



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors
Meeting
October 18, 2021**

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

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

Board of Supervisors	Betty Valenti Chloe Firebaugh Steven Umansky Lee Thompson Vacant	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson Cohen & Mooney, PA
District Engineer	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

Board of Supervisors
K-Bar Ranch II Community
Development District

October 12, 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, October 18, 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 and August 2021..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Ratification of Egis Insurance Proposal.....Tab 3
 - B. Consideration of Grau & Associates Audit Fee Increase 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. Consideration of Aquatics Proposal for New Phase Ponds..... Tab 7
 - F. Ratification of Yellowstone Proposal 152087 Fall Annuals Tab 8
 - G. Consideration of Holiday Lighting Proposal Tab 9
 - H. Discussion of Hillsborough County Trash Collection Service Contracts Tab 10
 - I. Discussion of Hawk Valley Fencing and Potential Placement Of Gates
- 5. STAFF REPORTS**
 - A. Clubhouse Manager
 - i. Presentation of Clubhouse Reports Tab 11
 - ii. Discussion of Events held at the Clubhouse
 - B. Field Services Reports Tab 12
 - C. Field Services Report with Landscaper's Comments Tab 13
 - D. Yellowstone Reports (September and October 2021)..... Tab 14
 - E. Presentation of Aquatics Reports Tab 15
 - F. District Counsel
 - i. School Bus Stop Indemnification Agreement..... Tab 16
 - ii. Ratification of School Bus Stop Special Request
 - G. District Engineer
 - H. District Manager Report.....Tab 17

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	Board Supervisor, Chairman
Lee Thompson	Board Supervisor, Assistant Secretary
Steven Umansky	Board Supervisor, Assistant Secretary

Also present:

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

Audience

Present

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 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

F. District Engineer

No report.

G. 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 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

TWELFTH 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

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

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

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>

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

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

www.kbarranchiicdd.org

Operations and Maintenance Expenditures August 2021 For Board Approval

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

The total items being presented **\$57,715.92**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anti-Pesto Bug killers	001812	279466	Pest Control - Amenity Center 07/21	\$ 129.00
Blue Water Aquatics, Inc.	001813	27805	Aquatic Service - Pond Treatment 07/21	\$ 2,405.00
Bright House Networks	20210830-1	076584502072021	10711 Mistflower Lane 08/21	\$ 144.97
Bright House Networks	20210830-1	076593901072021	10541 K-Bar Ranch Parkway 08/21	\$ 144.97
Bright House Networks	20210830-1	076594101071321	10339 K-Bar Ranch Parkway 07/21	\$ 144.97
Bright House Networks	20210830-1	080985202073121	10340 K-Bar Ranch Parkway 08/21	\$ 144.97
Bright House Networks	20210830-1	085934601072221	10820 Mistflower Lane - Amenity Center 08/21	\$ 269.95
Bright House Networks	20210830-1	085978601072321	19292 Mossy Pine Dr 08/21	\$ 149.98
Bright House Networks	20210830-1	087769701080221	10528 Mistflower Lane 08/21	\$ 149.98
Bright House Networks	20210830-3	089483501081121	10821 Mistflower Lane - Gate Entrance 08/21	\$ 129.98
City of Tampa Utilities	001801	2282015 06/21	10352 K Bar Ranch Pkwy - Account #2282015 06/21	\$ 6.47

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Tampa Utilities	001822	2282015 07/21	10352 K Bar Ranch Pkwy - Account #2282015 07/21	\$ 2.97
City of Tampa Utilities	001801	2287182 06/21	10820 Mistflower Ln - Account #2287182 06/21	\$ 96.67
City of Tampa Utilities	001822	2287182 07/21	10820 Mistflower Ln - Account #2287182 07/21	\$ 249.48
Dennis Fourquran	001802	8154	Repair Pump System - Redwood Point 06/21	\$ 5,505.00
Florida Dept of Revenue	001819	39-8017923158-4 07/21	Sales and Use Tax 07/21	\$ 40.90
GEC Services LLC	001803	Inv-32787	Janitorial Supplies 07/21	\$ 28.12
GEC Services LLC	001816	Inv-33322	Janitorial Supplies 07/21	\$ 44.42
Horner Environmental Professionals, Inc.	001814	217640	Aquatic Maintenance - Parcels A,C,K,L,M 06/21	\$ 430.78
Jayman Enterprises, LLC	001815	1649	Pressure Wash Exterior Pillars - Paddock View 08/21	\$ 245.00
K-Bar Ranch II CDD	CD023	CD023	Debit Card Replenishment	\$ 967.91
K-Bar Ranch II CDD	CD024	CD024	Debit Card Replenishment	\$ 1,143.88

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Lee R. Thompson	001824	LT081621	Board of Supervisors Meeting 08/16/21	\$ 230.24
Mo'zArts Artistic Designs, Inc	001823	21-5982	50% Deposit - Repair Pedestrian Gates 08/21	\$ 1,905.00
Persson, Cohen & Mooney, P.A.	001820	913	Legal Services 07/21	\$ 498.75
Proteus Pools	001804	kbarlloo19	Pool Service 07/21	\$ 1,870.75
RIPA & Associates, LLC	001805	RA210533	Storm Repair 05/21	\$ 1,500.00
Rizzetta & Company, Inc.	001806	INV00000059677	Mass Mailing - Budget Notices 07/20	\$ 481.95
Rizzetta & Company, Inc.	001806	INV00000060282	District Management Fees 08/21	\$ 4,738.25
Rizzetta Amenity Services, Inc.	001807	INV000000000008969	Amenity Management Services 07/23/21	\$ 2,979.36
Rizzetta Amenity Services, Inc.	001821	INV000000000008992	Amenity Management Services 08/06/21	\$ 3,993.27
Rizzetta Amenity Services, Inc.	001821	INV000000000009015	Out of Pocket Expense 07/21	\$ 107.12
Rizzetta Technology Services, LLC	001808	INV00000007766	Website Hosting Services 08/21	\$ 100.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam Inc.	001817	10928050621	Service Call 07/21	\$ 671.25
Securiteam Inc.	001809	11160070621	Service Call 07/21	\$ 612.50
Securiteam Inc.	001817	11183072021	Service Call 07/21	\$ 150.00
Securiteam Inc.	001817	11186071421	Service Call 07/21	\$ 150.00
Securiteam Inc.	001809	14360	Gate Video Monitoring Services - Amenity 08/21	\$ 960.00
Securiteam Inc.	001809	14361	Gate Video Monitoring Services - Briarbrook 08/21	\$ 1,310.00
Securiteam Inc.	001809	14362	Gate Video Monitoring Services - Hawk Valley 08/21	\$ 860.00
Securiteam Inc.	001809	14363	Gate Video Monitoring Services - Mossy Pine 08/21	\$ 1,050.00
Securiteam Inc.	001809	14364	Gate Video Monitoring Services - Redwood Point 08/21	\$ 1,120.00
Securiteam Inc.	001809	14365	Gate Video Monitoring Services - Parcel J 08/21	\$ 1,080.00
Securiteam Inc.	001809	14366	Gate Video Monitoring Services - Sundrift 08/21	\$ 1,142.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Securiteam Inc.	001809	14367	Gate Video Monitoring Services - Winsome Manor 08/21	\$ 1,010.00
Suncoast Rust Control, Inc.	001818	03684	Rust Control 07/21	\$ 1,400.00
TECO	20210804-1	211019281917 07/21	10797 Mistflower Lane, Lift Station 07/21	\$ 53.57
TECO	20210804-1	221005629565 07/21	19294 Mossy Pine Drive - Well 07/21	\$ 102.84
TECO	20210812-1	Summary 07/21	TECO Electric Summary 07/21	\$ 10,947.91
Times Publishing Company	001810	000167931 07/21/21	Account #163527 Legal Advertising 07/21	\$ 1,947.66
Times Publishing Company	001810	000167931 07/28/21	Account #163527 Legal Advertising 07/21	\$ 1,943.66
Waste Management Inc, of Florida	001811	9761151-2206-2	Waste Management Clubhouse 08/21	<u>\$ 224.47</u>
Report Total				<u><u>\$ 57,715.92</u></u>

