

***NORTH AR-1 OF PASCO
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting and Public Hearing***

***Date/Time:
Tuesday, August 12, 2025
6:00 P.M.***

***Location:
Hilton Garden Inn
2155 Northpointe Pkwy
Lutz, Florida 33558***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

North AR-1 of Pasco Community Development District

c/o Kai

2502 N. Rocky Point Dr. Suite 1000, Tampa, FL 33607

813-565-4663

Board of Supervisors

North AR-1 of Pasco Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the North AR-1 of Pasco Community Development District is scheduled for **Tuesday, August 12, 2025, at 6:00 P.M.** at the **Hilton Garden Inn, 2155 Northpointe Pkwy, Lutz, Florida 33558.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Larry Krause

Larry Krause

District Manager

813-565-4663

CC: Attorney
Engineer
District Records

District: NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, August 12, 2025

Time: 6:00 P.M.

Location: Hilton Garden Inn
2155 Northpointe Pkwy,
Lutz, Florida 33558

ZOOM: <https://us02web.zoom.us/j/3900480969>

Dial in: +1 305 224 1968

Meeting ID: 390 048 0969

Passcode: 54321

Mute/Unmute: *6

Supervisor	Position	
Michael Lawson	Chairman	
Doug Draper	Vice Chairman	
Lori Price	Assistant Secretary	
Christie Ray	Assistant Secretary	
Kelly Evans	Assistant Secretary	

Regular Meeting Agenda

For the full agenda packet, please contact angeline@hikai.com

I. Call to Order / Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Administrative Items

A. Consideration for Approval of the July 8, 2025, Regular Meeting Minutes

Exhibit 1

B. Consideration/Acceptance of Annual Arbitrage Report for \$13,600,000
Capital Improvement Revenue Bonds, Series 2021, Assessment Area One
(June 10, 2024 to June 10, 2025) – Arbitrage Rebate Counselors, LLC

Exhibit 2

C. Ratification of Proposals:

1. BrightView

i. Median Cleanout - \$2,650.67

Exhibit 3

ii. Plant Replacement (Topsail) - \$1,977.37

Exhibit 4

iii. Plant Replacement (Pleasantview) - \$2,898.87

Exhibit 5

iv. Sod Replacement - \$3,304.45

Exhibit 6

v. Palm Trimming - \$8,985.00

Exhibit 7

2. Trimmers – Holiday Decoration - \$21,740.00

Exhibit 8

D. Ratification of Termination of Landscape Services Agreement with
BrightView

Exhibit 9

IV. Vendor & Staff Updates

A. District Engineer

1. Pond Report conducted on June 27, 2025

Exhibit 10

B. District Counsel

C. Field Service Manager

1. Safety Culture Report conducted on July 30, 2025

Exhibit 11

2. Ballenger – July 2025 Irrigation Report

Exhibit 12

a. Consideration/Approval of Irrigation Proposal

i. Maintenance Agreement - \$6,655.18/month

Exhibit 13

ii. Zone #7 Valve Box Replacement - \$363.41

Exhibit 14

iii. Communication Module Installation - \$9,151.10

Exhibit 15

iv. Wire Path Tracking and Diagnosis - \$720.02

Exhibit 16

v. Zone 8 Valve Replacement - \$690.11

Exhibit 17

3. Consideration/Approval of Publication of Request For Proposals (RFP) for Landscaping Services

4. Steadfast – Erosion Inspection Report (Pond #111)

Exhibit 18

a. Consideration/Approval of Erosion Repair Proposal (Pond #111) - \$9,471.00

Exhibit 19

5. Consideration/Approval of Proposals

a. Amendment to Contract with Scoopy Poopy Doo LLC – Additional 10 Pet Waste Stations and Trash Cans - \$425/month

Exhibit 20

b. Florida State

i. Black Chain-Link Fence Removal & Replacement - \$1,700.00

Exhibit 21

ii. Tan Vinyl Fence Repair - \$1,625.00

Exhibit 22

6. Consideration/Approval of Towing Agreement with 813 Towing Service, LLC

Exhibit 23

D. District Manager

V. Business Items

A. FY 2025-2026 Budget Public Hearing

1. Open Public Hearing

2. Presentation of the FY 2025-2026 Budget

Exhibit 24

a. Affidavit of Publication: July 11, 2025

Exhibit 25

3. Public Comments

4. Close Public Hearing

B. Consideration/Adoption of Resolution 2025-10, Adopting the FY 2025-2026 Budget

Exhibit 26

1. Exhibit A: FY 2025-2026 Adopted Budget

C. FY 2025-2026 Levying O&M Assessments Public Hearing

1. Open Public Hearing

2. Public Comments

3. Close Public Hearing

D. Consideration/Adoption of Resolution 2025-11, Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget

Exhibit 27

1. Exhibit A: FY 2025-2026 Budget

2. Exhibit B: Form of Interim Operating and Deficit Budget Funding Agreement with Developer

E. Consideration/Adoption of Resolution 2025-12, Adopting the FY 2025-2026 Meeting Schedule

Exhibit 28

1. Exhibit A: FY 2025-2026 Meeting Schedule

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment