

***ZEPHYR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Public Hearing & Regular Meeting

Date/Time:

***Tuesday, August 8, 2023
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 32746

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, August 8, 2023 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,

Heather Dilley

Heather Dilley
District Manager
813-566-4663

CC: Attorney
Engineer
District Records

Board of Supervisors:
Mike Lawson- Chairman
Doug Draper- Vice Chairman
Lori Price- Assistant Secretary
Christie Ray- Assistant Secretary
Brittany Crutchfield- Assistant Secretary

Staff:
Heather Dilley- District Manager
Patricia Thibault- District Manager
John Vericker- District Counsel
Vivek Babbar- District Counsel
Tonja Stewart- District Engineer
Gaby Arroyo- Community Director

ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT

Tuesday, August 8, 2023 at 6:00 P.M.

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

Dial In: +1 312-626-6799
Meeting ID: 283 184 3050
Passcode: 54321

Public Hearing & Regular Meeting Agenda

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- III. Business Matters**
 - A. FY 2023-2024 Budget Public Hearing**
 - Open Public Hearing
 - Presentation of the FY 2023-2024 Budget **Exhibit 1**
 - Affidavit of Publication- 1st Publication July 7, 2023 **Exhibit 2**
 - Affidavit of Publication- 2nd Publication July 14, 2023 **Exhibit 3**
 - Public Comments
 - Close Public Hearing
 - B. Consideration for Adoption of Resolution 2023-06, Adopting the FY 2023-2024 Budget** **Exhibit 4**
 - Exhibit A- FY 2023-2024 Budget **Exhibit 5**
 - C. FY 2023-2024 Levying O&M Assessments Public Hearing**
 - Open Public Hearing
 - Public Comments
 - Close Public Hearing
 - D. Consideration for Adoption of Resolution 2023-07, Levying and Imposing the O&M Assessments for the FY 2023/2024 Budget** **Exhibit 6**
 - Exhibit A- FY 2023-2024 Budget **Exhibit 7**

Breeze
1540 International Parkway
Suite 2000
Lake Mary, FL 32745
For full agenda package, please contact heather@breezehome.com

- Exhibit B- Developer Budget Funding Agreement **Exhibit 8**
- E. Consideration for Adoption of **Resolution 2023-08**, Setting the Meeting Schedule for FY 2023-2024 **Exhibit 9**
- F. Consideration for Adoption of **Resolution 2023-09**, Designating Officers **Exhibit 10**
- G. Consideration of Janitorial Proposals
 - Catherinne ProCleaners LLC **Exhibit 11**
 - Option A- \$14,040.00
 - Option B- \$18,200.00
 - Option C- \$20,800.00
 - Florida Brothers Maintenance **Exhibit 12**
 - Option 1- \$14,016.00
 - Option 2- \$18,161.00
 - Option 3- \$20,800.00
 - H2 Pool Services **Exhibit 13**
 - Emptying & Maintenance of Garbage Cans- \$450 Per Month
 - Janitorial Services (Optional)- \$900.00 Per Visit
 - Power Washing- \$250 Per Month
 - J Mac Property Services **Exhibit 14**
 - 3 Days a Week- \$95.00 Per Trip
 - 5 Days a Week- \$85.00 Per Trip
 - 7 Days a Week- \$75.00 Per Trip
- IV. Consent Agenda**
 - A. Consideration for Approval – The Regular Meeting Minutes of the Board of Supervisors Held June 6, 2023 **Exhibit 15**
- V. Staff Reports**
 - A. District Manager
 - B. District Counsel
 - C. District Engineer
- VI. Audience Comments – New Business – (limited to 3 minutes per individual)**
- VII. Supervisor Requests**
- VIII. Adjournment**