

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

*Advanced Meeting Package*  
*Regular Meeting*

*Date/Time:*  
*Tuesday, February 10, 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, February 10, 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,

*David Wenck*

David Wenck  
District Manager  
813-565-4663

CC:      Attorney  
            Engineer  
            District Records

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

**Date of Meeting:** Tuesday, February 10, 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](mailto: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 January 13, 2026, Regular Meeting Minutes **Exhibit 1**
- B. Consideration/Acceptance of the December 2025 Unaudited Financial Statements **Exhibit 2**
- C. Ratification of Landscape Inspection Services and Software Platform Agreement – Optic Systems - \$2,670.00/month **Exhibit 3**
- D. Annual Arbitrage Report for the period November 2, 2024 to November 2, 2025 – Capital Improvement Revenue Bonds, Series 2021A (Assessment Area Two) **Exhibit 4**

### **IV. Vendor & Staff Updates**

- A. District Engineer
- B. District Counsel
- C. Field Service Manager
  - 1. Steadfast – January 2026 Waterway Treatment Report **Exhibit 5**
  - 2. Florida Commercial Care – January 2026 Turnover Benchmark
    - a. Phase 1 **Exhibit 6**
    - b. Phase 5 **Exhibit 7**

3. Prince & Sons – January 2026 Landscape Maintenance Report

**Exhibit 8**

D. District Manager

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

**VI. Supervisor Requests**

**VII. Adjournment**