Tab 3



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.

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
TOTAL PREMIUM DUE	\$28,705

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 Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
			Roof Covering				
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 Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
			Roof Covering				
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 Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
			Roof Covering				
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 Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
			Roof Covering				
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 Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
			Roof Covering				
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 Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
			Roof Covering				
6	Playground		2020	10/01/2021	\$194,440		
	10820 Mistflower Lane Tampa FL 33647		Non combustible	10/01/2022		\$194,440	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
			Roof Covering				
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:

Betty Valenti

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
			Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		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
			Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		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
			Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		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
			Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		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
			Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		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
			Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		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
			Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		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						
Total:			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 4



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 16, 2021

To Board of Supervisors
K-Bar Ranch II Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Re: Audit fee increase

This is to inform you of the intent to increase the audit fee for the fiscal year ended September 30, 2021 to \$5,900. The fee increase is the result of Bonds being issued during the fiscal year and higher operational costs, mainly salaries, because of the pandemic. In addition, due to legislation passed in 2021, there will be changes made to the financial statements.

We look forward to continuing working with you on your audit.

Please let me know if you have any questions.

Sincerely,

Racquel McIntosh, CPA

Audit Partner

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
	Excavation service	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
	Material	concrete, crush concrete, fill dirt, sod	1	3,800.00	3,800.00T

SUBTOTAL	10,300.00
TAX	0.00
TOTAL	\$10,300.00

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

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

One-time Payroll Deposit ⁽³⁾	\$ 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 ⁽¹⁾	\$ 108,234
General Management and Oversight ⁽²⁾	\$ 10,800.
Total Services Cost:	\$ 119,034.

(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



Aquatic Management Agreement

This Agreement, dated for October 1, 2021, is made between Blue Water Aquatics, Inc. (hereinafter "Blue Water Aquatics") located at 6727 Trouble Creek Rd. in New Port Richey, FL 34653, and **K-Bar Ranch CDD II** (hereinafter the "Customer"), c/o Rizzetta & Company, Inc., 12750 Citrus Park Lane, Suite 115, Tampa FL 33625.

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

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

54 Waterways	58,237 Linear Feet	70.24 Surface Acres @ NWL
9 Waterways	12,690 Linear Feet	15.35 Surface Acres @ NWL
5 Waterways	6,505 Linear Feet	9.73 Surface Acres @ NWL

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

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

⇒ Monthly Waterway Maintenance of existing ponds & Littoral Shelves	\$2,405.00/month
⇒ Monthly Waterway Maintenance EAGLE CREEK - D (See Survey Page)	\$ 540.00/month
⇒ Monthly Waterway Maintenance SUNDRIFT II - 1 (See Survey Page)	\$ 340.00/month
⇒ Total Monthly Maintenance Cost Waterway Maintenance	\$3,285.00/month
⇒ Invasive Non-Native Plant Control	Included
⇒ Border Grass and Brush Control	Included
⇒ Algae and Submersed Aquatic Weed Control	Included
⇒ Pond Dye Program (Where Needed)	Included
⇒ Water Testing	Included
⇒ Aquatics Consulting	Included
⇒ Management Reporting	Included

Total Yearly Contract Amount Pond / Mitigation Maintenance	\$39,420.00/year
---	-------------------------

Pond Maintenance – Forty-Eight (48) Inspections per Year, with treatments performed, as necessary. Follow-up treatments performed at no additional cost.

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

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

Payment of Services: Customer agrees to pay Blue Water Aquatics within thirty (30) days of invoice for work performed. *Accepted forms of payments are Cash, Check, Zelle or Credit Card (credit card payments will incur a*

K-BarRanchCDD II WWM (rev) 10-07-2021

HEADQUARTERS: 6727 Trouble Creek Road ■ New Port Richey, FL 34653

Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com



3.5% credit card fee for every credit card transaction). Any account over thirty (30) days past due is subject to suspension of future work under this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of any invoice for work performed pursuant to this Agreement, Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

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

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

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

Automatic Renewal: This agreement shall automatically renew for a term equal to its original term unless written notice of termination has been received. **Annual Increase:** Beginning on the first anniversary of the contract commencement date and annually thereafter on each anniversary, the contract price shall be adjusted by a percentage equal to the percentage increase in the Consumer Price Index for such year, but not to exceed a maximum of 5% per year in the aggregate. The Consumer Price Index (all goods and services, all urban consumers, U.S. City Average) published by the United States Department of Labor Bureau of Labor Statistics ("CPI-U") shall be the index for adjustment.

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

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

- a. Water chemistry testing shall be conducted at the sole discretion of Blue Water Aquatics, Inc., for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by Customer such as trash clean-up, physical cutting and / or plant removal and other manual maintenance can be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.

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

Blue Water Aquatics, Inc.

