



Rizzetta & Company

K-Bar Ranch II Community Development District

**Board of Supervisors Meeting
February 21, 2022**

**District Office:
9428 Camden Field Parkway
Riverview, FL 33578
813-533-2950**

www.kbarranchcdd.com

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 Vacant Lee Thompson	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) 933-5571. 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 • Riverview, FL 33578
Mailing Address • 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
WWW.KBARRANCHIICDD.ORG

Board of Supervisors
K-Bar Ranch II Community
Development District

February 14, 2022

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, February 21, 2021 at 9:30 a.m.** 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. APPOINTMENT OF VACANT BOARD SEAT**
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on November 15, 2021 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for November & December 2021 Tab 2
- 5. BUSINESS ITEMS**
 - A. Consideration of Blue Water Aquatics Agreement for Eagle Creek Tab 3
 - B. Consideration of Blue Water Aquatics Agreement for Sundrift II Tab 4
- 6. STAFF REPORTS**
 - A. Clubhouse Manager
 - i. Presentation of Clubhouse Report Tab 5
 - B. Field Services Report with Landscaper's Comments Tab 6
 - D. Yellowstone Report Tab 7
 - E. Presentation of Aquatics Report Tab 8
 - F. District Counsel
 - G. District Engineer
 - H. District Manager Report Tab 9
 - i. Update on Bond Payments
- 7. SUPERVISOR REQUESTS**
- 8. 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) 533-2950.

Sincerely,
Taylor Nielsen
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, November 15, 2021 at 6:00 p.m.** at the Amenity Center, located at 10820 Mistflower Lane, Tampa, Florida 33647.

Present and constituting a quorum were:

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

Also present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Susan Cali	Clubhouse Manager
Jason Liggett	Field Services Mgr., Rizzetta & Company, Inc.
	<i>(via conference call)</i>
Virgil Stoltz	Representative, Blue Water Aquatics
Regina Kardash	Persson, Cohen & Mooney
	<i>(via conference call)</i>
Matt Wood	Representative, Securiteam
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments from one resident regarding the HOA Manager on site position being filled, and received an introduction from Matt Wood of Securiteam.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

November 15, 2021 - Minutes of Meeting

Page 2

THIRD ORDER OF BUSINESS

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

Mr. Nielsen presented the minutes of the Board of Supervisors meeting held on October 18, 2021. There was an amendment to line 201; change location to Amenity Center.

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 October 18, 2021, as amended, for K-Bar Ranch II Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
September and October 2021**

Mr. Nielsen presented the Operation and Maintenance Expenditures for September and October 2021.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved payment of the invoices in the Operation and Maintenance Expenditures reports for September (\$148,589.56) 2021 and October (\$56,333.74) 2021, for K-Bar Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Consent to
Assignment to Rizzetta & Company-
Rizzetta Technology Agreement and
Amenities Services, Inc. Contract
Agreement**

Mr. Nielsen presented the Consent of Assignment to Rizzetta & Company- Rizzetta Technology Agreement and Amenities Services Inc. to the Board.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Consent to Assignment to Rizzetta & Company- Rizzetta Technology Agreement and Amenities Services, Inc., for K-Bar Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-01,
Re-designating the Secretary of the
District**

Mr. Nielsen presented Resolution 2022-01, Re-designating the Secretary of the District to the Board.

On a Motion by Ms. Valenti, seconded by Mr. Umansky, with all in favor, the Board of Supervisors adopted Resolution 2022-01, Re-designating the Secretary of the District, for K-Bar Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Sod Replacement
Proposal**

Mr. Nielsen presented the Sod Replacement Proposal to the Board.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved the Quality Sod Proposal #1431, in the amount of \$46,028.50, and requested an estimated date of installation, for K-Bar Ranch II Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Picnic Table
Proposal**

Mr. Nielsen presented the Picnic Table Proposals to the Board.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, the Board approved the Sunbrite Proposal #19356, in the amount of \$2,290.00 for a picnic table for the Clubhouse, for K Bar Ranch II Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Waste Services
Proposals**

Mr. Nielsen presented the Waste Service Proposals to the Board.

On a Motion by Ms. Firebaugh, seconded by Mr. Valenti, the Board approved to re-sign the service contract with Waste Management at the new proposed price of \$189/mo, for K Bar Ranch II Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Blue Water Aquatics
Agreement for Eagle Creek**

Mr. Nielsen presented the Blue Water Aquatics Agreement for Eagle Creek to the Board.

The Board authorized District Counsel to draft a license agreement to propose to the Developer, authorizing the District to maintain the stormwater ponds in Eagle Creek Parcel D and Sundrift II Parcel I.

ELEVENTH ORDER OF BUSINESS

**Consideration of Blue Water Aquatics
Agreement for Sundrift II**

Mr. Nielsen presented the Blue Water Aquatics Agreement for Sundrift II to the Board.

The Board authorized District Counsel to draft a license agreement to propose to the Developer, authorizing the District to maintain the stormwater ponds in Eagle Creek Parcel D and Sundrift II Parcel I.

