

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on March 23, 2023, immediately following the adjournment of the Workshop, scheduled to commence at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present were:

Michael Ozorowsky	Chair
Thaddaeus Money	Vice Chair
Francisco Alexander	Assistant Secretary
Martha O’Neal	Assistant Secretary
Lee Chamoff	Assistant Secretary

Also present, were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates LLC (WHA)
Jennifer Kilinski (via telephone)	District Counsel
Grace Kobitter	Kilinski Van Wyk
Alex Gormley	Access Management
Mariano Orozco	Resident
Erik Beese	Resident
Lauren Hogard	Resident
Matthew Rush	Resident
Thomas Smith	Resident
Jim Rice	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 7:29 p.m. All Supervisors were present.

Ms. Sanchez stated that, after hearing public comments, certain agenda items will be discussed out of order and some might be deferred, due to time constraints, as the meeting cut-off time is 1½ hours.

SECOND ORDER OF BUSINESS

Update: CDD Resident Feedback to District Management

- **Debris Removal**

Ms. Gormley, of Access Management, stated the vendor committed to increasing debris removal services.

THIRD ORDER OF BUSINESS

Public Comments

Ms. Sanchez discussed the protocols and rules for public comments. After hearing all public comments, Management will make a recommendation to the Board for feedback and the Board will decide whether to respond during the meeting or at the next meeting.

Resident Matt Rush asked where the CDD's areas of maintenance responsibility end, from the pool to the end of Silverado Boulevard. Mr. Alexander referred to earlier discussions and stated that this is one of the CDD common areas that the CDD maintains. Ms. Sanchez noted that the recent Request for Proposals (RFP) for Landscape and Irrigation Maintenance Services has a map of the CDD's boundaries, which identifies areas the CDD does not own but maintains.

- **Operations Manager: *Access Management***

This item, previously Item 10C, was presented out of order.

- **Discussion/Consideration of Damaged Wood Bridge Repair Options**

Ms. Sanchez and Ms. Gormley presented proposals from Tampa Superior Washing and Painting (TSWP) to remove and rebuild CDD bridges and American Patriot to repair CDD bridges. Ms. Sanchez stated Bond Counsel confirmed that bond funds can be used for this expense and for mail box coverings.

Ms. Gormley stated American Patriot installed barricades to prevent possible accidents and will provide proposals to replace the two bridges; as, in their opinion, there is no need to replace the third bridge. The Board directed Staff to obtain additional proposals for repair, replacement with composite materials and removal, including the warranty details, for the next meeting. Ms. Cerbone emailed the District Engineer to determine if the CDD is required to retain the bridges.

▪ **Discussion/Consideration: Pool Area Action Items**

This item, previously the Sixth Order of Business, was presented out of order

• **Proposals for Hotel Grade Pool Furniture**

The Board reviewed and discussed the proposals in the agenda book. Staff was directed to obtain additional proposals, photographs and the warranty details for mesh, hotel pool-grade, sand/dune colored pool furniture in the same style as at the pool, for consideration at the next meeting. Upon receipt, Ms. Sanchez will email the new proposals and photographs to the Board to comment on prior to the next meeting.

FOURTH ORDER OF BUSINESS

Discussion: Installation of Signs at Ponds

Ms. Sanchez distributed and discussed the email to the Board, which noted TSWP installed the signs without consent from Management’s office. She provided options to resolve the matter, one is for the vendor to reimburse the CDD \$3,000 for the three-year warranty.

Ms. Gomerly believed the alternative vendor was chosen to install the signs because Signarama was overbooked.

Discussion ensued regarding omission of the warranty costs from the invoice causing the CDD to overpay from the original cost and TSWP not having authorization before installing the signage. It was noted that No Trespassing signs help deter the public from accessing the ponds but the CDD’s insurance company does not require them as the ponds are not meant for recreational use.

On MOTION by Ms. O’Neal and seconded by Mr. Chamoff, with Ms. O’Neal, Mr. Chamoff, Mr. Ozorowsky and Mr. Money in favor and Mr. Alexander dissenting, removal of the No Trespassing signs only at the ponds, was approved. [Motion passed 4-1]

On MOTION by Ms. O’Neal and seconded by Mr. Ozorowsky, with Ms. O’Neal, Mr. Ozorowsky, Mr. Chamoff and Mr. Money in favor and Mr. Alexander dissenting, requiring Access Management to remove the No Trespassing signs at the ponds and for Access Management to incur that expense, was approved. [Motion passed 4-1]

Ms. Cerbone asked how many of the 25 caution signs the Board wants to keep. The Board consensus was to keep all 25 signs.

On MOTION by Mr. Money and seconded by Ms. O’Neal, with all in favor, seeking reimbursement from Access Management for the costs the CDD incurred for installation of half of the No Trespassing signs at the ponds, was approved.

