

***ZEPHYR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

Date/Time:

Monday, October 6, 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, October 6, 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, October 6, 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

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**
 - 3. July 2025 **Exhibit 5**
 - 4. August 2025 **Exhibit 6**

IV. Business Items

- A. Consideration/Adoption of Resolution 2026-01, Adopting FY 2026 District Objectives and Goals **Exhibit 7**

V. Staff & Vendor Reports

- A. District Counsel
- B. District Project Manager

C. Field Manager

1. Florallawn

- a. Field Report dated 07/07/2025 **Exhibit 8**
- b. Project Update as of 08/14/2025 **Exhibit 9**
- c. Consideration/Approval of Tree Replacement (Magnolia)
Proposal - \$888.73 **Exhibit 10**

2. Steadfast Waterway Inspection Reports

- a. August 2025 **Exhibit 11**
- b. September 2025 **Exhibit 12**

3. NaturZone – Service Inspection Report conducted on 08/19/2025 **Exhibit 13**

4. Safety Culture Report conducted on 08/25/2025 **Exhibit 14**

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 15**
 - ii. Track (Roofline) - \$14,950.00 **Exhibit 16**
- a. TPG Lighting – Landscape **Exhibit 17**
 - 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 18**

7. Consideration/Approval of Four (4) Gate Tie Back System Proposal – ECS Integrations - \$1,480.00 **Exhibit 19**

8. Consideration/Approval of Sixteen (16) Alligator Signs Proposal - \$480.00 (\$30.00 each) **Exhibit 20**

9. Consideration/Approval of ADA Chair Repair Proposal - \$256.00 **Exhibit 21**

D. District Manager

1. Presentation: Quarterly Compliance Website Audit Report **Exhibit 22**

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

VII. Supervisor Requests

VIII. Adjournment