

***ZEPHYR LAKES  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:***

***Tuesday, September 2, 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 **Tuesday, September 2, 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:**    Tuesday, September 2, 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 Agenda***

*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 August 4, 2025, Regular Meeting and Public Hearing Minutes **Exhibit 1**
- B. Consideration/Acceptance of the Audited Financial Statements for the year ended September 30, 2024 **Exhibit 2**
- C. Consideration/Acceptance of the Unaudited Financial Statements
  - 1. May 2025 **Exhibit 3**
  - 2. June 2025 **Exhibit 4**

### **IV. Staff & Vendor Reports**

- A. District Counsel
- B. District Project Manager
- C. Field Manager
  - 1. Floralawn
    - a. Field Report dated 07/07/2025 **Exhibit 5**
    - b. Project Update as of 08/14/2025 **Exhibit 6**

c. Consideration/Approval of Tree Replacement (Magnolia)  
Proposal - \$888.73

**Exhibit 7**

2. Steadfast August 2025 Waterway Inspection Report

**Exhibit 8**

3. NaturZone – Service Inspection Report conducted on 08/19/2025

**Exhibit 9**

4. Safety Culture Report conducted on 08/25/2025

**Exhibit 10**

5. Consideration/Approval of Clubhouse Lighting Proposals

a. Blue Wave Lighting – *This item was brought back from  
the last meeting.*

i. Landscape - \$4,855.00

**Exhibit 11**

ii. Track (Roofline) - \$14,950.00

**Exhibit 12**

a. TPG Lighting – Landscape

**Exhibit 13**

i. White Light - \$1,712.53

ii. Color Changing - \$2,129.73

6. Consideration/Approval of Additional Camera Proposal – DC  
Integrations - \$1,280.00

**Exhibit 14**

7. Consideration/Approval of Four (4) Gate Tie Back System  
Proposal – ECS Integrations - \$1,480.00

**Exhibit 15**

8. Consideration/Approval of Sixteen (16) Alligator Signs Proposal  
- \$480.00 (\$30.00 each)

**Exhibit 16**

D. District Manager

1. Presentation: Quarterly Compliance Website Audit Report

**Exhibit 17**

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

**VI. Supervisor Requests**

**VII. Adjournment**