Operation and Maintenance Expenditures reports for June (\$43,180.13) 2021, for K-Bar Ranch II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Dissemination  
Agreement**

Mr. Hayes explained the Rizzetta Dissemination agreement. He informed the Board the annual fee for Rizzetta's service under this agreement is \$6,000 for the (3) Series 2017 bond and the Series 2021 Bonds and \$1,000 per year for each additional bond issuance of the District.

On a Motion by Ms. Valenti, seconded by Mr. Umansky, with all in favor, the Board of Supervisors authorized Rizzetta & Company as the Dissemination Agent and approved the Dissemination Agreement between Rizzetta & Company and K-Bar II CDD, for K Bar Ranch II Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Pedestrian Gate  
Proposal**

Mr. Hayes presented various options and costs for the Mo'zArt Designs pedestrian gate proposal. The Board decided to go with option 1 the "Kant Slam" at a cost of \$4,970 for seven communities.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Mo'zArt Designs pedestrian gate proposal option 1, for the K Bar Ranch II Community Development District.

**SEVENTH ORDER OF BUSINESS                      Consideration of Securiteam Proposal for Gate Controller**

Mr. Hayes presented the Securiteam proposal, and the costs associated with the system upgrade. He explained to the Board that this proposal is to relocate the Gate controller from Windsome Manor to the Amenities Center and also includes an optional complete system upgrade at no cost with a 5-year service contract extension.

On a Motion by Ms. Valenti, seconded by Mr. Umansky, with all in favor, the Board of Supervisors approved the Securiteam proposal to relocate the gate controller and system upgrades with a 5-year service contract extension after District Counsel prepares the agreement in final form, for the K Bar Ranch II Community Development District.

**EIGHTH ORDER OF BUSINESS                      Public Hearing on Adopting Fiscal Year 2021/2022 Final Budget**

Mr. Hayes called for a motion to Open the Public Hearing.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors Opened the Public Hearing of the Fiscal Year 2021/2022 Final Budget, for K Bar Ranch II Community Development District.

There were no public comments at this time.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors Closed the Public Hearing of the Fiscal Year 2021/2022 Final Budget, for K Bar Ranch II Community Development District.

**NINTH ORDER OF BUSINESS                      Consideration of Resolution 2021-13, Adopting the Fiscal Year 2021/2022 Budget**

Mr. Hayes presented Resolution 2021-13, Adopting the Fiscal Year 2021/2022 Final Budget. He informed the Board the Total General Fund Revenue is \$1,521,922, the Reserve Fund is \$25,000, the Debt Service Fund Series 2017 A-1 Revenue is \$128,128.12, Series 2017A-2 Revenue is \$39,207.36, Series 2017A-3 Revenue is \$280,214.36, and the Series 2021 Revenue is \$337,688.31. The Total for all Funds is \$2,332,160.15.

On a Motion by Ms. Valenti, seconded by Mr. Umansky, with all in favor, the Board of

Supervisors adopted Resolution 2021-13 approving the Fiscal Year 2021/2022 Final Budget, for K Bar Ranch II Community Development District.

**TENTH ORDER OF BUSINESS**

**Public Hearing on Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022**

Mr. Hayes asked the Board for a Motion to Open the Public Hearing on Imposing Special Assessments and Certifying the Assessment Roll for Fiscal Year 2021/2022.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors Opened the Public Hearing on Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022, for K Bar Ranch II Community Development District.

There were no public comments at this time.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors Closed the Public Hearing on Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022, for K Bar Ranch II Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-14, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022**

Mr. Hayes presented Resolution 2021-14, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022 to the Board of Supervisors.

On a Motion by Ms. Valenti, seconded by Mr. Umansky, with all in favor, the Board of Supervisors adopted Resolution 2021-14, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022 and authorized District Staff to provide the County with the Assessment Roll to collect Special Assessments, for K Bar Ranch II Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-15, Adopting the Fiscal Year 2021/2022 Meeting Schedule**

Mr. Hayes provided the Board with the Fiscal Year 2021-2022 Meeting Schedule. The Board amended the initial meeting schedule and decided to hold evening meetings at the Amenity Center on November 15, 2021, January 17, 2022, March 21, 2022, May 16, 2022, and August 15, 2022.



On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adopted Resolution 2021-15, Adopting the Fiscal Year 2021/2022 Meeting Schedule, as amended, for K Bar Ranch II Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-16,  
Requesting the Passage of an  
Ordinance Amending the District's  
Boundaries**

On a Motion by Ms. Valenti, seconded by Mr. Umansky, with all in favor, the Board of Supervisors adopted Resolution 2021-16, Requesting the Passage of an Ordinance Amending the District's Boundaries subject to an updated legal description with a completed land survey, for K Bar Ranch II Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Clubhouse Manager**

- i. Ms. Cali presented her report.
- ii. Discussion of Events held at the Clubhouse

**B. Field Services Report**

Mr. Liggett presented his field services report to the Board. A discussion ensued and the Chair requested that the landscape company mow as close as possible to the residents' fence line on CDD property. Ms. Valenti also requested that Mr. Liggett and Yellowstone provide an article to the clubhouse manager so she can send out an email blast about "No Mow" zones and ask residents or if they would like chemical edging of the grass on CDD property behind their fences or if they want to maintain the grass themselves.

**C. Field Service Report with Landscaper's Comments**

Mr. Olivia presented his report and responded to Mr. Liggett's service report.

**D. Yellowstone Report**

Mr. Olivia presented his report. The Chair requested a quote to replace the sod inside the pedestrian gate at Windsome Manor.

**E. Presentation of Aquatics Report**

Mr. Hayes provided the aquatics report. The Chair requested that District Management speak with the aquatics vendor to remove plant overgrowth going into the ponds at Sundrift and Old Spanish. Ms. Valenti also requested to obtain a quote to add Eaglecreek Parcel D, and Sundrift Parcel I to the Pond Maintenance Contract.

**F. District Counsel**

A discussion ensued concerning the Elementary School Bus Stop Request

**G. District Engineer**

No report.

**H. District Manager**

Mr. Hayes reminded the Board that the next meeting is scheduled for September 20, 2021 at 9:30 a.m. at the M/I Homes Offices located at the K Bar Ranch Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**SIXTEENTH 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 7:47 p.m., for K-Bar Ranch II Community Development District.

