

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

Advanced Meeting Package

Regular Meeting

Date/Time:

Tuesday, October 13, 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, October 13, 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, October 13, 2026

Time: 6:00 P.M.

Location: Hilton Garden Inn
2155 Northpointe Pkwy,
Lutz, Florida 33558

Supervisor	Position	
Michael Lawson	Chairman	
Jim Bavouset	Vice Chairman	
Lori Price	Assistant Secretary	
Christie Ray	Assistant Secretary	
Courtney Mattern	Assistant Secretary	

TEAMS: [Join the meeting now](#)

Meeting ID: **283 682 895 920 013**

Passcode: **K6JE9Ss2**

Dial in by phone: [+1 312-667-7136,,159944004#](#)

Phone conference ID: 159 944 004#

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. Adoption of **Resolution 2027-01**, District Goals and Objectives **Exhibit 1**
- B. Adoption of **Resolution 2027-02**, Authorizing Recording of Amended Notice of Establishment **Exhibit 2**

IV. Administrative Items

- A. Consideration/Approval of the September 8, 2026 Regular Meeting Minutes **Exhibit 3**
- B. Consideration/Approval of the August 2026 Unaudited Financials **Exhibit 4**
- C. Ratification of Proposals
 - 1. Florida Insurance Alliance – Insurance Coverage - \$50,368.00 **Exhibit 5**
 - 2. Florida Commercial Care – Irrigation Repairs - \$904.00 **Exhibit 6**

V. Vendor & Staff Updates

- A. District Engineer
 - 1. Consideration/Approval of the Steadfast Environmental – Erosion Repair Proposal - \$38,856.00 **Exhibit 7**
- B. District Counsel
- C. Field Service Manager
 - 1. Prince & Sons – September 2026 Service Report **Exhibit 8**
 - 2. Steadfast – September 2026 Waterway Treatment Report **Exhibit 9**

3. Florida Commercial Care

a. Landscape Inspection Report conducted on 09/29/26

i. Phase 1

Exhibit 10

ii. Phase 2

Exhibit 11

iii. Phase 5

Exhibit 12

D. District Manager

1. Consideration/Approval of the Steadfast Environmental – Pond Maintenance Proposal - \$87,600.00 annually

Exhibit 13

2. Consideration/Approval of drawing funds on the existing Gap Loan with Valley National

3. Addition of Old Business on the Agenda

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

VII. Supervisor Requests

VIII. Adjournment