

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

Advanced Meeting Package

Regular Meeting

Date/Time:

Tuesday, September 8, 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, September 8, 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, September 8, 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	
Courtney Mattern	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

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. Acceptance of Resignation of Doug Draper

IV. Administrative Items

- A. Consideration/Approval of the Public Hearing and Regular Meeting Minutes

- 1. August 11, 2026

[Exhibit 1](#)

- 2. August 27, 2026 (Continued)

[Exhibit 2](#)

- B. Consideration/Acceptance of the July 2026 Unaudited Financial Statements

[Exhibit 3](#)

V. Vendor & Staff Updates

- A. District Engineer

- B. District Counsel

- C. Field Service Manager

- 1. Prince & Sons – August 2026 Service Report

[Exhibit 4](#)

- 2. Steadfast – August 2026 Waterway Treatment Report

[Exhibit 5](#)

- 3. Florida Commercial Care

- a. Landscape Inspection Report conducted on 08/25/26

- i. Phase 1

[Exhibit 6](#)

- ii. Phase 2

[Exhibit 7](#)

- iii. Phase 5

[Exhibit 8](#)

- b. Irrigation Inspection Reports conducted on 08/28/26

[Exhibit 9](#)

4. Safety Culture Report conducted on 08/31/26

Exhibit 10

5. Task List as of 09/01/26

Exhibit 11

D. District Manager

1. Review of Kai Connect Contract– Landscape Inspection Services and
Software Platform – Optic Systems

Exhibit 12

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

VII. Supervisor Requests

VIII. Adjournment