

**ZEPHYR LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

***Advanced Meeting Package  
Regular Meeting***

***Date/Time:  
Monday, April 6, 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, April 6, 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, April 6, 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 February 2, 2026, Regular Meeting Minutes **Exhibit 1**
- B. Consideration/Acceptance of the Unaudited Financial Statements
  - 1. January 2026 **Exhibit 2**
  - 2. February 2026 **Exhibit 3**
- C. Ratification of Proposals
  - 1. ECS Integrations
    - a. 100 Clickers & 100 Fobs - \$5,750.00 **Exhibit 4**
    - b. Control Board Replacement - \$1,380.00 **Exhibit 5**
  - 2. Floralawn
    - a. Valve Replacement - \$1,715.36 **Exhibit 6**
    - b. Relandscape Center Island - \$8,359.08 **Exhibit 7**
    - c. Plant Replacement (Clubhouse) - \$3,287.21
    - d. Plant Replacement (Gates) - \$3,478.11
    - e. Plant Replacement (Behind the Monuments) - \$5,450.51
    - f. Plant Replacement (Monuments) - \$1,784.57
  - 3. Erosion Repair (Pond 70) – Steadfast - \$2,640.00 **Exhibit 8**

- 4. Cooper Pools
  - a. Left Plunger Repair - \$250.00 **Exhibit 9**
  - b. Heavy Line, Shock, & Valve Installation - \$658.56
- 5. Baby Changing Station Installation – Florida Commercial Care - \$1,721.98 **Exhibit 10**
- 6. Graffiti Removal – Florida Brothers - \$360.00 **Exhibit 11**
- 7. Castro’s Property Maintenance
  - a. Pressure Wash & Paint Enclosure and Gate — \$1,175.20 **Exhibit 12**
  - b. 6’ Tan Vinyl - \$2,075.00 **Exhibit 13**
- 8. Fountain Repair – Blue Water Aquatics - \$5,029.24 **Exhibit 14**
- D. Ratification of Easement Encroachment Agreement with D.R. Horton, Inc. (Lot 23, Block 4, Phase 3) **Exhibit 15**
- E. Consideration/Approval of Fountain Preventive Maintenance Agreement – Blue Water Aquatics - \$750.00/quarter **Exhibit 16**
- F. Presentation of Annual Arbitrage Report for the period January 28, 2025 to January 28, 2026 - \$6,460,000 Capital Improvement Revenue Bonds, Series 2019 (Assessment Area One) – Arbitrage Rebate Counselors **Exhibit 17**

**IV. Staff & Vendor Reports**

- A. District Counsel
- B. District Project Manager
- C. Field Manager
  - 1. Floralawn – February 2026 Inspection Reports **Exhibit 18**
  - 2. NaturZone – Service Inspection Report conducted on March 9, 2026 **Exhibit 19**
  - 3. Steadfast – March 2026 Waterway Treatment Report **Exhibit 20**
  - 4. Cooper Pools Service Completion Reports
    - a. March 21, 2026 **Exhibit 21**
    - b. March 26, 2026 **Exhibit 22**
  - 5. Safety Culture Report conducted on March 26, 2026 **Exhibit 23**
- D. District Manager
  - 1. Discussion: Amenity Center Lighting

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

**VI. Supervisor Requests**

**VII. Adjournment**