

***ANGELINE
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Tuesday, February 10, 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.

Angeline Community Development District
c/o Kai
2502 N. Rocky Point Dr. Suite 1000
Tampa, FL 33607
813-565-4663

Board of Supervisors
Angeline Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Angeline Community Development District is scheduled for **Tuesday, February 10, 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: ANGELINE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, February 10, 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	
Brittany Crutchfield	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#](tel:+13126677136935498101)

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 January 13, 2026, Regular Meeting Minutes **Exhibit 1**
- B. Consideration/Acceptance of the December 2025 Unaudited Financial Statements **Exhibit 2**
- C. Ratification of Landscape Inspection Services and Software Platform Agreement – Optic Systems - \$360.00/month **Exhibit 3**
- D. Ratification of Addendum for Pond Maintenance – Steadfast - \$1,445.00/month **Exhibit 4**

IV. Business Items

- A. Consideration/Approval of Proposal for Annual Arbitrage Calculations (\$12,725,000 Capital Improvement Bonds, Series 2025) – Arbitrage Rebate Counselors - \$475.00/yr **Exhibit 5**

V. Vendor & Staff Updates

- A. District Engineer
- B. District Counsel
- C. Field Operations Manager
 - 1. Steadfast – January 2026 Waterway Treatment Report **Exhibit 6**
 - 2. Florida Commercial Care – January 2026 Benchmark/Report **Exhibit 7**
 - 3. Safety Culture Report conducted on February 5, 2026 **Exhibit 8**
- D. District Manager

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

VII. Supervisor Requests

VIII. Adjournment