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

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

## **Tab 2**

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel , Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.kbarranchiicdd.org](http://www.kbarranchiicdd.org)

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

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

The total items being presented **\$131,182.22**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Blue Water Aquatics, Inc.	001793	27737	Aquatic Service - Pond Treatment 06/21	\$ 1,460.00
Brandon Electric	001773	12210	Replace Bulbs - Outside Lighting 04/21	\$ 367.25
Brandon Electric	001773	12783	Service Call - Clubhouse, Winsome Manor, Redwood Point 06/21	\$ 421.35
Bright House Networks	20210731-1	076584502062021	10711 Mistflower Lane 07/21	\$ 144.97
Bright House Networks	20210731-1	076593901062021	10541 K-Bar Ranch Parkway 07/21	\$ 144.97
Bright House Networks	20210731-1	076594101061321	10339 K-Bar Ranch Parkway 06/21	\$ 144.97
Bright House Networks	20210731-1	080985202063021	10340 K-Bar Ranch Parkway 07/21	\$ 144.97
Bright House Networks	20210731-1	085934601062221	10820 Mistflower Lane - Amenity Center 07/21	\$ 269.95
Bright House Networks	20210731-1	085978601062421	19292 Mossy Pine Dr 07/21	\$ 149.98
Bright House Networks	20210731-1	087769701070221	10528 Mistflower Lane 07/21	\$ 149.98
Bright House Networks	20210731-1	089483501071121	10821 Mistflower Lane - Gate Entrance 07/21	\$ 129.98

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
David Eskra	001785	2052	Maintenance & Repairs 06/21	\$ 200.00
Disclosure Services LLC	001774	7	Amortization Schedule Series 2017 A-2	\$ 500.00
Florida Dept of Revenue	001786	39-8017923158-4 06/21	Sales and Use Tax 06/21	\$ 68.62
GEC Services LLC	001775	Inv-24684	Janitorial Services 06/21	\$ 1,363.95
GEC Services LLC	001775	Inv-27412	Janitorial Supplies 06/21	\$ 95.25
GEC Services LLC	001795	Inv-32084	Janitorial Services 07/21	\$ 1,363.95
Grau & Associates	001787	20957	Audit FYE 09/30/20	\$ 1,800.00
Horner Environmental Professionals, Inc.	001788	217554	Aquatic Maintenance - Parcels A,C,K,L,M 05/21	\$ 430.78
K-Bar Ranch II CDD	CD022	CD022	Debit Card Replenishment	\$ 417.02
Lee R. Thompson	001781	LT062821	Board of Supervisors Meeting 06/28/21	\$ 230.24
Mo'zArts Artistic Designs, Inc	001794	21-5841	Repair Gate - Truck Damage 06/21	\$ 450.00

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Persson, Cohen & Mooney, P.A.	001796	769	Legal Services 06/21	\$ 4,495.75
Proteus Pools	001776	kbarlloo18	Pool Service 06/21	\$ 1,870.75
Rizzetta & Company, Inc.	001783	INV0000059349	District Management Fees 07/21	\$ 4,738.25
Rizzetta Amenity Services, Inc.	001797	INV00000000008902	Amenity Management Services 06/25/21	\$ 2,932.45
Rizzetta Amenity Services, Inc.	001789	INV00000000008923	Out of Pocket Expense 06/21	\$ 50.00
Rizzetta Amenity Services, Inc.	001797	INV00000000008945	Amenity Management Services 07/09/21	\$ 3,879.36
Rizzetta Technology Services, LLC	001784	INV0000007707	Website Hosting Services 07/21	\$ 100.00
Securiteam Inc.	001777	11040051721	Service Call 05/21	\$ 275.00
Securiteam Inc.	001777	11082060421	Service Call 06/21	\$ 1,010.00
Securiteam Inc.	001798	11140062521	Service Call 07/21	\$ 275.00
Securiteam Inc.	001777	14266	Gate Video Monitoring Services - Amenity 07/21	\$ 960.00

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam Inc.	001777	14267	Gate Video Monitoring Services - Briarbrook 07/21	\$ 1,310.00
Securiteam Inc.	001777	14268	Gate Video Monitoring Services - Hawk Valley 07/21	\$ 860.00
Securiteam Inc.	001777	14269	Gate Video Monitoring Services - Mossy Pine 07/21	\$ 1,050.00
Securiteam Inc.	001777	14270	Gate Video Monitoring Services - Redwood Point 07/21	\$ 1,120.00
Securiteam Inc.	001777	14271	Gate Video Monitoring Services - Parcel J 07/21	\$ 1,080.00
Securiteam Inc.	001777	14272	Gate Video Monitoring Services - Sundrift 07/21	\$ 1,142.00
Securiteam Inc.	001777	14273	Gate Video Monitoring Services - Winsome Manor 07/21	\$ 1,010.00
Sun State Landscaping LLC	001778	32158	Plant Replacement 05/21	\$ 4,000.00
Suncoast Rust Control, Inc.	001779	03562	Rust Control 05/21	\$ 1,400.00
Suncoast Rust Control, Inc.	001799	03599	Rust Control 06/21	\$ 1,400.00
TECO	001791	Summary 06/21	TECO Electric Summary 06/21	\$ 12,445.90



## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	001780	0000160942 05/30/21	Account #163527 Legal Advertising 05/21	\$ 1,028.65
Times Publishing Company	001780	0000163297 06/06/21	Account #163527 Legal Advertising 06/21	\$ 521.00
Times Publishing Company	001790	0000165767 06/20/21	Account #163527 Legal Advertising 06/21	\$ 510.00
Waste Management Inc, of Florida	001792	9753736-2206-0	Waste Management Clubhouse 07/21	\$ 224.47
Yellowstone Landscape	001782	TM 225316	Landscape Maintenance 06/21	\$ 33,285.53
Yellowstone Landscape	001800	TM 236874	Landscape Maintenance 07/21	\$ 32,120.53
Yellowstone Landscape	001800	TM 242508	Install Summer Annuals 07/21	<u>\$ 5,639.40</u>
Report Total				<u>\$ 131,182.22</u>

## **Tab 3**

## RESOLUTION 2021-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF TAMPA, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AUTHORIZING A BOUNDARY AMENDMENT FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the K-Bar Ranch II Community Development District ("**District**") is a unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and City of Tampa Ordinance No. 2017-104; and

**WHEREAS**, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadways, stormwater facilities, street lighting and conduit, water and sewer facilities, landscaping and hardscaping, and other infrastructure; and

**WHEREAS**, the District presently consists of 861.092 acres, more or less, as more fully described in the referenced Ordinance; and

**WHEREAS**, M/I Homes of Tampa, LLC ("**M/I Homes**") and Krusen Douglas, LLC, have approached the District and requested that the District petition to amend its boundaries to remove certain property owned by Krusen Douglas, LLC, as more particularly shown in the attached **Exhibit "A"** ("**Contraction Parcel**"), and

**WHEREAS**, the proposed boundary amendment is in the best interest of the District to account for changes in the District's development plan; and

**WHEREAS**, removal of the Contraction Parcel is reflective of today's market and the area of land within the remaining amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS,** the proposed boundary amendment of the District is the best alternative available for delivering community development services and facilities to the remaining amended boundaries; and

**WHEREAS,** removal of the Contraction Parcel is not inconsistent with either the State or local comprehensive plan; and

**WHEREAS,** the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

**WHEREAS,** in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

**WHEREAS,** the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

**WHEREAS,** M/I Homes has agreed to directly pay for all costs associated with the proposed boundary amendment or, alternatively, provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any; and

**WHEREAS,** the District desires to petition to amend its boundaries in accordance with Chapter 190, *Florida Statutes*, by filing a petition with the City of Tampa, Florida, and taking such other actions as are necessary in furtherance of the boundary amendment.