Customer

10/07/2021

Date

Date

K-BarRanchCDD II WWM (rev) 10-07-2021

HEADQUARTERS: 6727 Trouble Creek Road ■ New Port Richey, FL 34653

Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com



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

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>
100	1,685	1.47
101	1,850	4.19
102	1,505	2.82
103	1,175	1.10
104	1,210	1.46
FC105	1,020	0.90
FC40	2,065	3.65
EWR-2	2,085	3.27
121	540	0.44
122	705	0.57
EWR -3	1,350	1.89
200	1,305	1.24
201	1,720	2.57
202	975	0.67
203	1,190	1.26
204	830	0.54
205	1,200	0.93
210	1,790	1.93
211	745	0.64
212	915	0.70
213	970	0.39
FC 220	710	0.60
221	1,210	1.59
222	505	0.28
223	435	0.21
Sump C-2	245	0.10
Sump C-3	85	0.01
230	1,020	0.74
FC 230	940	0.71
FC 231	450	0.30
231	1,325	1.37
Sump A-13	375	0.20
Sump A-10	640	0.38
232	1,430	2.11
Sump – 1	290	0.10
190	535	0.33
191	1,315	1.57
191A	390	0.15
191B	725	0.36

K-BarRanchCDD II WWM (rev) 10-07-2021

HEADQUARTERS: 6727 Trouble Creek Road  New Port Richey, FL 34653

Phone: 727-842-2100  Email: Office@BlueWaterAquaticsInc.com



Site Survey Sheet
K-Bar Ranch CDD II
GEP Surveyed – Existing Ponds (Continued)

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>
192	1,170	0.86
192A	675	0.61
192B	575	0.39
193	860	0.81
CU1	80	0.01
CU2	80	0.01
240	1,045	1.54
241	1,115	0.95
242	720	0.52
243	2,890	7.51
244	680	0.57
FC242A	600	0.39
FC242B	1,050	1.23
FC670250A	2,930	5.02
FC630151	1,990	3.82
WCA	645	0.38
Sub-Total (Existing)	58,235	70.24



Site Survey Sheet
K-Bar Ranch CDD II
GEP Surveyed – EAGLE CREEK Parcel D

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>
EC1	1,620	2.18
EC2	1,955	1.76
EC3	430	0.22
EC4	840	0.88
EC5	1,975	2.32
EC6	1,600	1.16
EC7	745	0.69
EC8	1,150	1.12
EC9	2,375	5.02
Sub-Total (Eagle Creek-D)	12,690	15.35

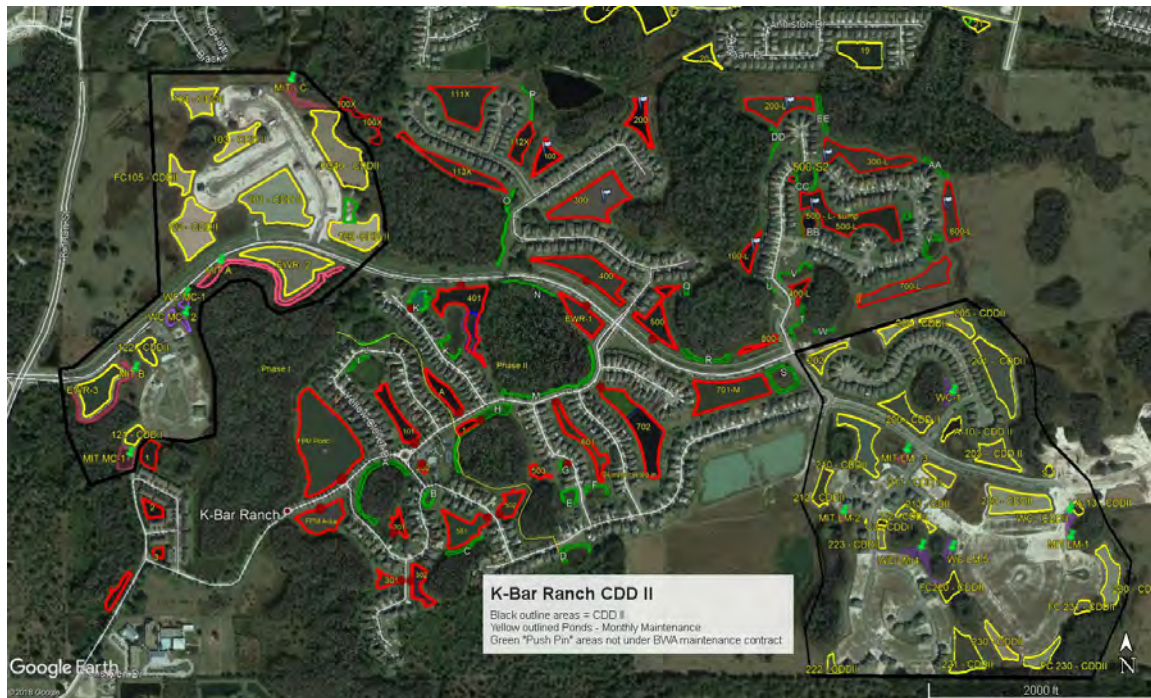
Site Survey Sheet
K-Bar Ranch CDD II
GEP Surveyed – SUNDRIFT II Parcel 1

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>
SDII-1	430	0.23
SDII-2	1,685	2.14
SDII-3	1,340	1.82
SDII-4	1,790	3.20
SDII-5	1,260	2.34
Sub-Total (Sundrift II-1)	6,505	9.73

Site Survey Sheet
K-Bar Ranch CDD II
TOTALS

	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>
Sub-Total (Existing)	58,235	70.24
Sub-Total (Eagle Creek-D)	12,690	15.35
Sub-Total (Sundrift II-1)	6,505	9.73
TOTALS:	77,430	95.32

