

***ZEPHYR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

Date/Time:

***Tuesday, February 7, 2023
6:00 P.M.***

Location:

***Hilton Garden Inn
26640 Silver Maple Pkwy.
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

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 **Tuesday, February 7, 2023 at 6:00 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Pkwy, 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
813-564-7847

CC: Attorney
Engineer
District Records

District: ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, February 7, 2023

Time: 6:00 P.M.

Location: Hampton Inn & Suites
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida, 33544

Dial-in Number: +1 312 626 6799

Meeting ID: 765 408 9133

Passcode: 12345

Agenda

For the full agenda packet, please contact patricia@breezehome.com

I. Roll Call

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

III. Business Items

A. Consideration of Proposals

- New Street Signs- Florida Brother’s Maintenance & Repair, LLC- \$420.00

Exhibit 1

I. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 3, 2023

Exhibit 2

II. Staff Reports

- A. District Manager
- B. District Attorney
- C. District Engineer

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

IV. Supervisor Requests

V. Adjournment

EXHIBIT 1

ESTIMATE

Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
(813) 476-1933



Zephyr Lakes CDD

Bill to

Zephyr Lakes CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
USA

Estimate details

Estimate no.: 1020
Estimate date: 1/17/23
Expiration date: 2/17/23

Product or service	Amount
1. Install Sign	\$360.00
Manufacture (2) New Street Signs & Install the New Street Signs (based on picture provided). Hardware included here, as its needed to install the new signs.	
2. Labor	\$60.00
Labor Charge	
Total	\$420.00
Expiry date	2/17/23

EXHIBIT 2

1 **MINUTES OF MEETING**

2 **ZEPHYR LAKES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Zephyr Lakes Community Development
5 District was held on Tuesday, January 3, 2023 at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple
6 Parkway, Wesley Chapel, Florida 33544.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Doug Draper	Board Supervisor, Vice Chairman
12	Lori Price	Board Supervisor, Assistant Secretary
13	Christie Ray	Board Supervisor, Assistant Secretary

14 *The following is a summary of the discussions and actions taken at the January 3, 2023 Zephyr Lakes CDD*
15 *Board of Supervisors Regular Meeting.*

16 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on**
17 **agenda items)**

18 - There being none, the next item followed.

19 **THIRD ORDER OF BUSINESS – Business Items**

20 A. Consideration of Proposals

- 21 ➤ Exhibit 1: Winter Change Out- Bed Prep and Plant Removal and Plant Installation-
22 Floralawn- \$125.00

23 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Approved
24 **Winter Change Out- Bed Prep and Plant Removal and Plant Installation- Floralawn- \$125.00** for the
25 Zephyr Lakes Community Development District.

- 26 ➤ Exhibit 2: Solar Lights for Mailbox- Florida Brother’s Maintenance- \$518.73

27 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved
28 **Solar Lights for Mailbox- Florida Brother’s Maintenance- \$518.73** for the Zephyr Lakes Community
29 Development District.

- 30 ➤ Exhibit 3: Outdoor Ceiling Fan Replacement- Florida Brother’s Maintenance- \$268.45

31 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Approved
32 **Outdoor Ceiling Fan Replacement- Florida Brother’s Maintenance- \$268.45** for the Zephyr Lakes
33 Community Development District.

34 **FOURTH ORDER OF BUSINESS – Consent Agenda**

35 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Approved
36 **the Consent Agenda** for the Zephyr Lakes Community Development District.

- 37 A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular
38 Meeting Held December 6, 2022

39 **FIFTH ORDER OF BUSINESS – Staff Reports**

- 40 A. District Manager
- 41 - There being none, the next item followed.
- 42 B. District Attorney
- 43 - There being none, the next item followed.
- 44 C. District Engineer
- 45 - There being none, the next item followed.

46 **SIXTH ORDER OF BUSINESS – Audience Comments - New Business**

- 47 - There being none, the next item followed.

48 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

- 49 - There being none, the next item followed.

50 **EIGHTH ORDER OF BUSINESS – Adjournment**

51 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
52 adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

53 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Adjourned
54 the meeting for the Zephyr Lakes Community Development District.

55 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
56 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
57 *including the testimony and evidence upon which such appeal is to be based.*

58 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
59 **meeting held on _____.**

60

Signature

Signature

61

Printed Name

Printed Name

62 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**