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

1. **RECITALS.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. **AUTHORIZATION FOR BOUNDARY AMENDMENT.** The Board hereby authorizes the Chairman, District Staff, and District Counsel to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City of Tampa, Florida, to seek the amendment of the District's boundaries to remove the lands depicted in **Exhibit "A,"**

pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

**3. AUTHORIZATION FOR AGENTS.** The Board hereby authorizes the District Chairman, District Manager, District Counsel, and other parties so designated to act as agents of the District with regard to any and all matters pertaining to the petition to the City of Tampa, Florida to amend the boundaries of the District.

**4. FUNDING AGREEMENT.** The proposed boundary amendment funding agreement between the District and M/I Homes, attached hereto as **Exhibit "B,"** is hereby authorized and approved, and the execution of such funding agreement is a necessary prerequisite to the other authorizations set forth herein.

**5. EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall supersede any resolutions in conflict therewith.

**PASSED AND ADOPTED** this 20th day of September, 2021.

ATTEST:

**CROSSCREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**EXHIBIT A:** Description of Contraction Parcel

**EXHIBIT B:** Boundary Amendment Funding Agreement

## EXHIBIT “A”

Description of “Contraction Parcel”

# K-BAR RANCH II CDD CONTRACTION PARCELS DESCRIPTION SKETCH (Not a Survey)

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT CONTRACTION PARCEL 1

**DESCRIPTION:** A parcel of land lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 2, run thence along the North boundary of the Northwest 1/4 of said Section 2, the following two (2) courses: 1) N.89°56'34"E., a distance of 1295.61 feet, to the POINT OF BEGINNING; 2) continue, N.89°56'34"E., a distance of 1377.89 feet, to the Northwest corner of the Northeast 1/4 of said Section 2; thence along the North boundary of said Northeast 1/4 of Section 2, N.89°56'12"E., a distance of 200.45 feet; thence S.34°28'44"E., a distance of 1524.24 feet; thence S.00°32'52"E., a distance of 932.57 feet; thence S.40°52'41"W., a distance of 274.72 feet, to a point on the Northerly boundary of EASTON PARK PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN Plat Book 115, Page 104 through 117, inclusive, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary, the following two (2) courses: 1) N.54°20'09"W., a distance of 1662.69 feet; 2) S.87°02'29"W., a distance of 858.59 feet; thence N.10°54'57"W., a distance of 796.06 feet; thence N.07°20'35"E., a distance of 694.07 feet, to the POINT OF BEGINNING.

Containing 87.499 acres, more or less.

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT CONTRACTION PARCEL 2

**DESCRIPTION:** A parcel of land lying in Sections 2 and 11, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of said Section 2; thence along the Northerly boundary line of said Northwest 1/4, N.89°56'34"E., a distance of 1295.61 feet; thence S.07°20'35"W., a distance of 694.14 feet; thence S.10°54'57"E., 796.06 feet, to a point on the Westerly boundary of the aforesaid EASTON PARK PHASE 3, as recorded in Plat Book 115, Pages 104-117, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary, the following five (5) courses: 1) S.45°00'00"E., a distance of 288.60 feet; 2) S.60°00'00"E., a distance of 345.00 feet; 3) S.45°00'00"E., a distance of 300.00 feet; 4) S.00°00'00"E., a distance of 410.00 feet; 5) S.58°00'00"W., a distance of 275.00 feet, to the POINT OF BEGINNING; thence along a line lying 150.00 feet Northeasterly of and parallel to the Northeasterly boundary of EASTON PARK PHASE 1, according to the plat thereof as recorded in Plat Book 110, Pages 203 through 239, Inclusive, of the Public Records of Hillsborough County, Florida, a portion of which being the Southwesterly boundary of the aforesaid EASTON PARK PHASE 3, and the Southeasterly extension thereof, the following six (6) courses: 1) Southeasterly, 404.56 feet along the arc of a non-tangent curve to the right having a radius of 1575.00 feet and a central angle of 14°43'02" (chord bearing S.38°21'31"E., 403.45 feet); 2) S.31°00'00"E., a distance of 400.00 feet; 3) Southeasterly, 1659.75 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 32°30'42" (chord bearing S.47°15'21"E., a distance of 1637.57 feet); 4) S.63°30'00"E., a distance of 400.00 feet; 5) Southeasterly, 509.85 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of 09°30'00" (chord bearing S.58°45'00"E., 509.27 feet); 6) S.54°00'00"E., a distance of 650.42 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence S.54°00'00"E., a distance of 50.00 feet, to a point on the Westerly maintained right-of-way line of MORRIS BRIDGE ROAD (County Road No. 579); thence along said Westerly maintained right-of-way line, the following three (3) courses: 1) S.35°39'38"W., a distance of 189.51 feet; 2) N.89°40'28"W., a distance of 8.69 feet; 3) S.35°45'59"W., a distance of 55.43 feet; thence N.54°00'00"W., a distance of 42.81 feet; thence N.35°39'38"E., a distance of 50.00 feet; thence N.54°00'00"W., a distance of 651.31 feet; thence Northwesterly, 97.33 feet along the arc of a tangent curve to the left having a radius of 2925.00 feet and a central angle of 01°54'23" (chord bearing N.54°57'12"W., 97.32 feet), to the Easternmost corner of the aforesaid EASTON PARK PHASE 1; thence along the Easterly boundary of said EASTON PARK PHASE 1, the following five (5) courses: 1) Northwesterly, 387.66 feet along the arc of a compound curve to the left having a radius of 2925.00 feet and a central angle of 07°35'37" (chord bearing N.59°42'12"W., 387.37 feet); 2) N.63°30'00"W., a distance of 400.00 feet; 3) Northwesterly, 1744.24 feet along the arc of a tangent curve to the right having a radius of 3075.00 feet and a central angle of 32°30'00" (chord bearing N.47°15'00"W., 1720.95 feet); 4) N.31°00'00"W., a distance of 400.00 feet; 5) Northwesterly, 333.60 feet along the arc of a tangent curve to the left having a radius of 1425.00 feet and a central angle of 13°24'47" (chord bearing N.37°42'24"W., 332.83 feet); thence N.32°06'41"E., a distance of 153.83 feet, to the POINT OF BEGINNING.

Containing 14.117 acres, more or less.

NOTE: See Sheet No. 2 for Sketch, Legend & Notes

REVISIONS				Prepared For: Heidi Design
No.	Date	Description	Dwn.	

**SURVEYOR'S CERTIFICATE**

This certifies that a sketch of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17(050), Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



**Jack M. Greene**  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6506

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**GeoPoint**  
Surveying, Inc.

