

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on May 25, 2023 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present were:

Thomas Smith	Vice Chair
Francisco Alexander	Assistant Secretary
Martha O’Neal	Assistant Secretary
Lee Chamoff	Assistant Secretary

Also present were:

Jamie Sanchez	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates LLC (WHA)
Meredith Hammock	District Counsel
Alex Gormley	Access Management
Angel Rivera	Juniper Landscaping of Florida, LLC (Juniper)
Bill Thagard	Resident
Tabatha Castro	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:00 p.m. Supervisors Chamoff, O’Neal, Alexander and Smith were present. Supervisor Ozorowsky was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-05, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law;

Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Sanchez presented Resolution 2023-05.

Ms. Sanchez and Ms. Gormley reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. The primary changes, year-over-year were increases in the Supervisors fees, Engineering and Amenity Manager line items, along with numerous line item increases and additions under Field Operations.

A Board Member voiced his opinion that the \$25,300 “Amenity Manager” line item is not necessary, as the HOA should be involved and parents should monitor their children.

Regarding whether the HOA can staff a CDD amenity, Ms. Hammock stated it would require an agreement whereby the CDD authorizes the HOA do so or the CDD could cost-share the expense; there are options.

It was noted that the purpose today is to set the maximum potential budget but the budget can be lowered prior to adoption but it cannot increase from the amount set today; therefore, it is better to budget higher.

The following changes were made to the proposed Fiscal Year 2024 budget:

Page 1: Delete “Amenity manger” budgeted amount

Page 2: Increase “Irrigation maintenance” to \$25,000

Page 2: Reduce “Pool resurfacing” from \$54,000 to \$20,000

Page 2: Increase “Pool furniture” from \$10,000 to \$12,000

Page 2: Delete “Holiday decorations” budgeted amount

Discussion ensued regarding the various line items, dissatisfaction with the level of service for certain line items, future major expenses, building fund balance/reserves, whether to and/or when to have the District Engineer perform an inspection and create a report of the CDD’s assets, the potential percentage assessment increase year-over-year, etc.

Ms. Hammock stated that the version of Resolution 2023-05 included in the agenda is the type that would be used if the assessments were remaining the same; however, since the assessments will increase, a different type of Resolution is necessary.

The new version of Resolution 2023-05 that Ms. Hammock will provide to Management is titled:

“A Resolution of the Board of Supervisors of the Silverado Community Development District Approving a Proposed Budget for Fiscal Year 2023/2024; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 190, and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date”

The new Resolution 2023-05 will include the following:

- Sets forth that the CDD is declaring the new, increase in assessments.
- Sets the Public Hearings for the budget and the assessment increase.
- Authorizes District Management to send the required Mailed Notice of the increase to all property owners.

On MOTION by Ms. O’Neal and seconded by Mr. Chamoff, with all in favor, Resolution 2023-05, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 190, and 197, Florida Statutes; Setting Public Hearings on August 24, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Restated Rules of Procedure; and Providing an Effective Date

Ms. Sanchez presented Resolution 2023-06.

Ms. Hammock stated that the CDD adopted Rules of Procedure several years ago but they cannot be found; therefore, they will adopt Restated Rules of Procedure.

On MOTION by Mr. Smith and seconded by Ms. O’Neal, with all in favor, Resolution 2023-06, To Designate August 24, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542 as the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Restated Rules of Procedure; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Ms. Sanchez presented Resolution 2023-07. Ms. Hammock stated that the CDD has essentially been operating under this process but this Resolution 2023-07 codifies the process. This is generally for emergency situations and all such expenses will be presented for ratification at the next meeting.

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, Resolution 2023-07, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Designating Dates, Times and Locations for Regular Meetings of the Board of

Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Ms. Sanchez presented Resolution 2023-08. The following change was made to the Fiscal Year 2024 Meeting Schedule:

TIME: Change "6:00" to "5:00"

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, Resolution 2023-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Juniper Landscaping of Florida, LLC, Proposals

- A. No. 213561 New Landscape at Main Entrance**
- B. No. 216573 Annual Season Change Out**
- C. Storm Readiness Plan**

These items were deferred to the October meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Wi-Fi at the Pool Area

Ms. Sanchez stated this was previously approved but the proposal was not executed. A new proposal was received and will be executed by Mr. Smith.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Monitoring and Reporting of Mitigation Areas A and B

Ms. Sanchez presented the Clementi Environmental Consulting LLC proposal. This should be completed annually.

On MOTION by Mr. Smith and seconded by Mr. Chamoff, with all in favor, the Clementi Environmental Consulting LLC Monitoring and Reporting of Mitigation Areas A and B proposal, in the amount of \$2,750, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2023

On MOTION by Mr. Smith and seconded by Mr. Chamoff, with all in favor, the Unaudited Financial Statements as of April 30, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of April 27, 2023 Regular Meeting Minutes

On MOTION by Mr. Chamoff and seconded by Ms. O’Neal, with all in favor, the April 27, 2023 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

There was nothing additional to report.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Access Management

Ms. Gormley stated that proposals for mailbox covers with lighting are pending from two vendors; this expense will be funded from the Construction Account. Ms. Sanchez stated that the District Engineer estimated the expense would likely deplete nearly all the remaining \$66,000 funds in the Construction Account. Proposals with and without lighting will be obtained.

It was noted that the bridge removal approved at the last meeting has not started; vendors were contacted. Ms. Hammock will resend the special Agreement needed for this.

Ms. Sanchez stated that a reimbursement check was received from Tampa Swap; she will find out where the funds will be credited.

D. District Manager: Wrathell, Hunt & Associates, LLC

- **814 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 22, 2023 at 6:00 PM**
 - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Public Comments

A Board Member asked the residents to comment on the budget discussion.

Resident Bill Thagard stated that he would like to see line items for roofing the Amenity Center and for the roads.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the meeting adjourned at 6:36 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair