

***ZEPHYR LAKES***  
***COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Date/Time:***  
***Monday, August 8, 2022***  
***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 Breeze  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32745  
813-564-7847

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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, August 8, 2022, 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,

*Patricia Thibault*

Patricia Thibault  
District Manager  
813-564-7847s

CC: Attorney  
Engineer  
District Records

**District: ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:** Monday, August 8, 2022

**Time:** 6:00 P.M.

**Location:** Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, Florida, 33544

**Dial In: 1-646-931-3860**  
**Meeting ID: 765 408 9133**  
**Passcode: 12345**

## ***Agenda***

*For any questions as to the agenda packet, please contact [patricia@breezehome.com](mailto:patricia@breezehome.com)*

**I. Roll Call**

**II. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*

**III. Business Items**

**A. FY 2022-2023 Budget Public Hearing**

- Open Public Hearing
- Presentation of the FY 2022-2023 Budget
  - Affidavit of Publication – 1<sup>st</sup> Publication July 15, 2022
  - Affidavit of Publication – 2<sup>nd</sup> Publication July 22, 2022
- Public Comments
- Close Public Hearing

**Exhibit 1**

**B. Consideration and Adoption of Resolution 2022-08, Adopting Final Budget for FY 2022-2023**

**Exhibit 2**

- Exhibit A – FY 2022-2023 Budget

**C. FY 2022-2023 Assessments Public Hearing**

- Open Public Hearing
- Public Comments
- Close Public Hearing

**D. Consideration and Adoption of Resolution 2022-09, Imposing and Levying O&M Assessments for FY 2022-2023 Budget**

**Exhibit 3**

- Exhibit A - FY 2022-2023 Budget
- Exhibit B - FY 2022-2023 Budget Funding Agreement

- E. Consideration and Adoption of **Resolution 2022-10, Setting Landowner’s Election Meeting** **Exhibit 4**
- F. Consideration and Adoption of **Resolution 2022-11, Adopting FY 2022-2023 Meeting Schedule** **Exhibit 5**
- IV. Consent Agenda**
  - A. Acceptance of the June Unaudited Financial Statement **Exhibit 6**
  - B. Consideration and Approval of March 1,2022 Regular Meeting Minutes **Exhibit 7**
  - C. Consideration and Approval of May 3,2022 Regular Meeting Minutes **Exhibit 8**
  - D. Consideration and Approval of June 7,2022 Regular Meeting Minutes **Exhibit 9**
  - E. Ratification of Contracts **Exhibit 10**
- V. Staff Reports**
  - A. District Manager
  - B. District Attorney
  - C. District Engineer
- VI. Audience Comments - New Business – (limited to 3 minutes per individual)**
- VII. Supervisor Requests**
- VIII. Adjournment**

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