

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on April 25, 2024 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present were:

Michael Ozorowsky
Thomas Smith
Luis Gonzalez

Chair
Vice Chair
Assistant Secretary

Also present:

Jamie Sanchez
Meredith Hammock
Angie Lynch
Matt Dean (via telephone)
Angel Rivera (via telephone)
Will Butler
One member of the public

District Manager
District Counsel
Breeze Management (Breeze)
Juniper
Juniper
American Illuminations & Decor

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 6:00 p.m.

Supervisors Ozorowsky, Smith and Gonzalez were present. Supervisors Alexander and Chamoff were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Discussion Items

A. Electric Bill Solar Options

Ms. Sanchez stated this item is a carry-over from the previous agenda for further discussion and reported that Ms. Lynch conferred with Ms. Laura Stapleton, of Duke Energy, who explained what phases are under what account and what the CDD has been paying for.

Ms. Sanchez stated the information that Duke has on file is correct and she updated the definitions in the proposed Fiscal Year 2025 budget that will be reviewed later in the meeting. Basically, there are certain phases that are eligible for an upgrade, which is reflected in the lighting estimate. Not every phase that the CDD has is eligible for an upgrade at this time. Ms. Stapleton mentioned that she will alert staff when they become available and, if the CDD upgrades any of the phases, Duke Energy will pressure wash and seal at no charge.

Regarding cancelling the agreement with Duke Energy, Ms. Sanchez stated that Ms. Stapleton advised that, if the CDD were to cancel the agreement, Duke Energy will come on site and remove all the underground wiring, which would be very costly.

Discussion ensued regarding the Duke Energy lighting estimates, transfer of ownership of utility lines, underground wiring, the streetlighting lease agreement between the Developer and Duke Energy, LED conversion costs, solar lighting, if the upgrades will bring about cost savings, when certain phases will become eligible for upgrades, how much it would cost to remove the underground wiring and going out to bid for a new lighting contractor.

In response to a question, Ms. Sanchez stated the monthly costs before taxes and the monthly lighting distribution fee is approximately \$6,000.

Ms. Sanchez will ask Ms. Stapleton if she has more details about what type of agreement was made with the Developer regarding the underground wiring. She will also conduct further research and report her findings to the Board prior to the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of Proposals, Quotes, Estimates

Ms. Sanchez and Ms. Lynch presented the following:

A. Juniper Landscaping of Florida, LLC Proposals

I. No. 256224 [January 2024 Wet Check Diagnostic \$360]

Mr. Rivera and Ms. Sanchez responded to questions regarding Proposal No. 256224 and Proposal No. 250541025, a fence installation on community property in relation to the CDD's obligation to remove sprinklers and re-sod an area, Zones 3, 11, 21 and 25, a stuck valve and Clock 2.

This item will be removed from future agendas.

II. No. 256224 [February Wet Check Repairs Needed \$678.74]

Mr. Rivera will provide an updated proposal.

III. No. 269554 [Playground Mulch Installation \$2,925]

Discussion ensued regarding pricing, mulch replenishment timeframe, other options, insurance recommendations and a funding source.

On MOTION by Mr. Ozorowsky and seconded by Mr. Smith, with all in favor, Juniper Proposal No. 269554 for playground mulch installation, in the amount of \$2,925, was approved.

IV. No. 269046 [Mulch Clubhouse Area \$7,800]

Discussion ensued regarding the proposal, mulch budget, type of mulch that would be installed and other options.

Ms. Lynch will obtain additional proposals from other vendors. This item was tabled.

V. No. 269821 [Coco Brown Mulch \$27,300]

VI. No. 269810 [Oak Tree Playground Area \$3,510]

Discussion ensued regarding Proposal Nos. 269821 and 269810, the swing under the oak tree and insurance concerns.

Items 4V and 4VI to be removed from the agenda.

▪ **Consideration of Juniper Proposal for Fire Ants**

This item was an addition to the agenda.

