MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on May 23, 2024 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present were:

Michael Ozorowsky	Chair
Thomas Smith	Vice Chair
Luis Gonzalez	Assistant Secretary
Lee Chamoff	Assistant Secretary
Francisco Alexander	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Angie Lynch	Breeze Management (Breeze)
Angel Rivera (via telephone)	Juniper
Nelson Arce	Resident
Lauren Hogard	Resident

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS **Discussion Items**

A. Tree Swing

Ms. Sanchez stated this is a carry-over from the previous agenda so that the full Board could determine whether to keep the tree swing by replacing it with one that is in compliance with what was on the Inspection Report from the insurance carrier or to remove the tree swing and avoid any type of risks.

Discussion ensued regarding removing the tree swing and replacing it with a commercial grade swing or set of swings, obtaining proposals, mulch costs, liability concerns and sending an e-blast to communicate the reason for the decision to replace the tree swing.

Ms. Lynch will send an e-blast to inform residents that the tree swing is being removed.

Ms. Sanchez asked that the e-blast be sent before the swing removal.

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, removal of the current tree swing, was approved.

This item will be removed from future agendas.

B. Department of Health County Health Department Public Pool and Bathing Place Inspection Report

Ms. Sanchez called attention to the violations in the Inspection Report.

Referencing slides, Mr. Alexander explained that substandard materials were used to construct the pool. He discussed the fill, sand, clay, pavers, plaster, concrete and potential liability issues. He highlighted a crack in the casing of the filtration system, which must be patched or replaced and three patches in the pool.

Ms. Sanchez stated Violation #4, the depth markers-FBC, and Violation #19, the sink in the female restroom, are quicker fixes. Ms. Lynch stated she is awaiting proposals from H2 Pool Services to address the pool violations and will contact Florida Bros. for a restroom sink proposal.

Ms. Sanchez stated there will be a re-inspection on June 10, 2024 and the Board and Staff have the authority to approve whatever invoices are presented in between meetings.

Discussion ensued regarding the previous Inspection Report, how long the restroom sink has been broken, if Staff is photographing and validating the repairs, if the pool will be shut down, whether to keep patching the pool or resurface it and pool resurfacing costs.

This item will be kept on the agenda.

C. Playground Surface

Ms. Lynch stated that she is anticipating a return call from a local vendor. She discussed a rubber mat and mulch options. Asked when tangible numbers will be presented, Ms. Lynch stated by the next meeting.

This item will be kept on the agenda.

D. Fire Ant Control

Ms. Sanchez stated this is a carry-over from the previous meeting for consideration and discussion by the full Board.

Mr. Chamoff asked about a funding source and what the current budget is for this activity. Ms. Sanchez stated this would be coded under "Contingencies" at this point. Asked if the CDD has the funds for this, Ms. Sanchez replied affirmatively.

Asked which areas would be treated for fire ants, Mr. Rivera stated all of Silverado Boulevard, including the Clubhouse, and homeowners' property lines to the street, extending from the front of the entrance to the back of the entrance. Juniper does not treat around the ponds. Asked what areas around the Clubhouse, Mr. Rivera stated crews will spot treat inside the gate area, around the flower beds. If the Board decides to proceed with the project, Ms. Sanchez asked for Juniper to amend the proposal to include detailed descriptions of the areas that will be treated. Mr. Rivera stated he will provide an updated proposal with a map scoping the areas to be treated; this work carries a one-year warranty.

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, Juniper Proposal No. 254716, for fire ant control, in the amount of $7,966, was approved.

Ms. Lynch will send an e-blast alerting residents of the fire ant treatments.

This item will be removed from future agendas.

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. 254716 [1Yr Fire Ant Control $7,966.20]

This item was addressed and approved during Item 3D.

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

The Board consensus was to postpone this item.

This item will be removed from future agendas.

III. Irrigation Options for Drought Conditions and Limited Water Availability

The Board and Staff discussed Option 2, unirrigated sod, the landscape at the front entrance, water truck costs and well water.

In response to Ms. Hammock's question, Mr. Rivera stated the Board can postpone making a decision to the next meeting. He will provide the costs for Option 2.

This item was deferred to the next meeting.

IV. Wet Check Repairs

Mr. Rivera stated Juniper completed this project at no charge because it needed to be done. This item to be removed from future agendas.

Mr. Rivera stated, since Juniper took over the contract, his team has been mowing areas that are out of its scope, such as big areas owned by the County. He stated Ms. Sanchez and Ms. Lynch were emailed about this issue on March 5, 2024. He asked if an addendum can be done to add those areas in the contract.

In response to a Board Member's question, Ms. Hammock stated the County should be taking care of its property with whatever agreement they made with the Developer. Homeowners whose homes back up to the areas that are being mowed should email the County, as those areas will no longer be maintained by Juniper.

Ms. Sanchez will follow up with the County regarding the mowing.

Mr. Rivera left the call.

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

Ms. Sanchez stated Ms. Lynch obtained two additional proposals. In total, there are three proposals for the damaged entrance roof pillars for the Board to consider.

Discussion ensued regarding the damaged pillars and the scope of services of the three proposals.

