

***MCKENDREE POINTE
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Monday, February 2, 2026
9:00 A.M***

***Location:
Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
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.

McKendree Pointe Community Development District

c/o Kai

2502 N. Rocky Point Dr., Suite 1000

Tampa, FL 33607

813-565-4663

Board of Supervisors
McKendree Pointe Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the McKendree Pointe Community Development District is scheduled for **Monday, February 2, 2026, at 9:00 A.M.** at the **Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway., 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,

Larry Krause

Larry Krause
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: MCKENDREE POINTE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Monday, February 2, 2026
Time: 9:00 A.M.
Location: Hilton Garden Inn Tampa Suncoast
Parkway
2155 Northpointe Parkway
Lutz, Florida 33558

Link: [Teams Link](#)
Meeting ID: **289 194 855 293 4**
Passcode: **DR294Qv2**
Mute/Unmute: **Press *6**

Supervisor	Position	
Michael Lawson	Chairman	
Bryan Kinsey	Vice Chairman	
Courtney Mattern	Assistant Secretary	
Ryan Williams	Assistant Secretary	
Brittany Crutchfield	Assistant Secretary	

Regular Meeting Agenda

For the full agenda packet, please contact mckendreepointe@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 for Acceptance – The Unaudited November 2025 Financials **Exhibit 1**
 - 1. The Negative Variance for November 2025
- B. Consideration for Acceptance – The Unaudited December 2025 Financials **Exhibit 2**
 - 2. The Negative Variance for December 2025
- C. Consideration for Acceptance for the Minutes of the McKendree Pointe CDD October 6, 2025, Regular Meeting **Exhibit 3**
- D. Consideration for Acceptance – DiBartolomeo, McBee, Hartley & Barnes Engagement Letter **Exhibit 4**
- E. Ratification of Mike Wells Property Appraiser Initial District Set-up Fee - \$700.00 **Exhibit 5**
- F. Ratification of Interlocal Agreement Between McKendree Pointe CDD and the Pasco County Tax Collector **Exhibit 6**

IV. Business Items

- A. Consideration for Adoption – **Resolution 2026-02**, Adopting Even Terms for Landowner Election Seat **Exhibit 7**
- B. Consideration for Adoption – **Resolution 2026-03**, Adopting Final Terms of Series 2025 Bonds **Exhibit 8**
 - 1. Exhibit A – First Supplemental Special Assessment Methodology Report dated November 12, 2025
 - 2. Exhibit B – Supplemental Report of the Consulting Engineer dated October 30, 2025

3. Consideration for Acceptance – Proposal – Annual Arbitrage Calculations
from November 20, 2025 to November 20, 2026 - \$475.00

Exhibit 9

V. Vendor and Staff Updates

- A. District Engineer
- B. District Counsel
- C. District Manager

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

VII. Supervisor Requests

VIII. Adjournment