Ms. Sanchez stated a Board Member who is not present at today's meeting asked her to re-introduce Juniper Proposal No. 254716 in the amount of \$7,966.20 for fire ant control, which was presented at the January meeting. She asked if there is an interest in re-considering it.

Discussion ensued regarding resident complaints about fire ants, areas that would be treated, pricing and a funding source.

Mr. Gonzalez motioned to approve the one-year fire ant control proposal. Mr. Smith seconded the motion. This item was opened for public comment.

In response to a resident's question regarding the budget, Ms. Sanchez that this is unbudgeted so it would fall under a "Contingency" line item in the current budget.

Discussion ensued regarding the contingency line item, treatment amount per month and ant migration.

Mr. Gonzalez withdrew his motion.

Fire ant control will be included as a discussion item on the next agenda.

Mr. Rivera and Mr. Dean left the call.

B. Florida Brother's Maintenance & Repair, LLC Estimate 1268 [Remove/Replace Damaged Entrance Roof Pillars \$2,318.72]

C. Roadway Concepts Estimate #320CP [Top Patch \$1,427.50]

Items 4B and 4C were tabled. Ms. Lynch to obtain additional proposals for each item.

D. H2O Pool Services Proposal #11022023 REV.A [Annual Pool Cleaning and Maintenance Services \$2,587.50/month]

On MOTION by Mr. Smith and seconded by Mr. Ozorowsky, with all in favor, H2O Pool Services Proposal #11022023 REV.A for Annual Pool Cleaning and Maintenance Services, in the amount of \$2,587.50 per month, was approved.

Discussion ensued regarding the pool services contract terms and length and a funding source.

Ms. Hammock will write the contract for this item, per the Board's direction.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 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 2024-05. She reviewed the proposed Fiscal Year 2025 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Discussion ensued regarding the “Reserve study,” “Bush hog mowing,” “Pet waste removal,” “Cleaning & maintenance,” “Landscape maintenance – infill,” “Miscellaneous repairs & maintenance” and “Unassigned” line items. The debt service schedule, a decrease in assessments in Fiscal Year 2025, cost savings in relation to the CDD maintaining the community instead of the HOA, the Amenity Center internet password and whether new pool furniture proposals should be obtained, were also discussed.

On MOTION by Mr. Smith and seconded by Mr. Gonzalez, with all in favor, Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 22, 2024 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

▪ **Consideration of American Illuminations & Décor Holiday Lighting Proposal**

This item was an addition to the agenda.

Referencing a handout, Mr. Butler presented the Holiday Lighting 2024 proposal and responded to questions regarding issues with solar lighting and the holiday lighting contract.

Discussion ensued regarding the \$5,500 holiday lighting proposal and the budget.

Mr. Butler confirmed that he is amenable to the CDD's form of agreement and to collecting a deposit in October.

On MOTION by Mr. Ozorowsky and seconded by Mr. Gonzalez, with all in favor, the American Illuminations & Décor Estimate #344 for the Entrance and Clubhouse at \$5,500, was approved.

▪ **Consideration of a Proposal to replace and Install an Amenity Center Fan**

This item was an addition to the agenda.

Ms. Lynch presented a \$312.96 proposal from Florida Brothers to replace and install a fan in the Amenity Center.

On MOTION by Mr. Ozorowsky and seconded by Mr. Gonzalez, with all in favor, the Florida Brothers proposal to replace and install a fan in the Amenity Center, in the amount of \$312.96, was approved.

SEVENTH ORDER OF BUSINESS

**Update: SOLitude Lake Management, LLC
Service Reports**

Ms. Sanchez presented the SOLitude Lake Management Service Reports dated March 29, 2024 and April 3, 2024.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2024**

Ms. Sanchez presented the Unaudited Financial Statements as of March 31, 2024.

On MOTION by Mr. Smith and seconded by Mr. Ozorowsky, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of Minutes

Ms. Sanchez presented the following:

A. March 28, 2024 Workshop**B. March 28, 2024 Regular Meeting**

The following changes were made to the March 28, 2024 Regular Meeting Minutes:

Lines 79 and 80: Change “Mr. Gonzalez stated he will make sure the HOA follows the Sunshine Law and will not communicate any CDD business discussed at a CDD meeting” to “Mr. Gonzalez stated he will make sure the HOA follows the Sunshine Law and will not communicate any CDD business discussed at a CDD meeting and during any HOA meeting.”

On MOTION by Mr. Smith and seconded by Mr. Gonzalez, with all in favor, the March 28, 2024 Workshop, as presented, and March 28, 2024 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS**Board Member Comments**

Ms. Sanchez read the following email from a Board Member who contacted a Senior Project Manager/Community Site Development person, into the record:

“He (the Project Manager) reviewed the LDC for Pasco and Zephyrhills and did not find anything that prohibited the mix of parallel versus angled on-street parking, only the requirements for off-street parking. He downloaded the Amenity Center plans, which included parallel or angled parking design. He says, I would imagine if you are looking to add parallel parking within the Zephyrhills-owned maintained right-of-way (ROW), a pre-application meeting with the City would be required and could be brought up for clarification during that time. I did notice the parallel parking on the west side within Silverado maintained ROW limits was not constructed according to plan. The plan shows an elevated sidewalk with type D curb transitions to the north and south. It appears they have built it flush with the sidewalk; I am pretty certain you need to have some sort of elevation change between the sidewalk and parking stalls.”

Discussion ensued regarding the parking situation, a pre-application meeting, the CDD making modifications to the public ROW and the parking lot, the City of Zephyrhills permitting process, the District Engineer, the sidewalk and sprinkler heads.

Ms. Hammock will confer with City Officials and District Staff about how best to achieve the most beneficial outcome regarding this item and provide an update at a future meeting.

Ms. Sanchez read Mr. Alexander's comments regarding a May 18, 2024 community event into the record, as follows:

"The community pool current bath load capacity is 97 persons, the current number of homeowners that we have had RSVP for an event is about 60 people. I am not sure but I believe the use of the community pool was granted at our last meeting with exemption no more than 97 persons based on the bath load capacity. It is the plan of the Silverado HOA Community Board Members to obey rules, policies set in place. We plan to handout bands at each entrance not to exceed 97 people to include the entertainers. The event will start at 6:00 p.m. and be completed by 9:00 p.m., anyone without a band will be asked to leave. All swimming, if any, will be stopped at 8:00 o'clock and the event will continue until 9:00 p.m. According to Silverado North CDD pool guidelines, this facility can be rented out. I would like to bring this to the attention of the Board; if need be, the Silverado HOA Board has no issue with paying for the rental within the guidelines of the CDD policy. I am asking for guidance in this matter so that we can move forward, I am also asking that the Silverado North Community HOA has exclusive rights to the pool during this time if possible."

Ms. Hammock stated a rental application was previously adopted within the CDD's Rules, if the event organizers wish to go through the rental process. Staff can coordinate with the CDD Supervisor who also serves on the HOA Board to ensure that the rental application is filled out properly for the May 18, 2024 event.

Discussion ensued regarding amending the Amenity Policy to eliminate rental fees for patrons of the CDD. Ms. Hammock will prepare a Resolution amending the CDD's Amenity Center Rental Policy and present it at the next meeting.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk**

Ms. Hammock issued a reminder about the ethics training requirement.

A Board Member asked about an ethics training workshop. Ms. Hammock will conduct a one-hour training session at the next meeting.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Breeze Home

- **Safety Culture Report**

Ms. Lynch presented the Breeze Home Safety Culture Report.

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

- **NEXT MEETING DATE: May 23, 2024 at 6:00 PM**

- **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Public Comments

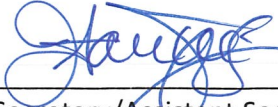
There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Ozorowsky and seconded by Mr. Smith, with all in favor, the meeting adjourned at 8:58 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair