

***ZEPHYR LAKES  
COMMUNITY DEVELOPMENT DISTRICT***

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

***Date/Time:  
Monday, August 4, 2025  
6:00 P.M.***

***Location:  
Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, Florida 33544***

***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.***

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

Board of Supervisors  
**Zephyr Lakes Community Development District**

Dear Supervisors:

A Meeting of the Board of Supervisors of the Zephyr Lakes Community Development District is scheduled for **Monday, August 4, 2025, at 6:00 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.**

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:**        **ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:**    Monday, August 4, 2025

**Time:**                6:00 P.M.

**Location:**           Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, Florida 33544

Supervisor	Position	
Michael Lawson	Chairman	
Doug Draper	Vice Chair	
Brittany Crutchfield	Assistant Secretary	
Ira Hertz	Assistant Secretary	
Amy Petrie	Assistant Secretary	

**ZOOM:** <https://us02web.zoom.us/j/3900480969>

Call In: +1 305 224 1968

Meeting ID: 390 048 0969

Passcode: 54321

Mute/Unmute: \*6

## ***Regular Meeting and Public Hearing***

*For the full agenda packet, please contact [abottpark@hikai.com](mailto:abottpark@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 July 2, 2025, Regular Meeting Minutes **Exhibit 1**
- B. Consideration/Acceptance of the May 2025 Unaudited Financial Statements *To Be Distributed*
- C. Consideration/Acceptance of Annual Arbitrage Report for Capital Improvement Revenue Bonds, Series 2021 (June 28, 2024 to June 28, 2025) – Arbitrage Rebate Counselors, LLC **Exhibit 2**
- D. Ratification of Sworn Statement in Proof of Loss to the Florida Insurance Alliance (Hurricane Milton) - \$64,608.75 **Exhibit 3**

### **IV. Business Items**

- A. FY 2025-2026 Budget Public Hearing
  - 1. Open Public Hearing
  - 2. Presentation of the FY 2025-2026 Budget *To Be Distributed*
    - a. Affidavit of Publication – 1<sup>st</sup> Run
    - b. Affidavit of Publication – 2<sup>nd</sup> Run
  - 3. Public Comments
  - 4. Close Public Hearing

B. Consideration/Adoption of Resolution 2025-13, Adopting the FY 2025-2026 Budget

**Exhibit 4**

1. Exhibit A: FY 2025-2026 Adopted Budget

C. FY 2025-2026 Levying O&M Assessments Public Hearing

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

D. Consideration/Adoption of Resolution 2025-14, Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget

**Exhibit 5**

1. Exhibit A: FY 2025-2026 Budget
2. Exhibit B: Form of Interim Operating and Deficit Budget Funding Agreement with Developer

E. Consideration/Adoption of Resolution 2025-15, Adopting the FY 2025-2026 Meeting Schedule

**Exhibit 6**

1. Exhibit A: FY 2025-2026 Meeting Schedule

**V. Staff & Vendor Reports**

A. District Counsel

B. District Project Manager

C. Field Manager

1. Safety Culture Report conducted on 07/24/2025
2. Consideration/Approval of Clubhouse Lighting Proposals – Blue Wave Lighting
  - a. Landscape - \$4,855.00
  - b. Track (Roofline) - \$14,950.00

**Exhibit 7**

**Exhibit 8**

**Exhibit 9**

D. District Manager

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

**VII. Supervisor Requests**

**VIII. Adjournment**