

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

Advanced Meeting Package

Regular Meeting

Date/Time:

Tuesday, October 14, 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, October 14, 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, October 14, 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 September 9, 2025, Regular Meeting Minutes **Exhibit 1**
- B. Consideration/Acceptance of the Audited Financial Statements for the year ended September 30, 2024 **Exhibit 2**
- C. Consideration/Acceptance of the Unaudited Financial Statements
 - 1. May 2025 **Exhibit 3**
 - 2. June 2025 **Exhibit 4**
 - 3. July 2025 **Exhibit 5**
 - 4. August 2025 **Exhibit 6**
- D. Ratification of Engagement Letter Agreement – Foley & Lardner LLP **Exhibit 7**

IV. Business Items

- A. Consideration/Approval of Towing Authorization License Agreement with Angeline Master Homeowners Association, Inc. **Exhibit 8**
- B. Consideration/Adoption of Resolution 2026-01, Adopting FY 2026 District Objectives and Goals **Exhibit 9**
- C. Presentation of Landscape and Irrigation Maintenance Services Proposals:

- | | |
|----------------------------|-------------------|
| 1. Alexander's Property | Exhibit 10 |
| 2. Cornerstone | Exhibit 11 |
| 3. Fieldstone | Exhibit 12 |
| 4. Floralawn | Exhibit 13 |
| 5. Florida Commercial Care | Exhibit 14 |
| 6. Juniper | Exhibit 15 |
| 7. Prince & Sons | Exhibit 16 |
| 8. RedTree | Exhibit 17 |
| 9. Rotolo | Exhibit 18 |
| 10. Russel Landscape | Exhibit 19 |
| 11. United Land Services | Exhibit 20 |

D. Consideration/Approval of Landscape and Irrigation Maintenance Services Proposals per Phase:

- | | |
|--|-------------------|
| 1. Phase 1 Landscaper Evaluation Form | Exhibit 21 |
| a. Alexander's Property - \$1,465,577.88 | |
| b. Cornerstone - \$737,295.00 | |
| c. Fieldstone - \$786,080.07 | |
| d. Floralawn - \$1,107,539.94 | |
| e. Florida Commercial Care - \$ \$1,023,030.76 | |
| f. Juniper - \$1,150,600.00 | |
| g. Prince & Sons - \$1,084,512.00 | |
| h. RedTree - \$836,280.00 | |
| i. Rotolo - \$1,264,109.20 | |
| j. Russel Landscape - \$649,924.75 | |
| k. United Land Services - \$1,485,583.00 | |
| 2. Phase 2 Landscaper Evaluation Form | Exhibit 22 |
| a. Alexander's Property - \$1,367,710.68 | |
| b. Cornerstone - \$1,015,670.00 | |
| c. Fieldstone - \$643,579.28 | |
| d. Floralawn - \$820,835.98 | |

- e. Florida Commercial Care - \$983,125.15
- f. Juniper - \$385,500.00
- g. Prince & Sons - \$814,824.00
- h. RedTree - \$836,280.00
- i. Rotolo - \$791,442.40
- j. Russel Landscape - \$404,184.00
- k. United Land Services - \$352,599.00

3. Phase 3 Landscaper Evaluation Form

Exhibit 23

- a. Alexander's Property - \$1,633,048.87
- b. Cornerstone - \$779,395.00
- c. Fieldstone - \$730,921.48
- d. Floralawn - \$843,268.60
- e. Florida Commercial Care - \$884,554.88
- f. Juniper - \$1,055,600.00
- g. Prince & Sons - \$947,904.00
- h. RedTree - \$836,280.00
- i. Rotolo - \$1,132,083.56
- j. Russel Landscape - \$802,891.00
- k. United Land Services - \$855,366.00

4. Phase 4 Landscaper Evaluation Form

Exhibit 24

- a. Alexander's Property - \$1,974,134.40
- b. Cornerstone - \$1,102,121.00
- c. Fieldstone - \$1,185,566.26
- d. Floralawn - \$1,243,248.43
- e. Florida Commercial Care - \$963,172.34
- f. Juniper - \$1,050,100.00
- g. Prince & Sons - \$1,077,648.00
- h. RedTree - \$836,280.00
- i. Rotolo - \$1,402,419.44

- j. Russel Landscape - \$793,146.00
- k. United Land Services - \$937,983.00

5. Phase 5 Landscaper Evaluation Form

Exhibit 25

- a. Alexander's Property - \$552,786.34
- b. Cornerstone - \$135,658.00
- c. Fieldstone - \$329,629.65
- d. Floralawn - \$259,769.76
- e. Florida Commercial Care - \$313,768.21
- f. Juniper - \$406,000.00
- g. Prince & Sons - \$383,352.00
- h. RedTree - \$93,687.00
- i. Rotolo - \$850,132.32
- j. Russel Landscape - \$403,665.0
- k. United Land Services - \$3,671,531.00

V. Vendor & Staff Updates

A. District Engineer

B. District Counsel

C. Field Service Manager

- 1. Steadfast – September 2025 Waterway Treatment Report
- 2. Florida Commercial Care - Consideration/Approval of Removal and Replacement of Plant Materials Proposal - \$7,846.23
- 3. Optic Systems – Consideration/Approval of the Virtual Site Management Proposal - \$2,670.00/month

Exhibit 26

Exhibit 27

Exhibit 28

D. District Manager

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

VII. Supervisor Requests

VIII. Adjournment