

***ZEPHYR LAKES  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:***

***Monday, January 5, 2026***

***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, January 5, 2026, 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, January 5, 2026

**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	

**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

## ***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 Minutes**

1. November 3, 2025, Regular Meeting **Exhibit 1**
2. December 19, 2025, Special Meeting **Exhibit 2**

#### **B. Consideration/Acceptance of the Unaudited Financial Statements**

1. October 2025 **Exhibit 3**
2. November 2025 **Exhibit 4**

#### **C. Ratification of Proposals – TPG Lighting**

1. Multi-seasonal Roofline - \$7,357.50 **Exhibit 5**
2. Landscape - \$1,530.93 **Exhibit 6**

#### **D. Ratification of FY 2026 Insurance Policy – Florida Insurance Alliance - \$36,790.00 (Premium) **Exhibit 7****

### **IV. Business Items**

#### **A. Consideration/Adoption of Resolution 2026-05, 2<sup>nd</sup> Budget Amendment **Exhibit 8****

1. Exhibit A: 2025/2026 Second Amended Budget

### **V. Staff & Vendor Reports**

#### **A. District Counsel**

B. District Project Manager

C. Field Manager

1. Service Inspection Report conducted on 12/02/2025 – NaturZone **Exhibit 9**
2. Service Completion Reports – Cooper Pools
  - a. December 6, 2025 **Exhibit 10**
  - b. December 29, 2025 **Exhibit 11**
3. December 2025 Waterway Treatment Report – Steadfast **Exhibit 12**
4. Safety Culture Report conducted on 12/29/2025 **Exhibit 13**

D. District Manager

1. District Goals & Objectives: Annual Performance Report **Exhibit 14**

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

**VII. Supervisor Requests**

**VIII. Adjournment**