1403 E. 5th Avenue  
Tampa, Florida 33605  
www.geopointsurvey.com

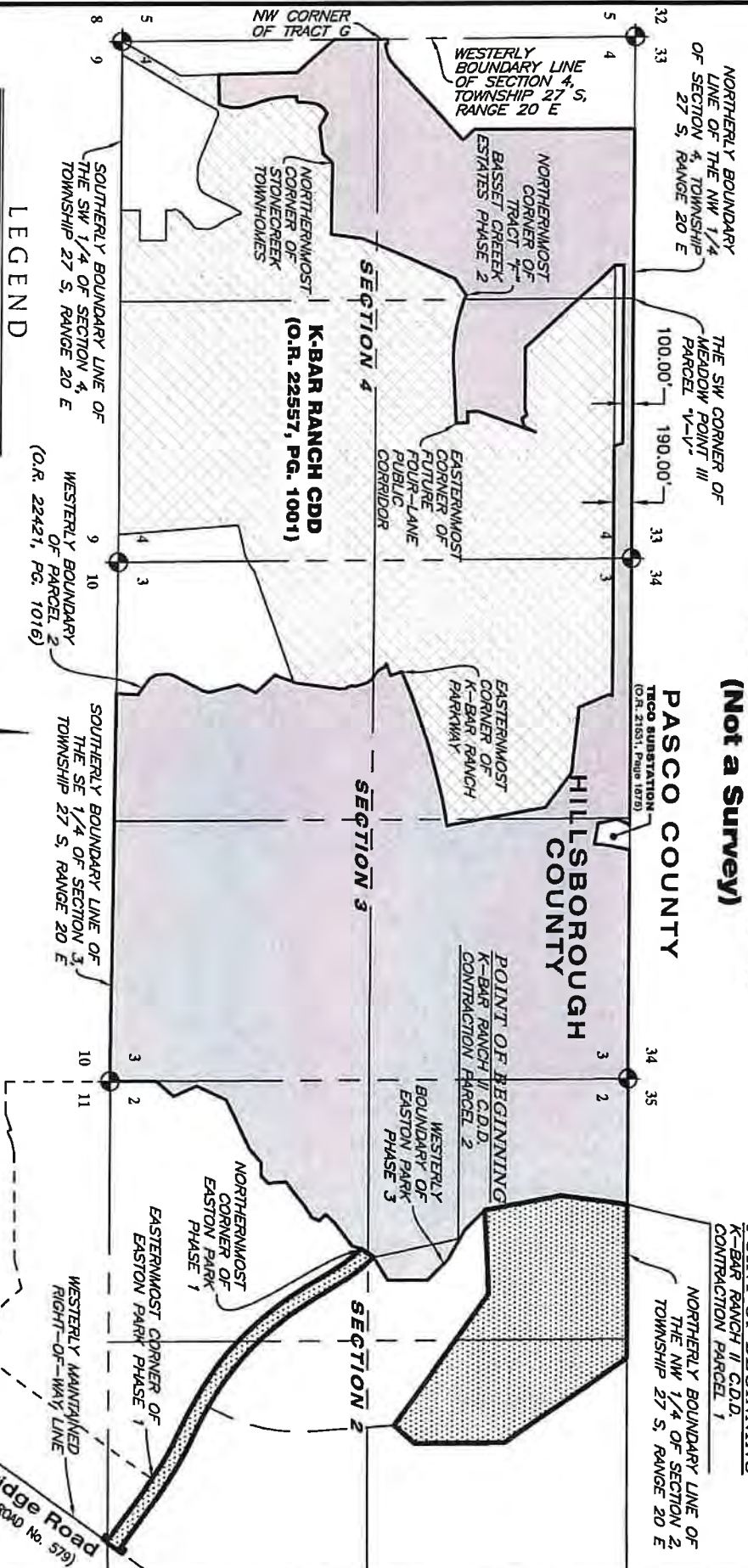
Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7768

Drawn: JMG	Date: 7/23/21	Data File: N/A
Check: SEC	P.C.: N/A	Field Book: N/A

**Sections 2 & 3 & 4, Township 27 South, Range 20 East**

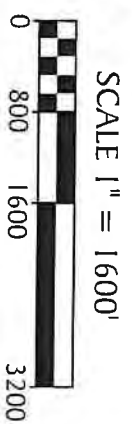


# K-BAR RANCH II CDD DESCRIPTION SKETCH (Not a Survey)



## LEGEND

O.R. ---	Official Records Book
PG. ---	Page
No. ---	Number
CDD ---	Community Development District
CDD Boundary PG. 1001	(O.R. 22557, PG. 1001)
K-BAR RANCH II CDD	(O.R. 22557, PG. 1001)
K-BAR RANCH II CDD CONTRACTION PARCELS	(as described hereon)



**Basis of Bearings**

Bearings shown hereon are Grid Bearings referenced to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, and are based on the Northern boundary of the Northeast 1/4 of Section 4, Township 27 South, Range 20 East having a grid bearing of S 89°53'45" E

**GeoPoint**  
Surveying, Inc.

213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7768

Drawn: JMG Date: 7/23/21 Data File: N/A  
Check: SEC P.C.: N/A Field Book: N/A

Sheet No. 2 of 2 Sheets

Sections 2 & 3 & 4, Township 27 South, Range 20 East



## EXHIBIT “B”

### Boundary Amendment Funding Agreement

## BOUNDARY AMENDMENT FUNDING AGREEMENT

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between **K-Bar Ranch II Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Tampa, Hillsborough County, Florida whose address is c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (“**District**”), and **M/I Homes of Tampa, LLC**, a Florida Limited Liability Company, whose address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (“**Developer**”).

### RECITALS

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes* (the “**Act**”) and by Ordinance No. 2017-104, adopted by the City Council for the City of Tampa, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure (“**Ordinance**”); and

**WHEREAS**, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

**WHEREAS**, the District presently consist of approximately 861.092 acres of land, more or less; and

**WHEREAS**, a landowner (Krusen-Douglas, LLC, a Florida limited liability company) has approached the District and requested that the District petition to amend its boundaries (“**Boundary Amendment**”) to remove approximately 101.616 acres, of which Krusen-Douglas, LLC, is the sole landowner or otherwise has consent from such landowners for removal of the subject property from the District; and

**WHEREAS**, the Developer has agreed to fund the expenses for the Boundary Amendment; and

**WHEREAS**, pursuant to Resolution 2021-16, the District has authorized the Boundary Amendment, and, in consideration, Developer has agreed to fund all managerial, engineering, legal and other fees and costs that the District incurs in connection with the Boundary Amendment (“**Amendment Expenses**”); and

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

1. **PROVISION OF FUNDS.** The Developer agrees to make available to the District such monies as are necessary to fund the Amendment Expenses and enable the District to

effect the Boundary Amendment. The Developer will pay consultants directly and/or make such funds available to the District on a monthly basis, within thirty (30) days of a written request by the District. If the District is to initially pay consultant expenses, the District Manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

2. **DISTRICT USE OF FUNDS.** The District agrees to use the Amendment Expenses solely for the Boundary Amendment. The District agrees to use its good faith best efforts to proceed in an expeditious manner to effect the Boundary Amendment. The District shall not have any obligation to reimburse or repay the Developer for funds made available to the District under this Agreement.

3. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special, or punitive damages), injunctive relief and/or specific performance.

4. **ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by and instrument in writing that is executed by both of the parties hereto.

7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays

recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties at the addresses set forth in this Agreement.

**9. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

**10. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

**11. CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

**12. TERMINATION.** Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach.

**13. PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

**14. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

**15. SOVEREIGN IMMUNITY.** Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Florida Statutes, or other statutes or law.

**16. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**17. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically from one document.

**18. EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

**IN WITNESS WHEREOF,** the parties execute this Agreement the day and year first written above.

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

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

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

**M/I HOMES OF TAMPA, LLC**

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

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



### Authorization of Agent

This letter shall serve as a designation of Persson, Cohen & Mooney, P.A., to act as agent for K-Bar Ranch II Community Development District with regard to any and all matters pertaining to the Petition to the City of Tampa to Amend the Boundaries of the K-Bar Ranch II Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

#### WITNESSES:

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

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

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

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

Chairman

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

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as Chairman of the Board of Supervisors for the K-Bar Ranch II Community Development District, on behalf of the District. They are ( ) personally known to me or ( ) have produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

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

Notary Public, State of Florida

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## EXHIBIT “B”

### Boundary Amendment Funding Agreement



## Tab 4



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### K-Bar Ranch II Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 800 public entity members.

### Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members' property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

### What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).

Quotation being provided for:

K-Bar Ranch II Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121684

## PROPERTY COVERAGE

### SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$3,777,291
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$33,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$23,055**



**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile
X	Section II B1	Business Income	\$1,000,000 in any one occurrence
X	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
X	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included



**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate





## PREMIUM SUMMARY

K-Bar Ranch II Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121684

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$23,055
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,108
Public Officials and Employment Practices Liability	\$2,542
<b>TOTAL PREMIUM DUE</b>	<b>\$28,705</b>

### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



Florida  
Insurance  
Alliance™

## PARTICIPATION AGREEMENT

### Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2021, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

K-Bar Ranch II Community Development District

(Name of Local Governmental Entity)

By:

*Betty Valenti*  
Signature

*BETTY VALENTI*

Print Name

Witness By:

*[Signature]*  
Signature

*Lynn Hayes*

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2021

By:

Administrator



## PROPERTY VALUATION AUTHORIZATION

K-Bar Ranch II Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$3,777,291	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$33,000	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: Betty Valenti Date: Aug 30, '21  
Name: BETTY VALENTI  
Title: Chairman





Property Schedule

Schedule Items Effective As of: 10/01/2021

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

Policy No.: 100121684

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
1	Parcel A: card readers/kiosks pedestrian access, plus the actual hard gates (vehicle & pedestrian) and soft barrier arms		2018	10/01/2021	\$35,000		
	Briarbrook - 10711 Mistflower Lane Tampa FL 33647		Non combustible	10/01/2022		\$35,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
2	Parcel M: card readers/kiosks pedestrian access, plus the actual hard gates (vehicle & pedestrian) and soft barrier arms		2018	10/01/2021	\$35,000		
	Redwood Point - 10340 K-Bar Ranch Pkwy Tampa FL 33647		Non combustible	10/01/2022		\$35,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
3	card readers/kiosks pedestrian access, plus the actual hard gates (vehicle & pedestrian) and soft barrier arms		2018	10/01/2021	\$35,000		
	Hawk Valley - 10339 K-Bar Ranch Pkwy Ranch Parkway Tampa FL 33647		Non combustible	10/01/2022		\$35,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
4	card readers/kiosks pedestrian access, plus the actual hard gates (vehicle & pedestrian) and soft barrier arms		2018	10/01/2021	\$35,000		
	Winsome Manor - 10541 K-Bar Ranch Pkwy Tampa FL 33647		Non combustible	10/01/2022		\$35,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
5	Clubhouse		2020	10/01/2021	\$1,535,154		
	10820 Mistflower Lane Tampa FL 33647		Masonry non combustible	10/01/2022	\$8,066	\$1,543,220	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
6	Playground		2020	10/01/2021	\$194,440		
	10820 Mistflower Lane Tampa FL 33647		Non combustible	10/01/2022		\$194,440	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
7	Fence		2020	10/01/2021	\$28,185		
	10820 Mistflower Lane Tampa FL 33647		Non combustible	10/01/2022		\$28,185	

Sign:

*Betty Valenti*

Print Name:

BETTY VALENTI

Date:

8/30/21





Property Schedule

Schedule Items Effective As of: 10/01/2021

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

Policy No.: 100121684

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
8	Pool		2020	10/01/2021	\$398,173		\$398,173
	10820 Mistflower Lane Tampa FL 33647		Below ground liquid storage tank / pool	10/01/2022			
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
9	Pool Furniture		2020	10/01/2021	\$54,811		\$54,811
	10820 Mistflower Lane Tampa FL 33647		Property in the Open	10/01/2022			
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
10	Tennis Court Fencing and Ground		2020	10/01/2021	\$127,710		\$127,710
	10820 Mistflower Lane Tampa FL 33647		Non combustible	10/01/2022			
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
11	Pool Pavilions (4)		2020	10/01/2021	\$94,233		\$94,233
	10820 Mistflower Lane Tampa FL 33647		Joisted masonry	10/01/2022			
	Simple hip			Metal panel			
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
12	Large Grilling Pavilion		2020	10/01/2021	\$67,072		\$67,072
	10820 Mistflower Lane Tampa FL 33647		Joisted masonry	10/01/2022			
	Simple hip			Metal panel			
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
13	Dumpster Enclosure		2020	10/01/2021	\$28,724		\$28,724
	10820 Mistflower Lane Tampa FL 33647		Masonry non combustible	10/01/2022			
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
14	Well Pump w/PVC Fence Enclosure		2020	10/01/2021	\$7,500		\$7,500
	10820 Mistflower Lane Tampa FL 33647		Pump / lift station	10/01/2022			

Sign:

Print Name:

BETTY VALENTI

Date:

8/30/21





**Florida  
Insurance  
Alliance™**

Property Schedule

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

Schedule Items Effective As of: 10/01/2021

Policy No.: 100121684

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
15	Entry Monument - Amenity Center		2020	10/01/2021	\$70,280		
	10820 Mistflower Lane Tampa FL 33647		Masonry non combustible	10/01/2022			\$70,280
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
16	Entry Monument - Mossy Pine		2020	10/01/2021	\$87,779		
	Mossy Pine Drive & Mistflower Lane Tampa FL 33647		Masonry non combustible	10/01/2022			\$87,779
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
17	Entry Monument - Old Spanish		2019	10/01/2021	\$70,357		
	Old Spanish Road & Mistflower Lane Tampa FL 33647		Masonry non combustible	10/01/2022			\$70,357
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
18	Security Gates w/Support Columns - Old Spanish		2019	10/01/2021	\$112,864		
	Old Spanish Road & Mistflower Lane Tampa FL 33647		Non combustible	10/01/2022			\$112,864
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
19	Tan PVC Fencing - Old Spanish		2019	10/01/2021	\$7,850		
	Old Spanish Road Tampa FL 33647		Non combustible	10/01/2022			\$7,850
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
20	Entry Monument - Winsome Manor		2018	10/01/2021	\$143,460		
	Claiborne Way & Mistflower Lane Tampa FL 33647		Masonry non combustible	10/01/2022			\$143,460
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
21	Entry Monument - Briarbrook		2018	10/01/2021	\$95,000		
	Briarbrook Drive & Mistflower Lane Tampa FL 33647		Masonry non combustible	10/01/2022			\$95,000

Sign:

*Betty Valenti*

Print Name:

*BETTY VALENTI*

Date:

