

***ZEPHYR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package
Regular Meeting

Date/Time:
Monday, October 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, October 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, October 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

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 for Approval of the August 12, 2026 Public Hearing and Regular Meeting Minutes **Exhibit 1**
- B. Consideration for Acceptance of the Unaudited Financial Statements
 - 1. July 2026 **Exhibit 2**
 - 2. August 2026 **Exhibit 3**
- C. Ratification of Florida Insurance Alliance – Renewal of Insurance for Zephyr CDD - \$31,979.00 **Exhibit 4**
- D. Ratification of Proposals
 - 1. ECS Integrations – Voice System (Pool Closing)
 - a. Installation - \$1,470.00 **Exhibit 5**
 - b. Management - \$55.00/month **Exhibit 6**
 - 2. Cooper Pools – Toro Valve - \$350.99 **Exhibit 7**
 - 3. Florida Fountain & Equipment – Installation of (1) 5hp motor and Box Replacement for Fountain #1A - \$2,194.00 **Exhibit 8**
 - 4. Florida Brother's
 - a. Permanent Power Installation (Mailbox Area Lighting) - \$4,319.82 **Exhibit 9**
 - b. Dog Park Fence Repairs - \$328.65 **Exhibit 10**

c. Traffic Sign Replacement & Replacement - \$295.88

[Exhibit 11](#)

d. Pool Fence Post Repair - \$223.47

[Exhibit 12](#)

5. Floralawn – Irrigation Repair - \$522.98

[Exhibit 13](#)

IV. Business Items

A. Consideration for Adoption - **Resolution 2027-01**, Adopting FY 2027 District Objectives and Goals

[Exhibit 14](#)

V. Staff & Vendor Reports

A. District Counsel

B. District Engineer

C. Field Manager

1. NaturZone – Service Inspection Report conducted on 8/14/2026

[Exhibit 15](#)

2. Steadfast – September 2026 Waterway Treatment Report

[Exhibit 16](#)

3. Cooper Pools Service Completion Report conducted on 9/28/2026

[Exhibit 17](#)

4. Consideration for Approval of Landscaping Maintenance Addendums - Floralawn

1. Phase 2 New Back Exit due September 2026 - \$2,620.00

[Exhibit 18](#)

2. Phase 2 Pond New Area due September 2026 - \$1,968.75

[Exhibit 19](#)

3. Pretty Pond Rd – Yearly: \$7,980.00

[Exhibit 20](#)

➤ Landscape Management Budget Forecast – Yearly: \$188,577.84

5. Consideration for Approval of Pool Deck Paver Repair

a. Cooper Pools - \$6,060.00

[Exhibit 21](#)

b. Tampa Swap - \$5,560.00

[Exhibit 22](#)

c. Ground Up Levelling - \$4,375.00

[Exhibit 23](#)

6. Consideration for Approval of Special Service Agreement / New Fountains – Blue Water Aquatics

a. F1 Pond - \$25,269.49

[Exhibit 24](#)

b. F2 Pond - \$20,144.63

[Exhibit 25](#)

c. F3 Pond - \$20,144.63

[Exhibit 26](#)

7. Consideration for Approval of Security Services Proposals

a. Prosegur - \$24.06/hr

[Exhibit 27](#)

b. 813 - \$24.00/hr

[Exhibit 28](#)

D. District Manager

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

VII. Supervisor Requests

VIII. Adjournment