TWELFTH ORDER OF BUSINESS

**Ratification of Transfer of Funds,
General Fund to Bond Revenue**

Mr. Nielsen presented the Transfer of Funds, General Fund to Bond Revenue to the Board for ratification.

The Board requested further answers from Rizzetta, as to how the bond payment issues occurred with Regions, and how we will prevent from happening again.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, the Board approved to authorize District Counsel to engage in pursuing Regions for reimbursement of all additional expenses incurred from the bond payment being late, for K Bar Ranch II Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Arbitrage Rebate
Computation Proposal**

Mr. Nielsen presented the Arbitrage Rebate Computation Proposal to the Board.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, the Board approved the Arbitrage Rebate Computation Proposal, for K Bar Ranch II Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Ms. Cali presented her report to the Board.

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, the Board approved to authorize the Clubhouse Manager to open the first half of the gathering room, for additional time throughout the week. Times to be determined by the Clubhouse Manager, for K Bar Ranch II Community Development District.

B. Field Services Report with Landscaper's Comments

Mr. Liggett presented his field services report to the Board.

The Board requested the Field Service Manager and Yellowstone look at the CDD property adjacent 19242 Briarbrook Dr. and evaluate. It appears the area is not being maintained per scope.

The Board also requested the Field Service Manager review the Yellowstone contract scope with regards to maintaining Bahai turf, and review for possible amendments necessary prior to the new sod installation.

C. Yellowstone Report

Not present. No report.

i. Consideration of Yellowstone Proposals

Mr. Nielsen presented the Yellowstone Proposals to the Board.

On a Motion by Ms. Firebaugh, seconded by Ms. Valenti, the Board approved Yellowstone Proposals #164207, #165234, #165232 and #166421, subject to #165234 being revised to reflect the correct amount of Petra Crotons being installed, for K Bar Ranch II Community Development District.

D. Presentation of Aquatics Report

Mr. Stoltz presented the Aquatics Report to the Board. There were no comments or questions from the Board.

E. District Counsel

Ms. Kardash presented the District Counsel Report to the Board. There were no comments or questions from the Board.

F. District Engineer

Not present. No Report.

G. District Manager

1. Review of District Manager Report.

Mr. Nielsen presented the District Manager Report to the Board and advised of the upcoming meeting held on December 13, 2021 at 9:30 a.m.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

Mr. Nielsen 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. Firebaugh, with all in favor, the Board of Supervisors adjourned the meeting at 7:17 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 November 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2021 through November 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented **\$86,884.54**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Blue Water Aquatics, Inc.	001885	28092	Aquatic Service - Pond Treatment 10/21	\$ 2,405.00
Brandon Electric	001876	14171	Replace Light - Winsome Manor Entrance 10/21	\$ 339.83
Bright House Networks	20211108-1	076584502102021	10711 Mistflower Lane 11/21	\$ 164.97
Bright House Networks	20211129-1	076593901102021	10541 K-Bar Ranch Parkway 11/21	\$ 164.97
Bright House Networks	20211129-1	076594101101321	10339 K-Bar Ranch Parkway 10/21	\$ 144.97
Bright House Networks	20211130-1	076594101111321	10339 K-Bar Ranch Parkway 11/21	\$ 144.97
Bright House Networks	20211129-1	080985202103021	10340 K-Bar Ranch Parkway 11/21	\$ 164.97
Bright House Networks	20211129-1	085934601102221	10820 Mistflower Lane - Amenity Center 11/21	\$ 269.95
Bright House Networks	20211129-1	085978601102321	19292 Mossy Pine Dr 11/21	\$ 276.41
Bright House Networks	20211130-4	087769701110221	10528 Mistflower Ln 11/21	\$ 149.98
Bright House Networks	20211129-1	089483501101121	10821 Mistflower Lane - Gate Entrance 10/21	\$ 256.41
Bright House Networks	20211130-1	089483501111121	10821 Mistflower Lane - Gate Entrance 11/21	\$ 174.98

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
City of Tampa Utilities	001899	2282015 09/21	10352 K Bar Ranch Pkwy - Account #2282015 09/21	\$ 7.55
City of Tampa Utilities	001899	2287182 09/21	10820 Mistflower Ln - Account #2287182 09/21	\$ 213.88
Department of Economic Opportunity	001886	85388	Special District Fee FY21/22	\$ 175.00
Florida Dept of Revenue	001894	39-8017923158-4 10/21	Sales and Use Tax 10/21	\$ 95.28
GEC Services LLC	001879	Inv-48825	Janitorial Services 10/21	\$ 1,363.95
GEC Services LLC	001879	Inv-48921	Janitorial Supplies 10/21	\$ 44.78
GEC Services LLC	001895	Inv-54155	Janitorial Services 11/21	\$ 1,363.95
Grau & Associates	001887	Y52904376V18	Audit FY21/22	\$ 29.00
Horner Environmental Professionals, Inc.	001888	217870	Aquatic Maintenance - Parcels A,C,K,L,M 09/21	\$ 430.78
K-Bar Ranch II CDD	JV027	JV027	Debit Card Replenishment	\$ 1,232.25
Lee R. Thompson	001902	LT111521	Board of Supervisors Meeting 11/15/2021	\$ 230.24
Paul Dahlke	001877	102121 Dahlke	Deposit - Santa 10/21	\$ 75.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Paul Dahlke	001878	102121-BD Dahlke	Balance Due - Santa 10/21	\$ 210.00
Persson, Cohen & Mooney, P.A.	001896	1314	Legal Services 10/21	\$ 1,957.50
R.J. Kielty Plumbing, Heating & Cooling, Inc.	001889	56622658	Service Call - HVAC Repair 09/21	\$ 327.19
Rizzetta & Company, Inc.	001880	INV0000062503	District Management Fees 11/21	\$ 4,775.75
Rizzetta Amenity Services, Inc.	001890	INV00000000009273	Amenity Management Services 10/29/21	\$ 2,925.75
Rizzetta Amenity Services, Inc.	001900	INV00000000009295	Out of Pocket Expense 10/21	\$ 99.28
Rizzetta Amenity Services, Inc.	001900	INV00000000009321	Amenity Management Services 11/12/21	\$ 4,040.49
Rizzetta Technology Services, LLC	001881	INV0000008134	Website Hosting Services 11/21	\$ 100.00
Securiteam Inc.	001897	11445102121	Service Call 10/21	\$ 1,108.00
Securiteam Inc.	001897	11451092721	Service Call - Key Fobs 10/21	\$ 212.50
Securiteam Inc.	001897	11473100821	Service Call 10/21	\$ 150.00
Securiteam Inc.	001897	11513101421	Gate Repair - Remounted Arms 10/21	\$ 212.50

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam Inc.	001882	14679	Gate Video Monitoring Services - Amenity 11/21	\$ 960.00
Securiteam Inc.	001882	14680	Gate Video Monitoring Services - Briarbrook 11/21	\$ 1,310.00
Securiteam Inc.	001882	14681	Gate Video Monitoring Services - Hawk Valley 11/21	\$ 860.00
Securiteam Inc.	001882	14682	Gate Video Monitoring Services - Mossy Pine 11/21	\$ 1,050.00
Securiteam Inc.	001882	14683	Gate Video Monitoring Services - Redwood Point 11/21	\$ 1,120.00
Securiteam Inc.	001882	14684	Gate Video Monitoring Services - Parcel J 11/21	\$ 1,080.00
Securiteam Inc.	001882	14685	Gate Video Monitoring Services - Sundrift 11/21	\$ 1,142.00
Securiteam Inc.	001882	14686	Gate Video Monitoring Services - Winsome Manor 11/21	\$ 1,010.00
Stantec Consulting Services Inc.	001898	1851124	District Engineer Services 10/21	\$ 1,192.25
Suncoast Pool Service	001883	7655	Pool Service 10/21	\$ 1,500.00
Suncoast Rust Control, Inc.	001891	03954	Rust Control 10/21	\$ 1,400.00
TECO	20211102-1	211023511093 10/21	K Bar Ranch Segment E - Street Lights Prorate 10/21	\$ 1,104.75

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	001901	211023511135 11/21	10541 K Bar Ranch Pkwy - Well 11/21	\$ 183.06
TECO	001901	221005629565 11/21	19294 Mossy Pine Drive - Well 11/21	\$ 119.36
TECO	001901	221008151583 11/21	K Bar Ranch PKWY F1 And F2 11/21	\$ 577.31
TECO	001892	Summary 10/21	TECO Electric Summary 10/21	\$ 11,126.33
Waste Management Inc, of Florida	001893	9783530-2206-1	Waste Management Clubhouse 11/21	\$ 244.45
Yellowstone Landscape	001884	TM 279376	Landscape Maintenance 10/21	<u>\$ 34,867.00</u>
Report Total				<u>\$ 86,884.54</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 December 2021 For Board Approval

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

The total items being presented **\$110,771.07**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 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	001903	297675	Pest Control 10/21	\$ 129.00
Blue Water Aquatics, Inc.	001910	28194	Aquatic Service - Pond Treatment 11/21	\$ 2,405.00
Brandon Electric	001919	14568	Reset Breaker - Entry Island 12/21	\$ 175.00
Bright House Networks	20211231-2	076584502112021	10711 Mistflower Lane 12/21	\$ 164.97
Bright House Networks	20211231-3	076593901112021	10541 K-Bar Ranch Parkway 12/21	\$ 164.97
Bright House Networks	20211231-4	076594101121321	10339 K-Bar Ranch Parkway 12/21	\$ 144.97
Bright House Networks	20211231-5	080985202113021	10340 K-Bar Ranch Parkway 12/21	\$ 164.97
Bright House Networks	20211231-6	085934601112221	10820 Mistflower Lane - Amenity Center 12/21	\$ 269.95
Bright House Networks	20211231-7	085978601112321	19292 Mossy Pine Dr 12/21	\$ 169.98
Bright House Networks	20211231-8	087769701120221	10528 Mistflower Ln 12/21	\$ 149.98
Bright House Networks	20211231-9	089483501121121	10821 Mistflower Lane - Gate Entrance 12/21	\$ 174.98
City of Tampa Utilities	001924	2282015 10/21	10352 K Bar Ranch Pkwy - Account #2282015 10/21	\$ 7.55
City of Tampa Utilities	001924	2287182 10/21	10820 Mistflower Ln - Account #2287182 10/21	\$ 235.91

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Dept of Revenue	001920	39-8017923158-4 11/21	Sales and Use Tax 11/21	\$ 76.25
Horner Environmental Professionals, Inc.	001911	217950	Aquatic Maintenance - Parcels A,C,K,L,M 10/21	\$ 430.78
Illuminations Holiday Lighting, LLC	001904	1121121	50% Deposit Holiday Lighting and Decorations 11/21	\$ 6,500.00
K-Bar Ranch II CDD	CD028	CD028	Debit Card Replenishment	\$ 1,003.38
K-Bar Ranch II Master Association, Inc.	001905	112321	Teco Refund 11/21	\$ 342.29
Persson, Cohen & Mooney, P.A.	001921	1451	Legal Services 11/21	\$ 2,581.00
Quality Sod and Landscape LLC	001925	3600	Resod Common Areas 12/21	\$ 46,028.50
Rizzetta & Company, Inc.	001912	INV0000063085	Management Fees 12/21	\$ 4,775.75
Rizzetta Amenity Services, Inc.	001913	INV00000000009348	Personnel 11/26/21	\$ 3,167.24
Rizzetta Amenity Services, Inc.	001926	INV00000000009367	Out of Pocket Expense 11/21	\$ 109.36
Rizzetta Amenity Services, Inc.	001926	INV00000000009392	General Management & Oversight 12/21	\$ 4,000.40
Rizzetta Technology Services, LLC	001914	INV0000008226	Website Hosting Services 12/21	\$ 100.00
Securiteam Inc.	001922	11461102921	Service Call - Clubhouse Camera 10/21	\$ 650.00

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam Inc.	001922	11550102821	Service Call 10/21	\$ 150.00
Securiteam Inc.	001922	11561110321	Service Call 12/21	\$ 181.25
Securiteam Inc.	001915	14672	Service Call 09/21	\$ 1,005.00
Securiteam Inc.	001906	14762	Gate Video Monitoring Services - Amenity 12/21	\$ 960.00
Securiteam Inc.	001906	14763	Gate Video Monitoring Services - Briarbrook 12/21	\$ 1,310.00
Securiteam Inc.	001906	14764	Gate Video Monitoring Services - Hawk Valley 12/21	\$ 860.00
Securiteam Inc.	001906	14765	Gate Video Monitoring Services - Mossy Pine 12/21	\$ 1,050.00
Securiteam Inc.	001906	14766	Gate Video Monitoring Services - Redwood Point 12/21	\$ 1,120.00
Securiteam Inc.	001906	14767	Gate Video Monitoring Services - Parcel J 12/21	\$ 1,080.00
Securiteam Inc.	001906	14768	Gate Video Monitoring Services - Sundrift 12/21	\$ 1,142.00
Securiteam Inc.	001906	14769	Gate Video Monitoring Services - Winsome Manor 12/21	\$ 1,010.00
SunBrite Outdoor Furniture	001907	18637	Picnic Table 11/21	\$ 1,439.50
SunBrite Outdoor Furniture	001923	18637BD	Balance Due - (2) Picnic Tables 12/21	\$ 1,439.50

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Pool Service	001908	7607	Pool Service 09/21	\$ 1,500.00
Suncoast Pool Service	001908	7735	Pool Service 11/21	\$ 1,500.00
Suncoast Rust Control, Inc.	001916	04043	Rust Control 11/21	\$ 1,400.00
TECO	ACH20211214	Summary 11/21	TECO Electric Summary 11/21	\$ 11,155.86
Waste Management Inc, of Florida	001917	9792191-2206-1	Waste Management Clubhouse 12/21	\$ 244.45
Yellowstone Landscape	001909	TM 283110	Irrigation Repairs 10/21	\$ 852.33
Yellowstone Landscape	001909	TM 288891	Install Trees K-Bar Parkway - Car Damage 11/21	\$ 2,182.32
Yellowstone Landscape	001909	TM 288892	Install Fall Annuals 11/21	\$ 4,999.02
Yellowstone Landscape	001909	TM 291502	Irrigation Repairs 11/21	<u>\$ 67.66</u>
Report Total				<u>\$ 110,771.07</u>

Tab 3



Aquatic Management Agreement

This Agreement, dated for _____, 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.

Treatments to start once property is conveyed to K-Bar II CDD and contract approved by the K-Bar II CDD BOS.

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):

9 Waterways 12,690 Linear Feet 15.35 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 EAGLE CREEK - D (See Survey Page)	\$ 540.00/month
⇒ <i>Invasive Non-Native Plant Control</i>	Included
⇒ Border Grass and Brush Control	Included
⇒ Algae and Submersed Aquatic Weed Control	Included
⇒ Pond Dye Program (<i>Where Needed</i>)	Included
⇒ Water Testing	Included
⇒ Aquatics Consulting	Included
⇒ Management Reporting	Included

Total Yearly Contract Amount Pond / Mitigation Maintenance	\$ 6,480.00/year
---	-------------------------

Pond Maintenance – Twenty-Four (24) 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 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 effected. If the breach is not cured within the stated period, the non-breaching party shall have the right to terminate the Agreement without further notice.

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

Automatic Renewal: This agreement shall automatically renew for a term equal to its original term unless written notice of termination has been received. **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

10/19/2021

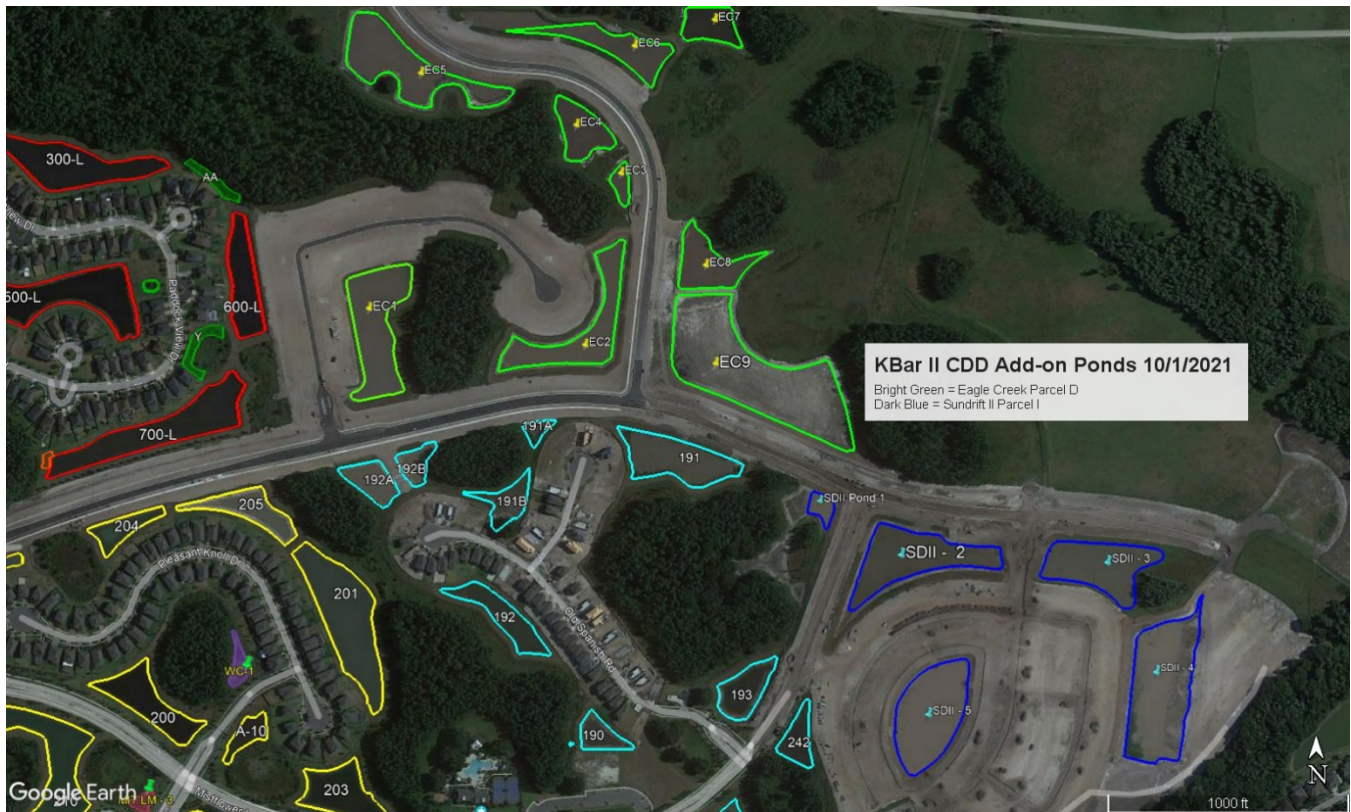
Date

Date

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
Total Eagle Creek-D	12,690	15.35

K-Bar Ranch CDD II Site Map EAGLE CREEK, Parcel D (in Green)



Tab 4



Aquatic Management Agreement

This Agreement, dated for _____, 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.

Treatments to start once property is conveyed to K-Bar II CDD and contract approved by the K-Bar II CDD BOS.

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):

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 SUNDRIFT II - 1 (See Survey Page)	\$ 340.00/month
⇒ <i>Invasive Non-Native Plant Control</i>	Included
⇒ Border Grass and Brush Control	Included
⇒ Algae and Submersed Aquatic Weed Control	Included
⇒ Pond Dye Program (<i>Where Needed</i>)	Included
⇒ Water Testing	Included
⇒ Aquatics Consulting	Included
⇒ Management Reporting	Included

Total Yearly Contract Amount Pond / Mitigation Maintenance	\$ 4,080.00/year
---	-------------------------

Pond Maintenance – Twenty-Four (24) 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.