K-Bar Ranch CDD II

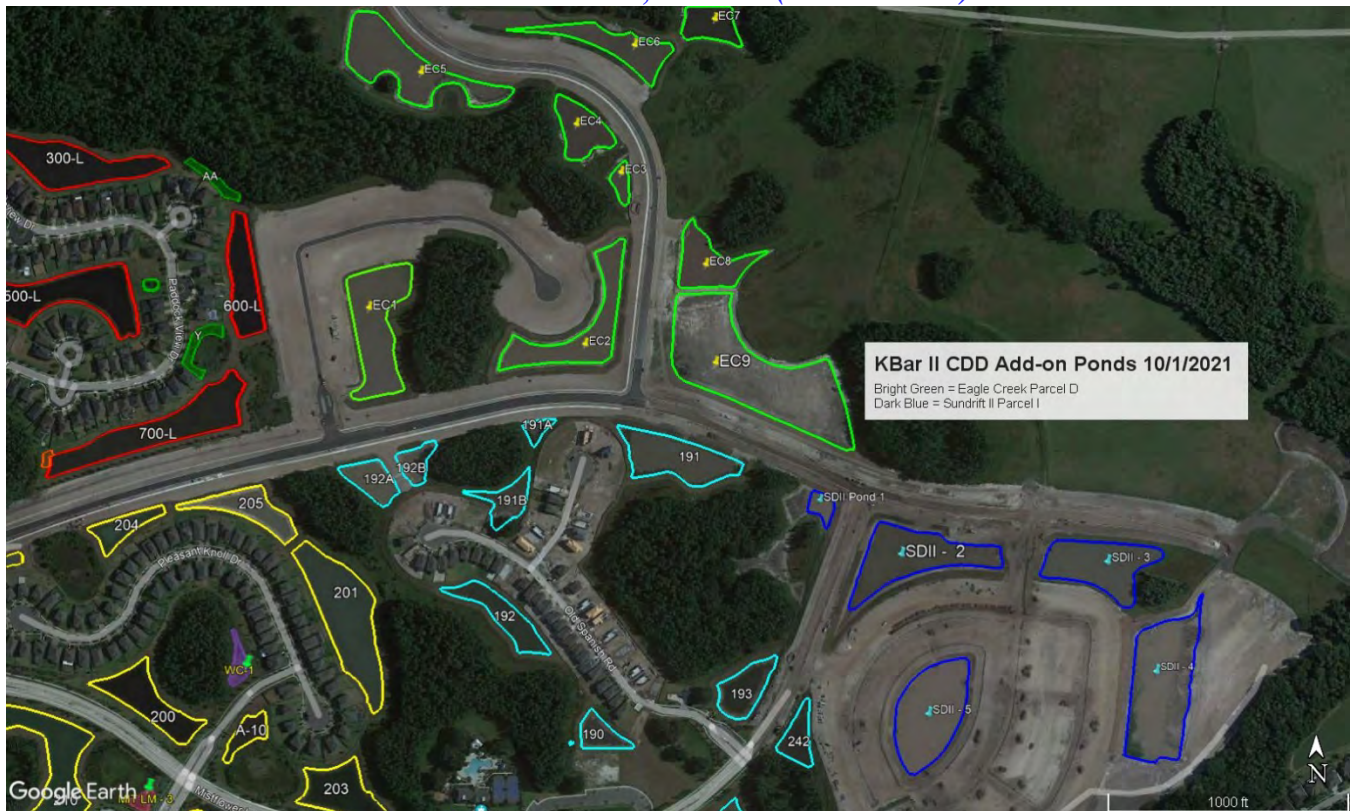


K-BarRanchCDD II WWM (rev) 10-07-2021

HEADQUARTERS: 6727 Trouble Creek Road ■ New Port Richey, FL 34653

Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com

K-Bar Ranch CDD II
Site Map
10-01-2021 ADD-ON PONDS –
EAGLE CREEK, Parcel D (in Green)
and SUNDRIFT II, Parcel 1 (in Dark Blue)



Tab 8



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 33625main: 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 9

Proposal

(813) 334-4827

(813) 994-1001

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
	Clubhouse	
Option	Install clear, warm white C9s outlining front edge of clubhouse, all peaks and dormers	\$2,250.00
	Install 1 x 36" wreath with lights and bows on center peak of clubhouse	
	Kinnan St and Kbar Ranch Parkway	\$2,000.00
Main Entrance	Install 2 x 36" lit wreaths with bows on monument columns	
	Install lighted garland with bows over entrance sign wall	
	Install clear C9s on top of entry monument column caps one each on either side of sign	
Entrances	Hawk Valley; Briar Brook; Redwood Point; Winsome Manor; Mossy Point; Old Spanish; Sundrift	
	\$1250 per entrance 7 entrances	\$8,750.00
	Install 2 x 36" lit wreaths with bows on monument columns	
	Install lighted garland with bows over entrance sign wall	
	Install clear C9s on top of entry monument column caps	
	50% Deposit	
TOTAL ESTIMATED JOB COST		\$10,750.00

- * Price includes rental of materials, lift, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available. If additional power needed Kbar Ranch II CDD community responsible for providing.
- * Please note: Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.
- * Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

*** NOTE: OPTION LISTED ABOVE NOT INCLUDED IN TOTAL ESTIMATED JOB COST**

AUTHORIZED SIGNATURE FOR KBAR RANCH II CDD

DATE _____

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Kbar Ranch II CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Tab 10



Hillsborough County Florida

SOLID WASTE MANAGEMENT

PO Box 1110, Tampa, FL 33601-1110
813-612-7718

July 26, 2021

**SUBJECT: Commercial Solid Waste
Customers May Begin Negotiating New
Garbage Collection Agreements on
October 1, 2021.**

BOARD OF COUNTY COMMISSIONERS

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

ASSISTANT COUNTY ADMINISTRATOR

George Cassidy

Dear Business Owner:

The Hillsborough County Board of County Commissioners awarded new Solid Waste Franchise Collection Agreements that will begin January 31, 2022. These Franchise Collectors are granted the exclusive right to provide commercial solid waste collection within the unincorporated areas of the county. All commercial customers are required to use one of the authorized providers below for garbage collection services:

- FCC Environmental Services FL LLC: (813) 999-0078
- Republic Services of Florida: (813) 265-0292
- Waste Management of Tampa: (866) 590-3844

Included in this notice is information on best practices that may help you reduce your collection costs as you negotiate new solid waste collection contracts. We strongly encourage you to request quotes from all three Franchise Collectors to understand the cost and value of their collection service.

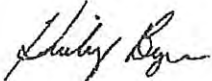
What do the new Franchise Agreements mean to commercial garbage customers?

1. All existing commercial garbage collection service contracts, regardless of the expiration date, will become null and void when the current Solid Waste Franchise Collection Agreements expire on January 31, 2022.
2. Beginning October 1, 2021, commercial customers may negotiate and sign a new contract with any of the three Franchise Collectors for a new garbage collection contract that will be effective January 31, 2022. Please note the following:
 - Franchise Collectors are prohibited from soliciting, signing, or negotiating the terms of a solid waste contract prior to October 1, 2021.
 - Please be aware not to sign multiple solid waste contracts for the same services with different franchise collectors. As in most cases, once a contract has been signed, it is a valid agreement.