On MOTION by Mr. Ozorowsky and seconded by Mr. Chamoff, with Mr. Ozorowsky, Mr. Chamoff and Mr. Money in favor and Ms. O’Neal dissenting, accepting the warranty terms and cost for installation of half of the signs, meaning for just the warning signs, was approved. [Motion passed 4-1]

Mr. Chamoff stated the \$1,000 warranty costs should be less as they are only keeping half the signs.

On MOTION by Mr. Money and seconded by Ms. O’Neal, with Mr. Money and Ms. O’Neal in favor and Mr. Ozorowsky, Mr. Chamoff and Mr. Alexander dissenting, replacing the previous motion and not having a warranty on the signage and requesting the \$1,000 back from the appropriate party, was not approved. [Motion failed 2-3]

Ms. Sanchez stated the two “No Swimming” signs at the ponds will remain on the premises.

- **Consideration of Trimmers Holiday Décor Tampa, Estimate #652 for Holiday Lighting**
This item, previously the Seventh Order of Business, was presented out of order.

Ms. Sanchez stated that Mr. Stafford is obtaining another quote. Ms. Gormley stated she prefers having the flower beds look good all year. She suggested considering holiday lighting in five years, as she believes the CDD budget will be healthier then.

Discussion ensued regarding reducing this expense by focusing on the entryway, obtaining additional quotes and designating volunteers.

Ms. Kilinski stated the CDD’s insurance carrier now offers a reduced volunteer policy, which provides blanket coverage of volunteers for about \$850 per year. A Board Member suggested the CDD use the same decorating guidelines the HOA requires homeowners to follow. Ms. Kilinski will email a sample outline of an existing Holiday Decorating Club and Board Members can submit their comments.

On MOTION by Mr. Ozorowsky and seconded by Mr. Alexander, with all in favor, authorizing District Staff to obtain an insurance policy for coverage of volunteers, in a not-to-exceed amount of \$1,000, and prepare a draft Holiday Decorating Club waiver for volunteers to execute, was approved.

Mr. Ozorowsky thinks the electrical outlet at the entrance is insufficient and needs to be extended. The Operations Manager will have an electrician assess the area and present the recommendations at the next meeting.

FIFTH ORDER OF BUSINESS

Update: Transition to Juniper

- **Annuals**
- **Pine Straw/Mulch**
- **Maintenance/Beautification Recommendations**

Mr. Ozorowsky asked Juniper Landscaping (Juniper) to provide recommendations and proposals for the listed items.

- **Acceptance of Resignation of Supervisor Thaddeaus Money from Seat 2**

This item was an addition to the agenda.

Ms. Sanchez presented Mr. Thaddeaus Money’s resignation letter.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the resignation of Mr. Thaddeaus Money from Seat 2, was accepted.

Ms. Sanchez stated she emailed options to the Board to fill the vacant seat. Access Management will send an e-blast advising interested residents to submit their resume to the District Manager’s office. The resume’s will be emailed to the Board prior to the next meeting.

SIXTH ORDER OF BUSINESS

Discussion/Consideration: Pool Area Action Items

- **Proposals for Hotel Grade Pool Furniture**

This item was presented following the Third Order of Business.

SEVENTH ORDER OF BUSINESS

Consideration of Trimmers Holiday Décor Tampa, Estimate #652 for Holiday Lighting

This item was presented following the Third Order of Business.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

This item was deferred due to time constraints.

NINTH ORDER OF BUSINESS

Approval of February 23, 2023 Regular Meeting Minutes

This item was deferred due to time constraints.

TENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: *Kilinski | Van Wyk***
- B. **District Engineer: *Stantec***

These items were deferred due to time constraints.

- C. **Operations Manager: *Access Management***

- **Discussion/Consideration of Damaged Wood Bridge Repair Options**

This item was presented following the Third Order of Business.

- D. **District Manager: *Wrathell, Hunt and Associates, LLC***

- **Discussion: May Meeting Regarding Proposed Budget Presentation**
- **NEXT MEETING DATE: April 27, 2023 at 6:00 PM**
 - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

- **Board Member Suggested CDD Projects "aka" Wish List.**

This item was deferred due to time constraints.

TWELFTH ORDER OF BUSINESS

Public Comments

Resident Jim Rice believed the cleanliness of the pool has greatly improved since last year. He asked if it will be a Sunshine Law violation if a Board Member heads the Volunteer Committee. He suggested sending an e-blast asking residents interested in leading the Volunteer Committee to submit their resume.

Resident Erik Beese asked if speeding issues can be addressed in the budget. He stated that he is a recipient of verbal and physical expletives and believes the issue has worsened. He asked if the condition of the pool is safe or if it will be closed during the summer. A Board Member stated the speeding issue was discussed at a prior meeting. Due to time constraints, the pool question can be discussed after the meeting.

Resident Matt Rush thanked everyone for addressing most of his concerns and asked the Board to reconsider the signage and painting the posts in the pond and wetland areas green.

A resident asked about the pool repair. Ms. Sanchez stated the leaks were repaired and the pool is open. The vendor's schedule to resurface the bottom of the pool is pending.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, the meeting adjourned at 9:05 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair