

***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#](tel:+13126677136)

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 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. Ratification of Proposals:
 - 1. Florida Commercial Care – Palm Tree Trimming **Exhibit 4**
 - a. Phases 1 & 2 - \$3,185.00
 - b. Phase 5 - \$4,550.00
 - 2. Prince & Sons – Palm Tree Trimming - \$5,535.00 **Exhibit 5**
 - 3. Steadfast – Turbidity Barrier Removal - \$500.00 **Exhibit 6**
- E. Annual Arbitrage Report for the period November 2, 2024 to November 2, 2025 – Capital Improvement Revenue Bonds, Series 2021A (Assessment Area Two) **Exhibit 7**

IV. Vendor & Staff Updates

- A. District Engineer

B. District Counsel

C. Field Service Manager

1. Steadfast – January 2026 Waterway Treatment Report

[**Exhibit 8**](#)

2. Florida Commercial Care – January 2026 Turnover Benchmark

a. Phase 1

[**Exhibit 9**](#)

b. Phase 5

[**Exhibit 10**](#)

3. Prince & Sons – January 2026 Landscape Maintenance Report

[**Exhibit 11**](#)

4. Safety Culture Report conducted on February 4, 2026

[**Exhibit 12**](#)

D. District Manager

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

VI. Supervisor Requests

VII. Adjournment