*8/30/21*





Property Schedule

Schedule Items Effective As of: 10/01/2021

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

Policy No.: 100121684

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
22	Entry Monument - Redwood Point		2018	10/01/2021	\$98,021	\$98,021
	Redwood Point Parkway & K Bar Ranch Parkway Tampa FL 33647		Masonry non combustible	10/01/2022		
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
23	Entry Monument - Hawk Valley		2018	10/01/2021	\$96,730	\$96,730
	Hawk Valley Drive & K Bar Ranch Parkway Tampa FL 33647		Masonry non combustible	10/01/2022		
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
24	Black Aluminum Fence w/ Masonry Columns		2019	10/01/2021	\$110,000	\$110,000
	Paddock View Drive & K Bar Ranch Parkway Tampa FL 33647		Non combustible	10/01/2022		
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
25	Entry Monument w/ 3 Decorative Pillars - K-Bar Ranch		2019	10/01/2021	\$120,000	\$120,000
	K Bar Ranch Parkway Tampa FL 33647		Masonry non combustible	10/01/2022		
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
26	Mail Kiosks		2020	10/01/2021	\$10,697	\$10,697
	Mossy Pine Tampa FL 33647		Non combustible	10/01/2022		
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
27	Mail Kiosks		2020	10/01/2021	\$10,178	\$10,178
	Old Spanish Tampa FL 33647		Non combustible	10/01/2022		
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
28	Mail Kiosks		2020	10/01/2021	\$12,927	\$12,927
	Winsome Manor Tampa FL 33647		Non combustible	10/01/2022		

Sign:

Print Name:

BETTY VALENTI

Date:

8/30/21



**Florida  
Insurance  
Alliance™**

Property Schedule

Schedule Items Effective As of: 10/01/2021

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

Policy No.: 100121684

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
29	Mail Kiosks		2020	10/01/2021	\$14,663		
	Briarbrook		Non combustible	10/01/2022			\$14,663
	Tampa FL 33647						
30	Mail Kiosks		2020	10/01/2021	\$11,094		
	Redwood Point		Non combustible	10/01/2022			\$11,094
	Tampa FL 33647						
31	Mail Kiosks		2020	10/01/2021	\$11,145		
	Hawk Valley		Non combustible	10/01/2022			\$11,145
	Tampa FL 33647						
32	Mail Kiosks		2020	10/01/2021	\$10,178		
	Sundrift		Non combustible	10/01/2022			\$10,178
	Tampa FL 33647						
<b>Total:</b>			Building Value		Contents Value	Insured Value	
			\$3,769,225		\$8,066	\$3,777,291	

Sign:

*Betty Valenti*

Print Name:

*BETTY VALENTI*

Date:

*8/30/21*





**Florida  
Insurance  
Alliance™**

Inland Marine Schedule

Schedule Items Effective As of: 10/01/2021

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

Policy No.: 100121684

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date	Value	Deductible
				Term Date		
1	Avigilon Security Cameras & Recording Equipment		Electronic data processing equipment	10/01/2021	\$28,000	\$1,000
				10/01/2022		
2	Pool Chair Lift (Permanently Mounted)		Other inland marine	10/01/2021	\$5,000	\$1,000
				10/01/2022		
				Total	\$33,000	

Sign: Betty Valenti

Print Name: BETTY VALENTI

Date: 8/30/21

## **Tab 5**

AllJax Inc.  
28455 Johnston Rd  
Dade City, FL 33523 US  
(727) 457-5380  
alljaxinc@gmail.com



## Estimate

**ADDRESS**

Tonja Stewart  
K-Bar Ranch II Community  
Development District  
c/o Rizzetta and Company  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544

ESTIMATE #	DATE	
1294	09/13/2021	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Excavation service</b>	excavate/remove 26x5ft of side walk. hydro excavate around pipes to see if any pipes are leaking or broken. if all is well replace side walk two existing dimensions, regrade wash out with crush concrete, compact, cover with dirt and lay sod.	1	6,500.00	6,500.00T
	<b>Material</b>	concrete, crush concrete, fill dirt, sod	1	3,800.00	3,800.00T

SUBTOTAL	10,300.00
TAX	0.00
<b>TOTAL</b>	<b>\$10,300.00</b>

Accepted By

Accepted Date

## **Tab 6**

## 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



Rizzetta & Company

**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.



Rizzetta & Company

## 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.



Rizzetta & Company

The District shall be responsible for any of the following costs associated with the operation of the amenity facilities:

**Pre-employment Testing:** Background and substance abuse reports shall be ordered for candidates identified to fill amenity positions.

**Uniforms:** Personnel shall wear community specific shirts provided by the District if required.

**Cell Phone:** Management personnel shall require a cell phone or a cell phone allowance. This phone will also be used as the contact number for the District for after hour emergencies.

**Office Equipment:** Personnel will require a dedicated computer, printer, and a digital camera as well as convenient access to an onsite copier and fax machine, provided by the District.

**Mileage Reimbursement:** Personnel shall receive mileage reimbursement incurred while performing the District's responsibilities when using a personal vehicle. Mileage shall be reimbursed at the rate approved by the Internal Revenue Service.





## **Tab 7**



Proposal #152087

Date: 09/13/2021

From: Joshua Oliva

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

2021 Fall Mix Annuals

Terms: Net 30

A proposal for the 2021 Fall Annual Rotation

Price includes: removal of the old annuals, soil replenishment, and installation of the new annuals.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
2021 Fall Mix Annuals	3900.00	\$1.28	\$4,999.02

Client Notes

SUBTOTAL \$4,999.02

SALES TAX \$0.00

TOTAL \$4,999.02

Signature

x *Lynn Hayes*

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

Joshua Oliva

Office:

joliva@yellowstonelandscape.com

## **Tab 8**

# K-BAR RANCH II

## COMMUNITY DEVELOPMENT DISTRICT

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

### Clubhouse Manager's Report August 2021 for September Meeting

#### Operations and Maintenance Report

##### Amenities Center

- Secure all Pool escutcheons from frequent tampering
- Adjust Left Pedestrian gate at Amenity Center
- Secure loose paver on pool back porch steps
- Level pavers in pool area near 2 ladders posing trip hazards.
- Adjust playground gate (dragging on cement)
- Repair decorative brick on left Gazebo that fell out
- Contact RJ Kielty regarding Office/Front Meeting Room AC#1 not working
- Order new coil for AC #1 unit
- Replace coil and get AC #1 back in service
- Spot treat wasp nests
- Spot treat ants in playground
- Clean all pool lounge chairs for mildew
- Suncoast Pools discovered several issues and made several repairs on pool pump

##### Ponds

- Regular Service

##### Landscaping

- Regular Service

##### Gates.

- Securiteam put 4 barrier arms back on
- Gate Network down-contact Spectrum
- Spectrum fixed main controller
- Securiteam check Redwood Point Control Board, back in service
- Mossy Pine barrier arm hit

##### Events/Activities

- Every Wednesday Free Coffee Day
- Aqua Jog Club every Tuesday & Thursday

##### Vendor Requests

- Tennis and Yoga Instructors inquiring about non-residents being allowed to take classes
- Tennis and Yoga inquiring about children under 15 being dropped off for classes

**Resident Requests**

- Residents asking for BBQ grills and picnic tables
- Residents asking for picnic tables in playground area

## Tab 9



# K BAR RANCH II

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## FIELD INSPECTION REPORT



September 8, 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

- ❖ Work on improving the vigor in the plant material at the entrance to the communities. Liquid and Granular fertilizing should be used.

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. Push the conservation growth back at the inbound side Entrance to Kbar Ranch II.



trees at the Briar Brook entrance. To me they look very Chlorotic.(Pic 6)



2. Treat the weed pressure at the Maint entrance of Kbar Ranch II on Kbar Ranch Parkway.
3. Continue to improve the vigor in the Dwarf Bottlebrush at the Hawk Valley Exit and Entrance side beds.
4. Treat the Crack Crevice weeds on the walking path down Kbar Ranch Parkway.
5. We need to make sure when we are at the end of the rotation to remove the annual beds if they are no longer presenting the community with a satisfying appearance.
6. Diagnose and treat the yellowing in the Hollie
7. Treat the turf weeds at the Mail Kiosk inside of the Briar Brook entrance.
8. Provide a date on when the proposal for the install of Confederate Jasmine at the entrances where the Foxtail ferns are removed.
9. Improve the vigor in the plant material in the inbound and outbound side of the Mossy Pines entrance.
10. Remove the tall weeds growing in the Fakahac the grass on Mistflower Lane as you make the right to come out of the Spanish Moss community.



# Redwood Point, Wild Tamarind, Laurel Vista

11. During my inspection, the Field that is directly behind the Amenity center overflow parking needs Mowing. Who currently provides this service for the district.(Pic 11)



12. Let's remove the browning the Podocarpus around the tennis court perimeter. Any Material that is dead just remove.
13. Remove the dead heads from the Bird of Paradise at the front of the amenity center.
14. Improve the turf weeds in the Bermuda grass inside of the pool area.
15. Yellowstone to clean up the bird of paradise in the pool area beds. Dead heading and remove any dead.(Pic 15)



16. Diagnose and treat the browning in the Podocarpus in the kid's playground area.
17. Treat the Ligustrum's with a fungicide through the community center. We are noticing brown patching on the leaves.
18. Remove the dead Petite Oleander on the exit side as your exiting the Amenity Center.
19. Treat the turf weeds on the outbound side of Mist Flower Lane.
20. During my inspection Winsome Manor and a few other of the Annual beds were covered in water. We need to turn these areas off and see if we can get them to dry up.



## **Tab 10**



# K BAR RANCH II

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## FIELD INSPECTION REPORT



September 8, 2021  
Rizzetta & Company  
Jason Liggett-Field Services Manager



Rizzetta & Company  
Professionals in Community Management



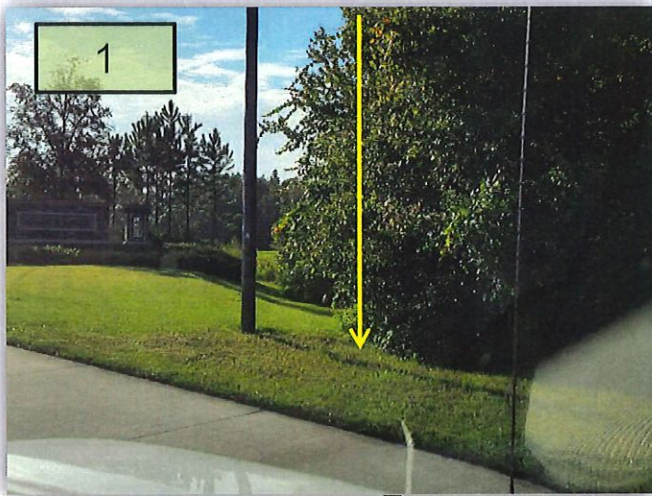
# Summary, Recent and Upcoming Events, Hawk Valley, Redwood Pt.

## General Updates, Recent & Upcoming Maintenance Events

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1. Push the conservation growth <sup>1</sup> back at the inbound side Entrance to Kbar Ranch II.



trees at the Briar Brook entrance. To me they look very Chlorotic.(Pic 6)



2. Treat the weed press <sup>3</sup> at the Maint entrance of Kbar Ranch II on Kbar Ranch Parkway.
3. Continue to improve the vigor <sup>5</sup> in the Dwarf Bottlebrush at the Hawk Valley Exit and Entrance side beds.
4. Treat the Crack Crevice <sup>6</sup> weeds on the walking path down Kbar Ranch Parkway.
5. We need to make sure when we <sup>8</sup> are at the end of the rotation to remove <sup>9</sup> the annual beds if they are no longer presenting the community with a satisfying appearance.
6. Diagnose and treat the yellow <sup>10</sup>ing in the Hollie

7. Treat the turf weeds <sup>2</sup> at the Mail Kiosk inside of the Briar Brook entrance.
8. Provide a date on when the proposal for the install of Confederate <sup>4</sup> Jasmine at the entrances where the Foxtail ferns are removed.
9. Improve the vigor in the plant material in the inbound and outbound <sup>7</sup> side of the Mossy Pines entrance.
10. Remove the tall weeds grow <sup>9</sup>ing in the Fakahac the grass on Mistflower Lane as you make the right to come out of the Spanish Moss community.





# Summary of Comments on Slide 1


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## Page: 2


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-  Number: 1 Author: joliva Subject: Sticky Note Date: 9/13/2021 2:30:03 PM  
(On-Going) Overgrowth on conservation areas are being cut back with every service.


---
-  Number: 2 Author: joliva Subject: Sticky Note Date: 9/13/2021 2:45:13 PM  
Will have turf weeds addressed.


---
-  Number: 3 Author: joliva Subject: Sticky Note Date: 9/13/2021 2:32:37 PM  
Fert/Chem will be treating Bahia areas for weeds that are irrigated. Thanks


---
-  Number: 4 Author: joliva Subject: Sticky Note Date: 9/13/2021 2:51:48 PM  
Jasmine will be installed by Friday the 24th of September.


---
-  Number: 5 Author: joliva Subject: Sticky Note Date: 9/13/2021 2:35:06 PM  
Fertilizer applications will resume Oct.1st. Basic curatives and preventatives are being applied as needed, as well as drenching with micro-nutrients to promote growth.

---
-  Number: 6 Author: joliva Subject: Sticky Note Date: 9/13/2021 2:35:51 PM  
Crew has addressed crack weeds along the K-Bar Ranch Pkwy with service on 9/13/2021

---
-  Number: 7 Author: joliva Subject: Sticky Note Date: 9/13/2021 3:03:19 PM  
Irrigation is being completely shut down for all plant material at the K-Bar II entrances. Ground is completely saturated clay soil. Grounds should start to dry out

---
-  Number: 8 Author: joliva Subject: Sticky Note Date: 9/13/2021 2:37:39 PM  
Will ensure to remove annuals towards the end of the rotation when annuals are no longer aesthetically pleasing.

---
-  Number: 9 Author: joliva Subject: Sticky Note Date: 9/13/2021 3:03:56 PM  
Weeds will be addressed 9/14/2021 with service.

---
-  Number: 10 Author: joliva Subject: Sticky Note Date: 9/13/2021 2:44:11 PM  
Holly trees showing signs of Chlorosis, which is typically an iron deficiency. Will have Fert/Chem address and do a Micro-Nutrient drenching that consists of heavier iron. Oct.1 resumes fertilizer applications which will make the iron in the soil more readily available for plant up take.

---



# Redwood Point, Wild Tamarind, Laurel Vista

11. During my inspection, the Field that is directly behind the Amenity center overfill parking needs Mowing. Who currently provides this service for the district.(Pic 11)













12. Let's remove the browning the Podocarpus around the tennis court perimeter. Any Material that is dead just remove.
13. Remove the dead heads from the Bird of Paradise at the front of the Amenity center.
14. Improve the turf weeds in the Bermuda grass inside of the pool area.
15. Yellowstone to clean up the bird of paradise in the pool area beds. Dead heading and remove any dead. (Pic 15)



16. Diagnose and treat the browning in the Podocarpus in the kid's playground area.
17. Treat the Ligustrum's with fungicide through the community center. We are noticing brown patching on the leaves.
18. Remove the dead Petite Oleander on the exit side as your exiting the Amenity Center.
19. Treat the turf weeds on the Outbound side of Mist Flower Lane.
20. During my inspection Winsome Manor and a few other of the Annual beds were covered in water. We need to turn these areas off and see if we can get them to dry up.



	Number: 1	Author: joliva	Subject: Sticky Note	Date: 9/13/2021 3:34:28 PM
Will have Podo's addressed and follow up.				
	Number: 2	Author: joliva	Subject: Sticky Note	Date: 9/13/2021 3:27:56 PM
Proposal for Yellowstone to mow this area was provided on 8/05/2021				
	Number: 3	Author: joliva	Subject: Sticky Note	Date: 9/13/2021 3:44:34 PM
Ligustrum diagnosed with Anthracnose disease. Fert/chem will be applying systemic fungicides to suppress the disease by 17th of September.				
	Number: 4	Author: joliva	Subject: Sticky Note	Date: 9/13/2021 3:46:54 PM
Will have Oleander removed with service on 9/14/2021.				
	Author: joliva	Subject: Sticky Note	Date: 9/13/2021 3:46:23 PM	
	Number: 5	Author: joliva	Subject: Sticky Note	Date: 9/13/2021 3:47:17 PM
Turf weeds will be treated with upcoming service.				
	Number: 6	Author: joliva	Subject: Sticky Note	Date: 9/13/2021 3:49:35 PM
All entrance beds including Winsome Manor's irrigation is being reduced/ cut off to better assist the beds in drying out.				
	Number: 7	Author: joliva	Subject: Sticky Note	Date: 9/13/2021 3:28:46 PM
Will have declined Podocarpus from initial install at K-Bar II Amenity center removed.				
	Number: 8	Author: joliva	Subject: Sticky Note	Date: 9/13/2021 3:29:17 PM
Will have BOP addressed with Upcoming service on 9/14/2021				
	Number: 9	Author: joliva	Subject: Sticky Note	Date: 9/13/2021 3:33:09 PM
Bermuda Turf was treated for weeds on 8/30/2021 with selective Herbicide. Follow up application will be applied by 9/24/2021 which is within 3 weeks of initial application.				
	Number: 10	Author: joliva	Subject: Sticky Note	Date: 9/13/2021 3:33:56 PM
Will have BOP addressed with Upcoming service on 9/14/2021				

## **Tab 11**





Josh Oliva  
Yellowstone

# K-BAR II 9/3/21, 4:58 PM

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Josh Oliva

Friday, September 3, 2021

Prepared For Betty Valenti

15 Observations Identified



## **SEPTEMBER WET CHECK**

Property Manager

Monthly Wet check completed



## **SOD REPLACEMENT**

Property Manager

Sod needs to be replaced. Cars driving around other vehicles waiting for school bus driving onto median. Will provide proposal to replace.



## **ORNAMENTAL GRASS'S**

Property Manager

Ornamental grass's are being maintained and weeds in beds are being treated.



## **TURF MOWING**

Property Manager

Turf mowing was completed



## **MAGNOLIA TREES**

YL Crew

(Continued service) remove mulch and level out Magnolia tree beds from mounding up which is causing the mags to thin out.



## **WINSOME MANOR ENTRANCE**

Property Manager

Car jumped curb and rutted turf also puncturing oil pan causing drip stains.





## **TURF HEALTH**

Property Manager

Turf is healthy. Once fertilizers can be applied turf will green up.



## **PALM TRIMMING**

YL Crew

Trim spent fronds from palm tree at clubhouse.



---

## OAK TREES

YL Crew

Continue maintaining the underside of the swamp oaks throughout. Weed eating and removing fallen limbs.



---

## OLD SPANISH TREE STRAPS

Property Manager

Tree straps have been tightened on all trees at entrance.

Established trees had straps removed.



---

## **ANNUALS**

Property Manager

Annuals are due to be rotated last week of September.



---

## **TURF WEEDS**

Fert/Chem

Spot treat turf weeds





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## **TRIMMING SERVICES**

Property Manager

Trimming services completed



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## **OVERALL**

Property Manager

Overall property is in healthy condition.





## **TURF COLOR**

Property Manager

Turf has uniform color throughout.

## **Tab 12**

# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 8-24-21

CUSTOMER: H Bar II

AQUATECH: Melissa

ACCOUNT # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
121, EWR3,	X			X			X	X				X		N	O		Overcast
122, EWR2,	X			X			X	X				X		↓	↓		↓
102, 101, FL105,	X			X			X	X				X		↓	↓		↓
103, 104,	X			X			X	X				X		↓	↓		↓

OBSERVATIONS/RECOMMENDATIONS treated torpedo grass, penny wort, spike rush, algae, primrose, cattail, water grass, Saspania

## BLUE WATER AQUATICS

*Aquatic & Environmental Services*

NEW PORT RICHEY, FL  
(727) 842-2100

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 8-30-21

CUSTOMER: K Bar II

AQUATECH: Melissa & Nick

ACCOUNT #

WORK ORDER #

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
101, 204, 202	X			X			X	X		X		X		N	30		Partly Cloudy
212, 210, 211, 232, 213	X			X			X	X				X			0		
C2, FC40, FC67,	X			X			X	X				X					
C3, FC103, 243,	X			X			X	X				X					
223, WCA, 240, FC	X			X			X	X				X					
200, 242B, 191, 191A,	X			X			X	X				X					
A-10, 191B, 192B, 192A,	X			X			X	X				X					
203, 192, 190, A-13,	X			X			X	X				X					
201, FC 231, 231, FC 200,	X			X			X	X				X					
205, 230, 221, FC 200	X			X			X	X			X	X		✓	✓		✓

### OBSERVATIONS/RECOMMENDATIONS

treated southern naiad, hydrilla, spike  
rush, torpedo grass, pennywort, primrose, algae, cattails,  
alligator weed, duckweed

## BLUE WATER AQUATICS

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