NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Tuesday, April 14, 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, April 14, 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, April 14, 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 March 10, 2026, Regular Meeting Minutes **Exhibit 1**

B. Consideration/Acceptance of the February 2026 Unaudited Financial Statements **Exhibit 2**

C. Ratification of Proposals

1. Florida Commercial Care

   i. Gate Valve Replacement (Banyan Breeze) - $1,193.88 **Exhibit 3**

   ii. Valve & Valve Box Replacement (Rye Cobia Dr) - $971.01 **Exhibit 4**

   iii. Palm Tree Replacement (Phase 2) - $1,192.46 **Exhibit 5**

   iv. Decoder Replacement (Banyan Breeze) - $425.57 **Exhibit 6**

   v. Valve Replacement (Medley) - $612.67 **Exhibit 7**

   vi. Valve Replacement (Station 9) - $661.13 **Exhibit 8**

2. Gig Fiber – Amendment to Solae Lighting Service Agreement (Reduction of 19 Street Lights) **Exhibit 9**

3. Prince & Sons

   i. Cypress Mulch - $9,375.00 **Exhibit 10**

   ii. Controller Replacement - $817.90 **Exhibit 11**

iii. Plant Replacement (Gentle Rain) - $3,670.00 **Exhibit 12**

iv. Plant Replacement (Skate Pump) - $1,080.00 **Exhibit 13**

v. Plant Replacement (Wishing Cloud Entrance) - $725.00 **Exhibit 14**

vi. Plant Replacement (Wishing Cloud) - $5,390.00 **Exhibit 15**

vii. Palm Trimming (Wishing Cloud) - $180.00 **Exhibit 16**

IV. Vendor & Staff Updates

A. District Engineer

B. District Counsel

C. Field Service Manager

1. Prince & Sons – March 2026 Landscape Maintenance Report **Exhibit 17**
2. Steadfast – April 2026 Waterway Treatment Report **Exhibit 18**
3. Safety Culture Report conducted on April 2, 2026 **Exhibit 19**
4. Task List as of April 7, 2026 **Exhibit 20**

D. District Manager

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

VI. Supervisor Requests

VII. Adjournment