

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

***Advanced Meeting Package
Public Hearing and Regular Meeting***

***Date/Time:
Tuesday, August 11, 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, August 11, 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, August 11, 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

Public Hearing and Regular Meeting

For the full agenda packet, please contact northar-1cdd@hikai.com.

I. Call to Order / Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Business Items

A. FY 2027 Budget Public Hearing

1. Open Public Hearing
2. Presentation of FY 2027 Budget
 - a. Affidavits of Publication: July 10 & 17, 2026
3. Public Comments
4. Close Public Hearing

Exhibit 1

Exhibit 2

B. Consideration of Resolution 2026-11, Adopting the FY 2027 Budget

Exhibit 3

C. FY 2027 Levying O&M Assessments Public Hearing

1. Open Public Hearing
2. Public Comments
3. Close Public Hearing

D. Consideration of Resolution 2026-12, Imposing and Levying the O&M Assessments on the FY 2027 Budget

*Under Separate
Cover*

E. Consideration of Resolution 2026-13, Adopting the FY 2027 Meeting Schedule

Exhibit 4

F. Consideration for Acceptance – Developer Licensing Agreement

IV. Administrative Items

A. Consideration/Approval of the July 14, 2026, Regular Meeting Minutes

Exhibit 5

B. Consideration/Acceptance of the Unaudited Financial Statements

- | | |
|---------------|------------------|
| 1. April 2026 | Exhibit 6 |
| 2. May 2026 | Exhibit 7 |
| 3. June 2026 | Exhibit 8 |

C. Ratification of Proposals – Prince & Sons

- | | |
|--|-------------------|
| 1. Mainline Break Repair (Wishing Cloud) - \$489.94 | Exhibit 9 |
| 2. Bahia Grass Installation (Inside Dog Park) - \$21,375.00 | Exhibit 10 |
| 3. Bahia Grass Installation (Outside Dog Park) - \$4,925.00 | |
| 4. Reset & Restake Leaning Trees (Dog Park & Wishing Cloud) - \$875.00 | |
| 5. Reset & Restake Leaning Trees (Velvet Apricot) - \$1,875.00 | |

V. Vendor & Staff Updates

A. District Engineer

B. District Counsel

C. Field Service Manager

- | | |
|--|-------------------|
| 1. Florida Commercial Care – Landscape Inspection Reports conducted on July 24, 2026 | |
| a. Phase 1 | Exhibit 11 |
| b. Phase 2 | Exhibit 12 |
| c. Phase 5 | Exhibit 13 |
| 2. Prince & Sons – July 2026 Service Report | Exhibit 14 |
| 3. Steadfast – August 2026 Waterway Treatment Report | Exhibit 15 |
| 4. Task List as of August 3, 2026 | Exhibit 16 |

D. District Manager

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

VII. Supervisor Requests

VIII. Adjournment