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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

10/19/2021

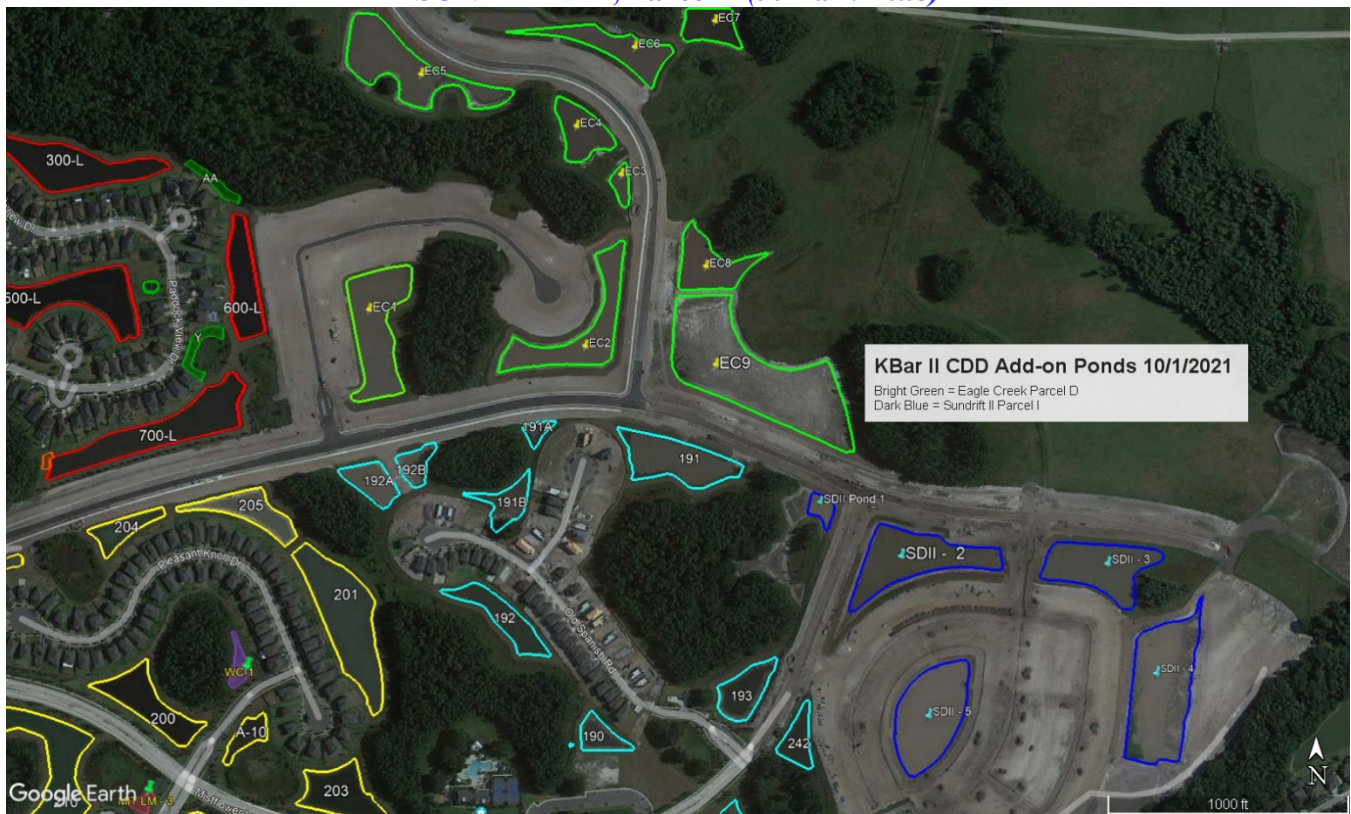
Date

Date

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
Total Sundrift II-1	6,505	9.73

K-Bar Ranch CDD II
Site Map
SUNDRIFT II, Parcel 1 (in Dark Blue)



Tab 5

K-BAR RANCH II

COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Manager's Report January 2022 for February 2022 Meeting Operations and Maintenance Report

Amenities Center

- Mailbox repaired for resident at Hawk Valley
- Remove Glue residue from all tiled flooring
- Painted all yellow Drop-Off parking lot bollards
- Cleaned Amenity cameras
- Cleaned Drop-Off Island pavers
- Filled pothole in front of Amenity Center on Mistflower Lane 2 times
- Repaired men's pool bathroom loose divider wall.
- Filled in chip in pool paver
- Replaced 2 Main A/C filters and cleaned drip lines
- Rehang Tennis shades blown down in wind storm.

Ponds

- Regular Service

Landscaping

- Mulch Delivered for playground safety
- Removed Fallen Oak from K-Bar Pkwy

Gates.

- Hawk Valley Gate stuck open-relay stuck-Securiteam resolved
- Old Spanish barrier arm down-Securiteam reinstalled
- Briarbrook Camera down-Securiteam fixed
- Sundrift Camera switch rebooted by Securiteam
- Winsome Manor- Securiteam replaced surge protector
- All gate routers updated by Securiteam
- Winsome Manor and Mossy Pine Barrier arms reinstalled
- Staff greased all Gates
- Staff adjusted pedestrian gate at Hawk Valley

Events/Activities

- Every Wednesday Free Coffee Day
- Game Time Tuesday-Wednesday-Thursday
- Game Time in the Event Room

Resident Requests

- Residents Requesting to bring guests/non-residents for Yoga & Tennis instruction

Tab 6

K BAR RANCH II

FIELD INSPECTION REPORT



January 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

We need to follow up with the sod company and make sure they are coming back to do the sprayed-out areas.

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. During my inspection we still have a lot of ant mounds. Treat the beds and once eradicated rake down beds.
2. Note for the contractor. The newly installed Bahia has taken well. Remember we do not want to over water these areas.
3. Yellowstone to start treating the Bahia Sod on Kbar Ranch Parkway for Turf weeds. **Also provide the district with a price to overseed the Bahia areas on Kbar Ranch Boulevard that were not replaced**



4. During my inspection I have noted areas that have been sprayed for turf replacement and were not done. Will the contract be coming back to replace these.(4a,4b)



5. Has Yellowstone treated the Viburnum Odo at the fence line to the redwood Pointe Entrance. They are still looking skimpy.



Redwood Point, Wild Tamarind, Laurel Vista

6. Treat the weeds with a Selective Herbicide in the Jasmine Minima beds on the inbound side of Kbar Ranch parkway at the barrier fence for Kbar I and II.
7. A grand Oak has broken its branches on the outbound side of Kbar Ranch Parkway district management is working on getting proposals for the removal of this tree.



8. Prune out the damage in the center island to Laurel Vista it looks like a vehicle has damaged some plant material.
9. During my inspection, the leak is still on the corner of Kbar Ranch Parkway and Paddock View Drive. This does not look to be from irrigation but please have it checked.
10. Replace a Jack Frost Ligustrum inside of the Briar Brook entrance at the mail kiosk on the perimeter of the lift station. Invoice out the district.
11. During my inspection a few of the Annual beds are in need to detailing at the entry monuments. We need to make sure we are detailing this beds during every visit for weeds.
12. Perform a cutback on the Dwarf Bottlebrush at the winsome manor entrance. Fertilize after the cutback.

13. Treat the turf weeds at the Winsome Manor entrance in the Saint Augustine.
14. Yellowstone to perform a cutback on the Fakahactchee throughout the district
15. Improve the Viburnum inside of the Sun drift entrance at the Mail Kiosk. Treat the turf weeds in this area.
16. Treat the Oleander and continue to monitor for caterpillars in the pool area.
17. Improve the Walters Viburnum at the amenity center in between the road and the parking lot.
18. Yellowstone to continue to work on the nutsedge on the outbound side of the Mistflower just pass the clubhouse.
19. Does Yellowstone feel that the Loropetalum on the outbound side of Mistflower at the roundabout will come back? Provide a plan for this material.
20. Continue to treat the weeds at the roundabout on Mistflower lane on the outbound side.
21. Yellowstone to improve the weed control in the beds in the newly opened section on Kbar Ranch parkway. Make sure this is getting mowed twice a month.



Proposals

1. Provide the district a price to overseed the Bahia areas on Kbar Ranch Parkway that were not replaced.
2. Provide the district a price to replace the Dwarf Bottle Brush at the Inbound and Outbound side plant beds at the Redwood Pointe Entrance. Use material that is more suitable for this area.
3. Provide the district a price to replace the declined Bottle Brush on the backside of the Laurel Vista entry hedge on the inbound and outbound side. Let use dwarf Podocarpus.



Tab 7



Josh Oliva
Yellowstone

K-BAR II 2/14/2022 12:52 PM

Josh Oliva

Monday, February 14, 2022

Prepared For Rizzetta

14 Observations Identified



WINTER ANNUAL ROTATION

Property Manager

Annual flowers throughout are performing great. Will continue to monitor throughout rotation.



BRIARBROOK TURF

Property Manager

Turf responding to recent granular fertilizer application. Continue spot treatment of selective herbicides as necessary.



BRIARBROOK ENTRANCE

Property Manager

Bottlebrush responding to shrub applications including fungicide and Micro Nutrients. Granular shrub fertilizer applied to all shrubs throughout.



MOWING SERVICES

Property Manager

Mowing services are being completed throughout community.



BRIARBROOK LIFT STATION

Property Manager/YL Crew

Viburnum responding to curative treatments. Light trim on all plant material to encourage growth.



TRASH/DEBRIS

YL Crew

Remove any trash or debris created by Yellowstone with every service. DO NOT mow over trash.



IRRIGATION CHECK NEEDED

YL Fert/Chem- YL Irrigation

Please check irrigation times and adjust. Seems to be an insufficient amount of water.

Once adjusted, Micro Nutrient application needed followed by granular fertilizer application.



SEDGE TREATMENTS

Property Manager

Turf is responding to sedge treatments. Granular fertilizer application needed to improve vigor.



TURF QUALITY

Property Manager

Turf quality throughout improving. Granular fertilization applied improving vigor.



FAKAHATCHEE GRASS

YL Crew

Continue to cut back fakahatchee grass throughout.



CLUBHOUSE TURF

YL Fert/Chem

Turf throughout clubhouse is trying to push dormancy due to cooler temperatures. Will monitor turf and follow up.



TRIMMING SERVICES

Property Manager

Trimming services are being completed regularly.



PLAYGROUND MULCH

Property Manager

Topping off of Playground mulch has been completed.



PODOCARPUS FROST DAMAGE

Property Manager

Podocarpus throughout have seen some damage from recent frost. Will have podo's trimmed back and out any spent foliage and monitor recovery.



Proposal #186439

Date: 02/14/2022

From: Joshua oliva

Proposal For

K-Bar Ranch II CDD

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

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

Location

10300 K Bar Ranch Pkwy
Tampa, FL 33647

Property Name: K-Bar Ranch II CDD

K-Bar-2 spring annual install 2022

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Antigua yellow Marigolds	2166.00	\$1.60	\$3,465.60
Antigua orange Marigolds	2295.00	\$1.60	\$3,672.00

Client Notes

Proposal to install Orange Antigua Marigolds and Yellow Antigua Marigolds in K-Bar-2. The beds will alternate orange to yellow not mixed.

Signature

x

SUBTOTAL \$7,137.60

SALES TAX \$0.00

TOTAL \$7,137.60

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:
jstephens@yellowstonelandscape.com



YELLOWSTONE
LANDSCAPE

Tampa

30319 Commerce Dr San Antonio, FL 33576

www.yellowstonelandscape.com

Fertilization & Pest Action Report

Property

K-Bar II

Date

1/4/2022

Technician

K.P. + F.P. + J.H.

Treatment

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

Service call

Temperature

70°

Actions

	Fertilize	Insect	Disease	Weed	Other
Turf	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Shrubs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Trees					
Palms					

Wind

None

Mild

Strong

<input checked="" type="checkbox"/>

Rain

Overcast

Sunny

Weather Condition

		<input checked="" type="checkbox"/>
--	--	-------------------------------------

Dry

Moist

Wet

Saturated

Standing Water

Soil Conditions

	<input checked="" type="checkbox"/>			
--	-------------------------------------	--	--	--

Anticipated return

Comments

Treated areas needed for attention of St. Augustine, needing Liquid Spray Application for weeds. Application consists of Micronutrients, Selective Herbicides, Systemic Fungicide, and Contact Insecticide. Also used a Liquid Spray Application for Shrubs using Micronutrients, Tripple 20, systemic and contact Insecticides today.



YELLOWSTONE
LANDSCAPE

Tampa

30319 Commerce Dr San Antonio, FL 33576

www.yellowstonelandscape.com

Fertilization & Pest Action Report

Property K-Bar II

Date 12/14/2021 Technician K.P. + F.P. + J.H.

Treatment ☐
Service call ☒

Temperature 82°

	Actions				
	Fertilize	Insect	Disease	Weed	Other
Turf	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shrubs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Palms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wind
None ☒
Mild ☐
Strong ☐

Weather Condition
Rain ☐ Overcast ☐ Sunny ☒

Soil Conditions
Dry ☐ Moist ☒ Wet ☐ Saturated ☐ Standing Water ☐

Anticipated return _____

Comments Treated the St. Augustine Turf
areas needing attention today, consisting of Micronutrients,
Systemic Fungicide, Contact Insecticide and Selective
Herbicides Mix in a liquid Spray Application. Also used
a Spray Application for shrubs and plants needing
attention as well.

Tab 8

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 1-18-22

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
100	X			X			X	X				X		NO			Partly Cloudy
102, F105, 103,	X			X				X				X					N 8 mph
104, 106, F40,	X			X				X				X					
100, EWR2, 122,	X			X			X	X				X					
121, 202, 200,	X			X			X	X				X					
A-10, 203, 201,	X			X			X	X				X					
210	X			X			X	X				X					

OBSERVATIONS/RECOMMENDATIONS treated torpedo grass, primrose, pennywort, spike rush, algae, removed dead primrose and trash

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: 1-21-22

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
S-1, 212, C3,	X			X			X	X				X		NO			Partly cloudy
222, 221, FL 220,	X			X			X	X	X			X					
230, FL 230,	X			X			X	X				X					
FL 231, 231, 204,	X			X			X	X	X			X					
A-13, 192A, 192B,	X			X			X	X				X					
191A, 191B, 191,	X			X			X	X				X					
193, 192, 190, 241,	X			X			X	X	X			X					
FL 670,	X			X			X	X				X					
211, 232,	X			X			X	X				X					

OBSERVATIONS / RECOMMENDATIONS

treated topped grass, primrose, pennywort, spike rush, cattails, algae, vines, removed primrose, and trash

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

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 21, 2022 @ 6:00pm
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seat 1 Vacant, Seat 4 Betty, Seat 5 Steve):** November 9, 2022
- **Quarterly Website Compliance Audit:** 100% in compliance

District Manager's Report

February 21

2022

K
B
A
R

R
A
N
C
H

II

FINANCIAL SUMMARY

12/31/2021

General Fund Cash & Investment Balance: \$1,835,316

Reserve Fund Cash & Investment Balance: \$75,083

Debt Service Fund Investment Balance: \$996,993

Total Cash and Investment Balances: \$2,907,392

General Fund Expense Variance: \$48,864 Under Budget