On MOTION by Mr. Ozorowsky and seconded by Mr. Gonzalez, with all in favor, Florida Brother's Maintenance & Repair, LLC Estimate 1268 to remove/replace damaged entrance roof pillars, in the amount of $2,318.72, subject to the vendor confirming that the foundation is sound, was approved.

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

Discussion ensued regarding whether to approve or defer the proposal and if there is a pipe that runs under the road.

Ms. Sanchez will contact Tonja regarding the piping.

This item will be kept on the agenda.

FIFTH 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**

Ms. Sanchez presented Resolution 2024-06. She stated that she previously contacted Board Members regarding changing the meeting dates for Fiscal Year 2025 to the third Monday of the month, as that would be convenient since she has meetings in nearby Wesley Chapel in the morning and could travel to the Silverado for meetings in the evening; no other dates worked for Staff and the location. She stated that four of the five Board Members were receptive to the schedule change and opened this item for discussion.

Discussion ensued regarding the proposed change.

The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE: Change to October 21, 2024; November 18, 2024; December 16, 2024; February 17, 2025; March 17, 2025; April 21, 2025; May 19, 2025; June 16, 2025; July 21, 2025; August 18, 2025 and September 15, 2024"

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

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with Mr. Chamoff, Mr. Alexander, Mr. Smith and Mr. Gonzalez in favor, and Mr. Ozorowsky dissenting, Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing an Effective Date, was adopted. (Motion passed 4-1)

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-07, Adopting Amended and Restated Rules, Rates, Fees and Charges of the District; and Providing a Severability Clause; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2024-07.

Ms. Hammock reviewed the changes in the Recreational Facilities Rules & Policies, Revised May 23, 2024.

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, Resolution 2024-07, Adopting Amended and Restated Rules, Rates, Fees and Charges of the District; and Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Update: SOLitude Lake Management, LLC Service Reports**

Ms. Sanchez presented the SOLitude Lake Management Service Reports dated April 26, 2024; April 29, 2024; May 3, 2024 and May 21, 2024.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2024**

Ms. Sanchez presented the Unaudited Financial Statements as of April 30, 2024. Asked about the "Contingency" line item at 3%, Ms. Sanchez stated that she will check with Accounting and apprise the Board prior to the next meeting.

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

NINTH ORDER OF BUSINESS **Approval of April 25, 2024 Regular Meeting Minutes**

Ms. Sanchez presented the April 25, 2024 Regular Meeting Minutes.

On MOTION by Mr. Smith and seconded by Mr. Alexander, with all in favor, the April 25, 2024 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Board Member Comments**

A Board Member asked about the street signs and the mailbox covers.

Ms. Lynch stated a bid of $75 to repair one street sign and $115 to repair signs with crooked poles was received; the work can be done as soon as all the proposals are received.

Regarding the mailbox covers, Ms. Sanchez confirmed that the work has not commenced and there are several issues with the vendor. The consensus was to give the vendor until June 27, 2024 to commence the work or terminate the contract, retrieve the deposit and consider new proposals. Ms. Hammock suggested the Board approve a not-to-exceed amount for signage repairs in between meetings.

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, ordering Florida Brothers to make signs and pole repairs, in a not-to-exceed amount of $1,500, was approved.

Ms. Sanchez and Ms. Lynch responded to questions regarding permanent holiday lighting, an update about changes in parking spaces across from the clubhouse and if two additional doggy waste stations were installed.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kilinski | Van Wyk

- **Ethics Training – Sunshine Law**

Ms. Hammock will give a presentation at the end of the meeting.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Breeze Home

- **Safety Culture Report**

Ms. Lynch stated she will update her task list and email it to Ms. Sanchez for dissemination to the Board.

The Breeze Home Safety Culture Report was included for information purposes.

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

Ms. Sanchez stated she will not be available for the July meeting and suggested scheduling an August 1, 2024 meeting, if the Board is amenable.

The July meeting will be canceled and two meetings will be held in August.

- **NEXT MEETING DATE: June 27, 2024 at 6:00 PM**
  - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS **Public Comments**

Resident Nelson Arce asked for one or two additional dog waste stations to be installed on the main road and for the Board to prioritize the pool repairs. He asked if the Board is confident about the Fiscal Year 2025 budget.

Discussion ensued regarding a reserve study, the Fiscal Year 2025 budget, insurance increase, reserve funds, speeding, a traffic study and a traffic light.

Resident Lauren Hogard asked if there are plans to repair a damaged retaining wall. It was noted that the wall is not on CDD property and the individual homeowner is responsible.

- **District Counsel: Kilinski | Van Wyk - Ethics Training – Sunshine Law**

  This item, previously Item 11A, was presented out of order.

Referencing a PowerPoint presentation, Ms. Hammock discussed the ethics training requirement, what constitutes a Sunshine Law violation, how CDD Board meetings must be open to the public, the newspaper publication requirement for CDD meetings, general circulation, meeting minutes, agendas, the CDD website, public comments, workshops, shade session meetings, pending litigation and subcommittees.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Ozorowsky and seconded by Mr. Smith, with all in favor, the meeting adjourned at 8:48 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair