

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

Advanced Meeting Package
Regular Meeting

Date/Time:
Tuesday, January 13, 2026
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, January 13, 2026, 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, January 13, 2026

Time: 6:00 P.M.

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

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

TEAMS: [Join the meeting now](#)

Meeting ID: 275 581 254 573 2

Passcode: gf3gA2br

Dial in by phone: [+1 312-667-7136,,935498101#](#)

Phone conference ID: 935 498 101#

Mute/Unmute: *6

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/Approval of the December 9, 2025, Regular Meeting Minutes **Exhibit 1**
- B. Consideration/Acceptance of the November 2025 Unaudited Financial Statements **Exhibit 2**
- C. Ratification of Proposals – Florida Commercial Care
 - 1. Decoder Replacement - \$889.40 **Exhibit 3**
 - 2. Zone Line Repair - \$320.49 **Exhibit 4**

IV. Business Items

- A. Update: Phase 4A & 4B Approved Transfer to Operate Phase – Southwest Florida Water Management District (SWFWMD) **Exhibit 5**
- B. Consideration/Adoption of Resolution 2026-05, Budget Amendment **Exhibit 6**
 - 1. Exhibit A: 2025/2026 Amended Budget
- C. Consideration/Adoption of Resolution 2026-06, Designating Officers **Exhibit 7**

V. Vendor & Staff Updates

- A. District Engineer
- B. District Counsel

C. Field Service Manager

- | | |
|---|-------------------|
| 1. Steadfast – December 2025 Waterway Treatment Report | Exhibit 8 |
| 2. Florida Commercial Care – December 2025 Irrigation Report | Exhibit 9 |
| 3. Prince & Sons – December 2025 Landscape Maintenance Report | Exhibit 10 |
| 4. Safety Culture Report conducted on January 2, 2026 | Exhibit 11 |
| 5. Action Item List as of January 6, 2026 | Exhibit 12 |

D. District Manager

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

VII. Supervisor Requests

VIII. Adjournment