

***ZEPHYR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Public Hearing and Regular Meeting***

***Date/Time:
Wednesday, August 12, 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 **Wednesday, August 12, 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: Wednesday, August 12, 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

Public Hearing and Regular Meeting

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 Minutes

1. June 1, 2026 Regular Meeting [Exhibit 1](#)
2. June 10, 2026 Continued Meeting [Exhibit 2](#)

B. Consideration/Acceptance of the Unaudited Financial Statements

1. April 2026 [Exhibit 3](#)
2. May 2026 [Exhibit 4](#)
3. June 2026 [Exhibit 5](#)

C. Annual Arbitrage Report for the period June 28, 2025 to June 28, 2026 (\$6,600,000 Capital Improvement Revenue Bonds Series 2021 Assessment Area Two) – Arbitrage Rebate Counselors [Exhibit 6](#)

1. Consideration of Yield Reduction Payment - \$15,204.84 [Exhibit 7](#)

D. Ratification of Proposals

1. Blue Water Aquatics – Fountain Repairs - \$1,118.00 [Exhibit 8](#)
2. Cooper Pools – 5 Capacitors - \$400.00 [Exhibit 9](#)
3. Best Fence – Reweld Hinges & Replace Stand - \$1,895.00 [Exhibit 10](#)
4. TPG Lighting – Reposition Track Lighting System - \$2,800.00 [Exhibit 11](#)
5. Cooper Pools – Buoy Holder & Ring - \$147.35 [Exhibit 12](#)

IV. Business Items

A. Consideration of Landscaping Services Proposals – Floralawn

1. Center Island Enhancement - \$3,686.10 [Exhibit 13](#)
2. Monument Enhancement - \$8,816.91 [Exhibit 14](#)

B. Consideration of Security Services Proposals

1. Prosegur - \$87,578.40/yr

Exhibit 15

2. 813 - \$30,000.00/yr

Exhibit 16

C. FY 2027 Budget Public Hearing

1. Open Public Hearing

2. Presentation of FY 2027 Budget

Exhibit 17

a. Affidavits of Publication: July 17 & 24, 2026

Exhibit 18

3. Public Comments

4. Close Public Hearing

D. Consideration of Resolution 2026-09, Adopting the FY 2027 Budget

Exhibit 19

E. FY 2027 Levying O&M Assessments Public Hearing

1. Open Public Hearing

2. Public Comments

3. Close Public Hearing

F. Consideration of Resolution 2026-10, Imposing and Levying the O&M Assessments on the FY 2027 Budget

Exhibit 20

G. Consideration of Resolution 2026-11, Adopting the FY 2027 Meeting Schedule

Exhibit 21

H. Consideration for Acceptance – Developer Licensing Agreement

I. Consideration of Recreational Facilities Policies and Regulations

Exhibit 22

V. Staff & Vendor Reports

A. District Counsel

B. District Engineer

C. Field Manager

1. NaturZone – Service Inspection Report conducted on 7/13/2026

Exhibit 23

2. Floralawn – July 2026 Irrigation Inspection Report

Exhibit 24

3. Safety Culture Report conducted on 7/28/2026

Exhibit 25

4. Steadfast – August 2026 Waterway Treatment Report

Exhibit 26

5. Cooper Pools Service Completion Report conducted on 8/5/2026

Exhibit 27

D. District Manager

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

VII. Supervisor Requests

VIII. Adjournment