

***ZEPHYR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Special Meeting***

***Date/Time:
Friday, December 19, 2025
10:00 A.M.***

***Location:
Hilton Garden Inn
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.

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 **Friday, December 19, 2025, at 10:00 A.M.** at the **Hilton Garden Inn, 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: **ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Friday, December 19, 2025

Time: 10:00 A.M.

Location: Hilton Garden Inn
 2155 Northpointe Pkwy
 Lutz, Florida 33558

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

TEAMS: [Join the meeting now](#)

Meeting ID: **238 337 195 443 2**

Passcode: **Y4VL9NB7**

Dial in by phone: [+1 312-667-7136,,344434474#](#)

Phone conference ID: 344 434 474#

Mute/Unmute: *6

Special 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. Business Items

- A. Consideration/Adoption of Resolution 2026-03, General Election of Board Members **[Exhibit 1](#)**
- B. Consideration/Adoption of Resolution 2026-04, Approving A Loan Agreement **[Exhibit 2](#)**
- C. Consideration/Acceptance of FY 2026 2nd Amended Budget **[Exhibit 3](#)**

IV. Supervisor Requests

V. Adjournment