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**MINUTES OF MEETING  
ZEPHYR LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Zephyr Lakes Community Development District was held on Tuesday, March 1, 2016 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida.

**FIRST ORDER OF BUSINESS - Roll Call**

Mr. St. Denis called the meeting to order.

Present and constituting a quorum were:

Michael Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary

Also present were:

Bruce St. Denis	District Manager
Nandra Ramnarine	District Manager
Tonya Stewart	District Engineer (via telephone)
Mark Straley	District Counsel (via telephone)

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Administrative Matters**

**A. Approval of Minutes of February 2, 2016 Meeting**

Mr. St. Denis presented the minutes of the February 2, 2016 meeting and asked for comments, questions or corrections.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors meeting held on February 2, 2016 for the Zephyr Lakes Community Development District.

**B. Approval of the Audit Committee Minutes of February 2, 2016**

No action was taken on this item and it was moved to the agenda for the April of 2016 meeting.

**C. Acceptance of the February 2016 Financial Statements**

Mr. St. Denis presented the February 2016 Financial Statements and asked for comments or questions.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted the February 2016 Financial Statements for the Zephyr Lakes Community Development District.

**D. Appointment of Supervisor to Fill Vacant Seat #5, Expires 11-2016**

No action was taken on this item.

**E. Oath of Office**

No action was taken on this item.

**F. Resolution 2016-01 Officers**

No action was taken on this item

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**FOURTH ORDER OF BUSINESS – Business Matters**

- A. Addition of Development Acquisition Agreement and Promissory Note to the Agenda.**

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved adding the Acquisition Agreement and Promissory Note to the Agenda for the Zephyr Lakes Community Development District.

- B. Addition of Budget Funding Agreement and Promissory Note to Agenda.**

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved adding the Budget Funding Agreement and Promissory Note to the Agenda for the Zephyr Lakes Community Development District.

- C. Development Acquisition Agreement and Promissory Note and Budget Funding Agreement and Promissory Note to the Agenda.**

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the documents in substantial form and granted the Chairman the authority to negotiate, finalize and execute all documents and present them to the Board at a future date for ratification for the Zephyr Lakes Community Development District.

**FIFTH ORDER OF BUSINESS – Staff Reports**

- A. Manager**  
There being none, the next item followed.
- B. Attorney**  
There being none, the next item followed.
- C. Engineer**  
There being none, the next item followed.

**SIXTH ORDER OF BUSINESS – Public Comments**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS – Supervisor Requests**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS – Adjournment**

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adjourned the meeting for the Zephyr Lakes Community Development District.

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

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Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 4/5/10



Signature

Bruce St. Denis

Printed Name

Title:  Secretary  Assistant Secretary



Signature

Doug DRAPER

Printed Name

Title:  Chairman  Vice Chairman