3. Commercial customers are not required to stay with their current provider. Customers may engage with all three Franchise Collectors **after October 1, 2021**, to determine which provider offers the most competitive rates for the best value to meet your business needs.
4. The new Franchise Collection Agreements do not apply to contracts for commercial recycling. Recycling collection is not required to be serviced by one of the three authorized Franchise Collectors.
5. All commercial garbage customers will be required to complete a new Hillsborough County Solid Waste Profile Form – even if a form is currently on file – before collection services can begin under new contracts.
6. Commercial collection service shall be provided at least once per week unless the County approves an alternate collection schedule.
7. Commercial collection frequency should be enough to ensure that the container is not overfilled and solid waste is not placed outside the container.
8. The commercial customers shall ensure that the commercial container meets all County setbacks and is not placed on the County's right-of-way.
9. The term of a contract shall not be longer than three years with a negotiated one-year extension.

For more information about this change, visit HCFLGov.net/CommercialTrash or call Hillsborough County Solid Waste Customer Service at (813) 272-5680.

Sincerely,



Kimberly A. Byer, P.G.
Solid Waste Management, Director
Public Utilities

Tab 11

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

K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Manager's Report September 2021 for October Meeting

Operations and Maintenance Report

Amenities Center

- Roofer checked for Leak in Meeting Room. No Leak.
- All Clubhouse cameras down. Order new switch. Securiteam Repaired
- NEOS transformer on order- need adjustable 12 volt
- Brandon electric worked on Village Monument lights. Parts on order.
- RJ Kielty reconnect AC ducts above meeting room causing leak
- Monuments pressure washed
- Spot treat ants in pool area
- FL Dept of Health Pool Inspection.
- Issued key to FL Dept of Health for future pool inspections
- One pool camera down. Parts on order.
- Clean Dumpster area

Ponds

- Regular Service

Landscaping

- Regular Service

Gates.

- Sundrift Exit Gate stuck closed during the day Securiteam resolved
- Mozart installed Kant-Slams on Village Pedestrian gates.
- Winsome Barrier arm down-reinstalled
- Spectrum adding devices to gate modems at Winsome, Hawk Valley, Redwood Point.
- Spectrum adding devices to gate modems at Mossy Pine & Sundrift

Events/Activities

- Every Wednesday Free Coffee Day
- Labor Day Pizza Pool Party

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

Tab 12

K BAR RANCH II

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.



K BAR RANCH II

FIELD INSPECTION REPORT



October 11, 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

- ❖ Improve the vigor in the Annuals in the community entrances.
- ❖ Provide the district with a mulch proposal.

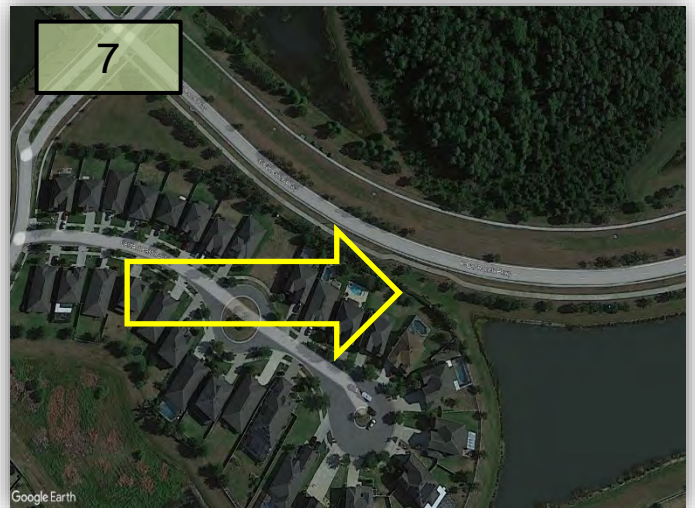
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1. Remove the weeds growing in the weeds at the Main Entrance to Kbar Ranch Parkway. This needs to be done every visit.
2. **Treat the crack and crevice weeds on the walking path on Kbar Ranch parkway.**
3. Diagnose and treat the annuals at the Hawk Valley entrance. During my inspection they were starting to deteriorate.(Pic 3)



4. During my inspection, the annuals at the Redwood Pointe Entrance were doing the same as the annuals above.
5. Improve the vigor in the Viburnum Odos on the fence line as you enter Redwood Pointe.
6. Provide the district with a mulching proposal.

7. Clean up the swell with string trimmers that was holding water on the inbound side of Kbar Ranch Parkway. This are is just pass the Wild Tamarind intersection.



8. Remove the grassy weeds growing in the Viburnum Suspensum hedge at the Briar Brook mailbox are just inside the gate.
9. Improve the vigor in the Viburnum Suspensum around the Mailbox kiosk in Briar Brook.
10. Treat the weeds in the Saint Augustine on the inbound side of the Briar Brook entrance.
11. Improve the vigor in the Saint Augustine in the center island before the entrance to the Amenity Center on Mistflower Lane.

Redwood Point, Wild Tamarind, Laurel Vista

12. Treat the Saint Augustine for turf weeds at the Mossy Pine Entrance.
13. Remove the gutter and crack weeds at the Sun drift Main Entrance.
14. Treat the Saint Augustine at the entrance above for turf weeds.
15. Improve the vigor in the Vibrnum Suspensum on the Inbound and Outbound side of the Old Spanish Entrance.
16. As you exit Old Spanish on Mistflower the Outbound side remove the witch's broom in the Fakahatchee grass.
17. Treat the turf weeds in the Saint Augustine on the southside of the tennis area at the Amenity Center.



18. Flush Cut the diseased Ligustrum tree on the Southeast corner of the tennis court.
19. Remove the dead Podocarpus at the front of the community center and in the Kids playground area. We are going hold of replacing for now.
20. Remove the dead Texas sage in the back of the pool area by the grilling pavilion. We will not need and replacements in this area.



Proposals

1. Remove the Jack Frost Ligustrum on the Southeast side of the Tennis Court. Provide pricing to install 5 Mammy Crotons.



2. Provide a price to remove the Texas Sage in the pool area in the first container on the left when you come down the stairs. Provide a price to install 9 3 Gallon Mammy Crotons to this area.(Pic 2)



Tab 13

K BAR RANCH II

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 ¹ 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 ³ at the Maint entrance of Kbar Ranch II on Kbar Ranch Parkway.
3. Continue to improve the vigor ⁵ in the Dwarf Bottlebrush at the Hawk Valley Exit and Entrance side beds.
4. Treat the Crack Crevice ⁶ weeds on the walking path down Kbar Ranch Parkway.
5. We need to make sure when we ⁸ are at the end of the rotation to remove ⁹ the annual beds if they are no longer presenting the community with a satisfying appearance.
6. Diagnose and treat the yellow ¹⁰ing in the Hollie
7. Treat the turf weeds ² at the Mail Kiosk inside of the Briar Brook entrance.
8. Provide a date on when the proposal for the install of Confederate ⁴ Jasmine at the entrances where the Foxtail ferns are removed.
9. Improve the vigor in the plant material in the inbound and outbound ⁷ side of the Mossy Pines entrance.
10. Remove the tall weeds grow ⁹ing 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

Page: 2

-
- 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 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 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.
-
- Number: 5 Author: joliva Subject: Sticky Note Date: 9/13/2021 3:46:23 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

K BAR RANCH II

FIELD INSPECTION REPORT



October 11, 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

- ❖ Improve the vigor in the Annuals in the community entrances.
- ❖ Provide the district with a mulch proposal.

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. Remove the weeds growing in the weeds at the Main Entrance to Kbar Ranch Parkway. This needs to be done every visit.

2. **Treat the crack and crevice weeds on the walking path on Kbar Ranch parkway.**

3. Diagnose and treat the annuals at the Hawk Valley entrance. During my inspection they were starting to deteriorate. (Pic 3)



7. Clean up the swell with string trimmers that was holding water on the inbound side of Kbar Ranch Parkway. This are is just pass the Wild Tamarind intersection.



8. Remove the grassy weeds growing in the Viburnum Suspensum hedge at the Briar Brook mailbox are just inside the gate.

9. Improve the vigor in the Viburnum Suspensum around the Mailbox kiosk Briar Brook.

10. Treat the weeds in the Saint Augustine on the inbound side of the Briar Brook entrance.

11. Improve the vigor in the Saint Augustine in the center island before the entrance to the Amenity Center on Mistflower Lane.

4. During my inspection, the annuals at the Redwood Pointe Entrance were doing the same as the annuals above.
5. Improve the vigor in the Viburnum Odos on the fence line as you enter Redwood Pointe.
6. Provide the district with a mulch proposal.



Summary of Comments on Slide 1

Page: 2

Number: 1	Author: joliva	Subject: Sticky Note	Date: 10/11/2021 3:54:01 PM
Weeds are being treated weekly with service. Will have crew address with service this week. 10/11/21			
Number: 2	Author: joliva	Subject: Sticky Note	Date: 10/11/2021 4:04:14 PM
Will have this addressed this week with services 10/11/21 also will ensure crew is spreading out the mow duff after mowing services.			
Number: 3	Author: joliva	Subject: Sticky Note	Date: 10/11/2021 3:54:40 PM
Will have weeds treated with service this week 10/11/21			
Number: 4	Author: joliva	Subject: Sticky Note	Date: 10/11/2021 3:58:32 PM
Irrigation will be out this week to address problems if any at all. Fert/chem department did a drenching of Fungicide/Insecticide/ Micro-Nutrients week of 10/8/21. Will apply follow up application in 2 weeks. Annuals will be replaced as needed no charge to K-Bar II.			
Number: 5	Author: joliva	Subject: Sticky Note	Date: 10/11/2021 4:07:19 PM
Will have any weeds in this area addressed and removed. Also will talk with crew about making sure we are addressing any of the weedy areas weekly with service.			
Number: 6	Author: joliva	Subject: Sticky Note	Date: 10/11/2021 4:05:27 PM
Irrigation has been reduced as well as ground saturation causing discoloration. will have crew cut back. Fert/ Chem will be applying 50/50 (Quick release & slow release) Granular fertilizer to improve vigor of plant material. Will monitor recovery.			
Number: 7	Author: joliva	Subject: Sticky Note	Date: 10/11/2021 3:59:03 PM
Irrigation will be out this week to address problems if any at all. Fert/chem department did a drenching of Fungicide/Insecticide/ Micro-Nutrients week of 10/8/21. Will apply follow up application in 2 weeks. Annuals will be replaced as needed no charge to K-Bar II.			
Number: 8	Author: joliva	Subject: Sticky Note	Date: 10/11/2021 4:13:02 PM
Herbicide treatment applied on 09/28/21. follow up application needed by 10/19/21			
Number: 9	Author: joliva	Subject: Sticky Note	Date: 10/11/2021 4:01:50 PM
Irrigation has been reduced as well as ground saturation causing discoloration. will have crew cut back. Fert/ Chem will be applying 50/50 (Quick release & slow release) Granular fertilizer to improve vigor of plant material. Will monitor recovery.			
Number: 10	Author: joliva	Subject: Sticky Note	Date: 10/11/2021 4:30:18 PM
Granular Fertilizer will be applied to all St. Augustine throughout with upcoming service on 10/19/21. Also being applied will be a selective herbicide to all St. Augustine as well as curative and preventative treatments. Will follow up 3 weeks later.			
Number: 11	Author: joliva	Subject: Sticky Note	Date: 10/11/2021 4:02:46 PM
Will provide Mulching proposal and have for next meeting.			

Redwood Point, Wild Tamarind, Laurel Vista

12. Treat the Saint Augustine¹ for turf weeds at the Mossy Pine Entrance.

13. Remove the gutter and black weeds at the Sun drift Main Entrance².

14. Treat the Saint Augustine³ at the entrance above for turf weeds.

15. Improve the vigor in the Viburnum Suspensum on the Inbound and Outbound side of the Old Spanish Entrance⁴.

16. As you exit Old Spanish on Mistflower the Outbound side remove the witch's broom in the Fakahatchee grass⁵.

17. Treat the turf weeds in the Saint Augustine on the southside of the tennis area at the Amenity Center⁶.



18. Flush Cut the disease gustrum tree on the Southeast corner of the tennis court⁷.

19. Remove the dead Poddarpus at the front of the community center⁸ and in the Kids playground area. We are going hold of replacing for now.

20. Remove the dead Texas sage in the back of the pool area by the dining pavilion⁹. We will not need and replacements in this area.



-
- Number: 1 Author: joliva Subject: Sticky Note Date: 10/11/2021 4:30:58 PM
Granular Fertilizer will be applied to all St. Augustine throughout with upcoming service on 10/19/21. Also being applied will be a selective herbicide to all St. Augustine as well as curative and preventative treatments. Will follow up 3 weeks later.
-
- Number: 2 Author: joliva Subject: Sticky Note Date: 10/11/2021 4:31:33 PM
Will have weeds addressed with service on 10/12/2021
-
- Number: 3 Author: joliva Subject: Sticky Note Date: 10/11/2021 4:33:34 PM
Granular Fertilizer will be applied to all St. Augustine throughout with upcoming service on 10/19/21. Also being applied will be a selective herbicide to all St. Augustine as well as curative and preventative treatments. Will follow up 3 weeks later.
-
- Number: 4 Author: joliva Subject: Sticky Note Date: 10/11/2021 4:36:52 PM
Will have granular fertilizer applied to viburnum to improve vigor as well as curatives and preventative treatment, systemic fungicide as well as a contact and systemic insecticide application to ensure any existing pests are eliminated
-
- Number: 5 Author: joliva Subject: Sticky Note Date: 10/11/2021 4:38:31 PM
Will have witches broom in Fakahatchee grass pruned out with service this week. 10/12/2021
-
- Number: 6 Author: joliva Subject: Sticky Note Date: 10/11/2021 4:39:12 PM
Granular Fertilizer will be applied to all St. Augustine throughout with upcoming service on 10/19/21. Also being applied will be a selective herbicide to all St. Augustine as well as curative and preventative treatments. Will follow up 3 weeks later.
-
- Number: 7 Author: joliva Subject: Sticky Note Date: 10/11/2021 4:40:36 PM
Ligustrum tree will be flush cut at base with upcoming service this week. 10/12/2021
-
- Number: 8 Author: joliva Subject: Sticky Note Date: 10/11/2021 4:42:10 PM
Declined Podocarpus from initial install will be removed with service on 10/19/2021
-
- Number: 9 Author: joliva Subject: Sticky Note Date: 10/11/2021 4:43:31 PM
Declined Texas sage will be removed along with declined Podo's in pool area as well as playground area at Amenity Center.
-

Proposals

1. Remove the Jack Frost Ligustrum on the Southeast side of the Tennis Court. Provide pricing to install 5 Mammy Crotons.



2. Provide a price to remove the Texas Sage in the pool area in the first container on the left when you come down the stairs. Provide a price to install 9 3 Gallon Mammy Crotons to this area. (Pic 2)



Tab 14



Josh Oliva
Yellowstone

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

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.

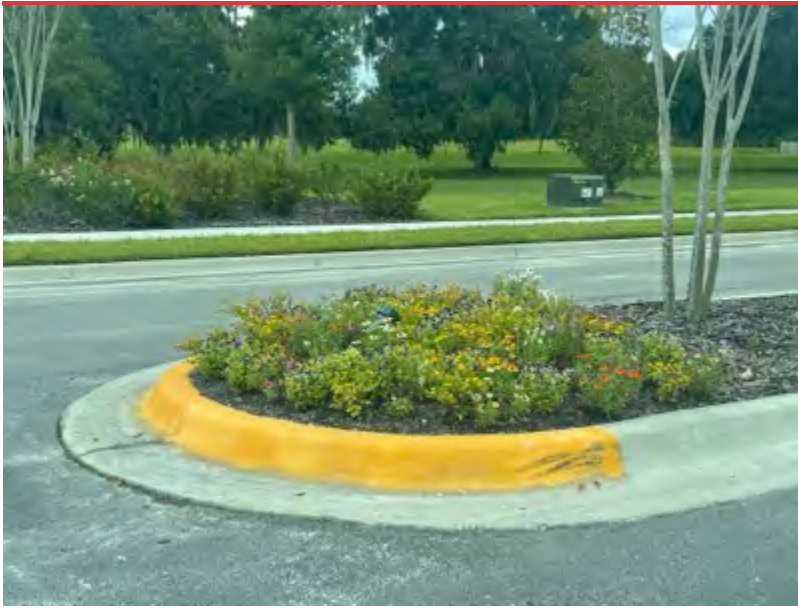


OLD SPANISH TREE STRAPS

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



TRIMMING SERVICES

Property Manager

Trimming services completed



OVERALL

Property Manager

Overall property is in healthy condition.



TURF COLOR

Property Manager

Turf has uniform color throughout.



Josh Oliva
Yellowstone

K-BAR II 10/8/21, 3:47 PM

Josh Oliva

Friday, October 8, 2021

Prepared For Rizzetta

16 Observations Identified



ANNUALS

Property Manager

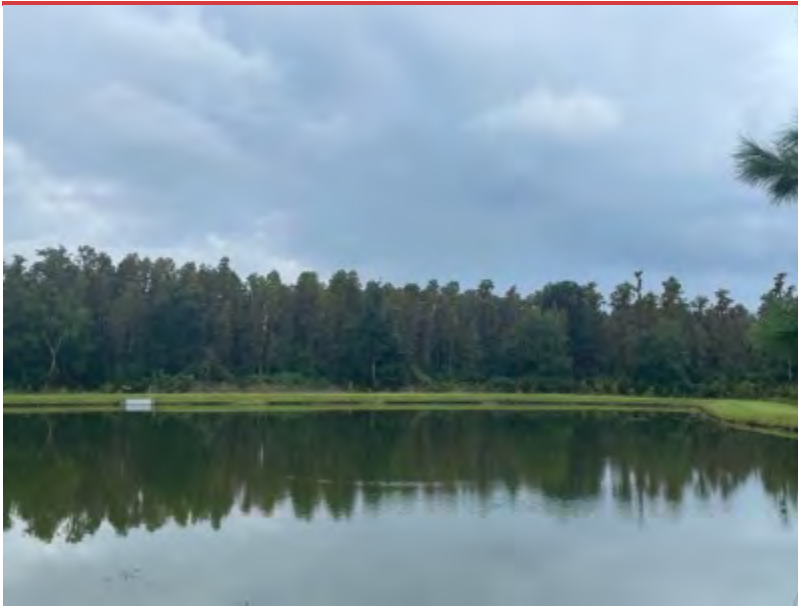
Annuals are being monitored weekly.



ANNUAL BED WEEDS

YL Crew

All annual beds need to be serviced weekly for bed weeds.
Hand pull.



K-BAR RANCH PKWY PONDS

Property Manager

All ponds within K-Bar Ranch
Pkwy being mowed weekly.



BOTTLE BRUSH- K-BAR RANCH PKWY

Fert/Chem

Apply curatives and preventatives
to all bottle brush at the
monuments of Community
entrances. Heavy fertilizers need
to be applied to promote growth.



RED WOOD POINTE ANNUALS

Property Manager/ Fert-Chem/ YL Irrigation

YL Irrigation- Annual run times need to be checked at the red woods pointe entrance.

Fert/Chem - Apply systemic Fungicides + Insecticide as well as Micro nutrients to improve vigor.

Property Manager - All declined annuals in bed will be warrantied and replaced as needed by Yellowstone.



RED WOOD POINTE POND MOWING

Property Manager

All ponds within red wood pointe are being serviced weekly



RED WOOD POINTE TURF WEEDS

Fert/ Chem

Treat all turf weeds throughout using selective herbicide. Follow up with another application 2 weeks later.



OPEN LOT ADJACENT TO AMENITY CENTER

Property Manager

Lot adjacent to Amenity has been mowed as requested.



OLD SPANISH TURF REPLACEMENT

Property Manager

Turf area that was damaged by construction has been repaired. Will monitor new turf areas throughout.



MAGNOLIA TREES THROUGHOUT (CONT'D SERVICE)

YL Crew

Rake back mulch and remove dirt exposing top layer of roots. Once level rake mulch back in. Try to complete an entrance with every service until all magnolia mounds at base are lowered to near ground level.



OLD SPANISH ANNUALS

YL Crew

Keep annual beds free and clean of any weeds. Hand pull weeds.



ORNAMENTAL GRASSES

Fert/ Chem

Ornamental grasses in need of Curative and Preventative treatments. Once treated cut back.



PODOCARPS AT AMENITY CENTER

Property Manager

Will have declined podocarpus replaced throughout amenity center including playground and in pool area.



AMENITY CENTER PALM BRACES

YL Crew

Remove all palm braces at the amenity center.



SHRUB TREATMENT AMENITY CENTER

YL Crew

Treat all shrubs within the amenity center with curatives and preventatives as well as a insecticide. Will monitor recovery.



BERMUDA GRASS AMENITY CENTER

Property Manager

Bermuda grass in pool area being kept free of weeds. Fertilizers will be applied to improve vigor with upcoming service.

Tab 15

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		NO	NO		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, Salspania

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 230,	X			X			X	X				X					
205, 230, 221, FC 200	X			X			X	X			X	X		✓	✓		✓
220,																	
OBSERVATIONS/RECOMMENDATIONS treated southern naiad, hydrilla, spike rush, torpedo grass, pennywort, primrose, algae, cattails, alligator weed, duck weed																	

BLUE WATER AQUATICS

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 9-15-21

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
101,103	X			X			X	X	X			X		NO			Partly Sunny

OBSERVATIONS/RECOMMENDATIONS treated torpedo grass, penny wort, alligator weed, algae, cattails, primrose,

BLUE WATER AQUATICS

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 9-16-21

CUSTOMER: K 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
102, FC105,	X			X			X	X				X					Partly Sunny
104, 103, FC40,	X			X			X	X				X					
100, EWR 2,	X			X			X	X				X					
122, 121, EWR3,	X			X			X	X				X					
210, 212, C3,	X			X			X	X				X					
211, 240, WCA,	X			X			X	X				X					
241, FC63, FC67,	X			X			X	X				X					
243, FC24, S-1	X			X			X	X				X					
213, C2, 223	X			X			X	X				X					

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, penny wort, primrose, alligator weed, spike rush, west indies marsh grass, algae, water grass

BLUE WATER AQUATICS

Aquatic & Environmental Services

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- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 9-17-21

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
232, 202, 204,	X			X				X				X		NO			Partly Cloudy
205, 201, 203,	X			X				X				X					
A-10, 200, A-13	X			X				X				X					
231, FL 231,	X			X				X				X					
FL 230, 230,	X			X				X				X					
221, 222, FL 220	X			X				X				X					
190, 192, 242,	X			X				X				X					
193	X			X				X				X					

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, pennywort, crested floating heart, primrose, alligator weed, parrots feather, pulled dead primrose, picked up garbage

BLUE WATER AQUATICS

Aquatic & Environmental Services

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LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

Tab 16

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

WHEREAS, K-Bar Ranch II Community Development District, hereafter referred to as the "Community" is a residential community, located within Hillsborough County, Florida.

WHEREAS, authorized representatives of the Community have requested that Hillsborough County Public Schools locate certain drop-off and pick-up locations within a secure area under the control of the Community.

As consideration for Hillsborough County Public Schools locating bus stops within the Community and providing transportation services therein on Community property and/or property beyond the secured gates of the Community, the Community, through its authorized representatives, agrees to the extent allowable by law and specifically without waiving the Community's sovereign immunity protections:

1. To defend, indemnify and hold harmless Hillsborough County Public Schools, its agents and employees, from and against any claims, suits, actions, damages, or causes of actions for damage or loss to any infrastructure or improvements made to Community property or private property in connection with the provision of transportation services under this agreement, unless caused by the negligent and/or reckless and willful conduct of Hillsborough County Public Schools' employees or agents.
2. If the stop is located beyond the gate, to regulate the main gate entrance so that it will be accessible on school days such that buses may enter and exit from 6:00 a.m. to 6:00 p.m.
3. If private security staffing is utilized by the Community, the main gate security officer and/or virtual guard will open the gate for the buses, as required.
4. Hillsborough County Public Schools retains the right to rescind this agreement with reasonable notice to management of the Community . Moreover, nothing within this agreement shall be construed to limit Hillsborough County's Public Schools' right to control, administer, plan or provide transportation services within the Community, or elsewhere in Hillsborough County, Florida.

Signature Page to Follow

Print Name

Print Name

Signature

Signature

Title

Date

Title

Date

Tab 17



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 15, 2021 @ 6:00 PM
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seat 1 Vacant, Seat 4 Betty V, Seat 5 Steve U):** November 9, 2022
- **Hillsborough County Trash Collection Service Contracts:** January 31, 2022

District Manager's Report

October 18

2021

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FINANCIAL SUMMARY

8/31/2021

General Fund Cash & Investment Balance: \$542,717

Reserve Fund Cash & Investment Balance: \$50,081

Debt Service Fund Investment Balance: \$1,445,440

Total Cash and Investment Balances: \$2,038,238

General Fund Expense Variance: \$49,198 Under Budget