

**ZEPHYR LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

***Advanced Meeting Package***  
***Regular Meeting***

***Date/Time:***  
***Monday, May 4, 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, May 4, 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, May 4, 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](tel:+13126677136).,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 April 6, 2026, Regular Meeting Minutes **Exhibit 1**
- B. Consideration/Acceptance of the March 2026 Unaudited Financial Statements **Exhibit 2**
- C. Ratification of Algae Treatment Proposal – Cooper Pools - \$1,154.48 **Exhibit 3**

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

- A. District Counsel
- B. District Engineer
- C. Field Manager
  - 1. Floralawn – April 2026
    - a. Landscape Report **Exhibit 4**
    - b. Irrigation Inspection Reports **Exhibit 5**
  - 2. Steadfast – April 2026 Waterway Treatment Report **Exhibit 6**
  - 3. Cooper Pools Service Completion Reports
    - a. April 25, 2026 **Exhibit 7**
    - b. April 27, 2026 **Exhibit 8**
  - 4. Safety Culture Report conducted on April 22, 2026 **Exhibit 9**

### **D. District Manager**

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

### **VI. Supervisor Requests**

### **VII. Adjournment**