

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

***Advanced Meeting Package  
Regular Meeting***

***Date/Time:  
Tuesday, June 9, 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, June 9, 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, June 9, 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](tel:+13126677136), [935498101#](tel:+1935498101)

Phone conference ID: 935 498 101#

Mute/Unmute: \*6

## ***Regular Meeting Agenda***

*For the full agenda packet, please contact [northar-1cdd@hikai.com](mailto:northar-1cdd@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 May 12, 2026, Regular Meeting Minutes **Exhibit 1**
- B. Ratification of Proposals – Florida Commercial Care
  - 1. Vegetation Cutback - \$1,974.13 **Exhibit 2**
  - 2. Valve Replacement (Ibis Brk Ct) - \$309.80 **Exhibit 3**
  - 3. Zone Line Repair - \$446.90 **Exhibit 4**
- C. Ratification of Resolutions
  - 1. 2026-08, Designating Officers **Exhibit 5**
  - 2. 2026-09, Authorizing Bank Account Signatories **Exhibit 6**

### **IV. Business Items**

- A. Presentation of Proposed FY 2027 Budget *Under Separate Cover*
- B. Consideration/Adoption of Resolution 2026-10, Approving Proposed FY 2027 Budget and Setting Public Hearing **Exhibit 7**
- C. Minnow Ray Retaining Wall **Exhibit 8**

### **V. Vendor & Staff Updates**

- A. District Engineer
- B. District Counsel

C. Field Service Manager

1. Florida Commercial Care

a. May 2026 Irrigation Inspection Reports

**Exhibit 9**

b. Landscape Inspection Reports conducted on May 28, 2026

i. Phase 1

**Exhibit 10**

ii. Phase 2

**Exhibit 11**

iii. Phase 5

**Exhibit 12**

2. Prince & Sons – May 2026 Service Report

**Exhibit 13**

3. Steadfast – June 2026 Waterway Treatment Report

**Exhibit 14**

4. Safety Culture Report conducted on June 2, 2026

**Exhibit 15**

D. District Manager

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

**VII. Supervisor Requests**

**VIII. Adjournment**