

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on June 27, 2024 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present were:

Michael Ozorowsky (via telephone)	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)

FIRST ORDER OF BUSINESS Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 6:00 p.m. Supervisors Smith, Chamoff, Gonzalez and Alexander were present in person. Supervisor Ozorowsky attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Discussion Items

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

Ms. Sanchez stated this is the same report that was included in the last agenda. She recently emailed the Board advising that the issues in the report were resolved; an email from the Inspector regarding a re-inspection is pending. Ms. Lynch stated that all issues were resolved except for the pool patch.

This item will be removed from the agenda.

B. Playground Surface

Ms. Lynch presented Innovative Sport Surfacing, LLC Estimate NS-2024-29, for \$100,725.

Discussion ensued regarding the estimate and the amount previously expended on playground mulch.

This item will be removed from the agenda, for now.

FOURTH ORDER OF BUSINESS**Consideration of Proposals, Quotes,
Estimates****A. Juniper Landscaping of Florida, LLC Proposals****I. Irrigation Options for Drought Conditions and Limited Water Availability**

Ms. Sanchez stated this item is a carry-over from the last meeting. She presented Juniper Proposal #278555, in the amount of \$1,000. This is an Option 2 proposal submittal.

Discussion ensued regarding the estimate, the previous year irrigation costs and the current rainy season.

The consensus was to select Option 3, which is to continue performing monthly inspections and make adjustments on the current contracted schedule. In short, keep the level of service the same, with no changes; the customer understands the potential for plant, turf damage or loss due to current weather conditions and irrigation water restrictions.

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, Juniper Landscaping Option 3, to keep the level of service the same, was approved.

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

Ms. Sanchez stated, per the Board's direction, she checked with the District Engineer about the existence of any piping underneath; there is no piping.

On MOTION by Mr. Ozorowsky and seconded by Mr. Chamoff, with all in favor, Roadway Concepts Estimate #320CP for Top Patch, in the amount of \$1,427.50, was approved.

C. Cooper Pools Remodeling & Resurfacing Inc. Estimate 4873 [Drain, Surface Prep, Supplies]

Discussion ensued regarding the scope of work, pool closure, project timing, a reserve study and a pool resurfacing timeline.

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, Cooper Pools Remodeling & Resurfacing Inc., Estimate 4873 for Drain, Surface Prep, Supplies, in the amount of \$2,670, was approved.

D. Breeze Estimate Number SCDD062024 [Repair Leaning Perimeter Fence, 7010 Steer Blade]

Discussion ensued regarding the HOA, fence ownership and responsibility for maintenance. Ms. Hammock will pull the deed and research conveyances to the CDD by the Developer and provide an opinion at the next meeting.

This item was tabled.

E. Commercial Grade Swings

Discussion ensued regarding removing the tree swings, whether to construct a second playground, mulch, installing mulch barriers, installing signage and insurance concerns.

Ms. Sanchez will contact the insurance carrier about acceptable commercial swings and request an updated proposal from Juniper to include bordering around a specific area. Ms. Lynch will obtain an estimate for a smaller pocket park and install signage.

This item will remain on the agenda.

FIFTH ORDER OF BUSINESS

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

Ms. Sanchez presented the SOLitude Lake Management Service Reports dated May 24, 2024; June 17, 2024; and June 21, 2024.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-08,
Declaring a Vacancy in Seat 4 of the Board
of Supervisors Pursuant to Section
190.006(3)(b), Florida Statutes; and
Providing an Effective Date**

Ms. Sanchez presented Resolution 2024-08. Seat 4, currently held by Mr. Gonzalez, will be declared vacant, effective November 19, 2024, after which, a qualified elector will be

appointed to the vacant seat. Ms. Hammock explained that Mr. Gonzalez will be considered as a carry-over until an appointment is made and, at the next Board Meeting, if there is very little community interest and Mr. Gonzalez would like to continue serving, the Board can appoint him back to Seat 4 for a four-year term.

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, Resolution 2024-08, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of May 31, 2024**

Ms. Sanchez voiced her concern regarding the “Pest control” line item, which is exceeding the budget at 113%. She proposed terminating one of two pest control agreements, researching other vendors and making a recommendation at the next meeting.

Discussion ensued regarding the Nature Zone and the All-American Agreements.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, terminating the All-American Agreement for Pest Control Services, if needed, was approved.

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, the Unaudited Financial Statements as of May 31, 2024, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of May 23, 2024 Regular Meeting Minutes**

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, the May 23, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Board Member Comments**

- **Trespassing**
- **Amenity Signage**

Mr. Alexander discussed a recent incident at the pool, asked about engaging a part-time pool attendant, reducing the pool fee amount, pool area restroom maintenance, installing signage that read “Amenity Center open from dawn to dusk” and “No Parking on the Grass” or “Parking allowed only in designated areas”.

Ms. Sanchez stated, to install signage, the CDD would need Parking Rules.

Discussion ensued regarding establishing Parking Rules, the rulemaking process, enforcement measures, a towing company, the non-resident annual user fee, establishing a three-month user fee, the budget and Florida Statutes.

Mr. Alexander will coordinate with Ms. Lynch about ordering and installing signage.

Ms. Hammock will distribute a sample CDD Parking Policy at the next meeting.

- **Meeting Location - Genesis Center**

Mr. Ozorowsky suggested the Board consider changing the meeting location to the Genesis Center, which he thinks is better suited for the CDD meetings. He urged the Board Members to visit the Center.

The Board and Staff discussed the meeting space address, rental costs, obtaining comparable pricing and regular availability.

Ms. Sanchez will contact the Genesis Center and report her findings at the next meeting.

Mr. Ozorowsky asked for an update regarding angled parking and suggested Staff obtain pricing for permanent holiday lights. Ms. Sanchez will follow up with the District Engineer and the holiday decorations vendor.

Mr. Chamoff voiced his disappointment about unresolved action items on the task list and asked who is following up on projects once they are approved. He voiced his opinion that there has been no execution on the street sign repairs, the triangular pillar at the end of the neighborhood, playground surfacing, removing the swings and sending an eblast to residents about the playground. Ms. Lynch stated she is awaiting proposals from vendors and she follows up with them. Florida Brothers has been inundated with work and will be on site in early July. Ms. Sanchez stated, if the Board is amenable, she can follow up with Ms. Lynch weekly and blind-copy the Board to update them on items that are in progress and the Board Members can individually give her direction on what, if any, further direction to give Breeze.

In response to a Board Member’s request, Ms. Hammock stated an August 1, 2024 Zoom meeting specifically for the ethics training can be scheduled; that agenda would only include a roll call, public comment, ethics training and adjournment. Staff would advertise it as

a workshop. Mr. Chamoff asked for an update on the open items to be included on the August 1, 2024 agenda.

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

- **Ethics Training – Sunshine Law**

Ms. Hammock reported the following:

- The ethics training presentation will be addressed at the end of the meeting.
- A new law requires CDDs to adopt goals and objectives every fiscal year. The goals and objectives must be drafted and adopted annually, by October 1st and posted to the CDD website by December 31st.

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 and noted the following:

- She photographed weeds in the tot lot and forwarded them to Juniper.
- A leaky sink in one of the men's restrooms will be repaired.

Per a Board Member, Ms. Lynch will have Juniper secure a tree that is leaning.

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

Ms. Sanchez read the following text message from Cody, of Tampa Bay Awning:

"I just got word that the permit has been released, which means that we are releasing this into production. I will be in touch in the next few days with an estimated timeline regarding the installation."

Ms. Sanchez stated, based on past direction, if an update was not received from this vendor, the Agreement was to be terminated. Currently, it appears that the project will start based on this message. Ms. Hammock suggested asking the vendor to provide written confirmation from the permitting office.

Discussion ensued regarding the actual start date of the project, the permit, terminating the Agreement anyway and obtaining alternate proposals.

- **NEXT MEETING DATE: August 1, 2024 at 6:00 PM**

○ **QUORUM CHECK**

The August 1, 2024 meeting will be a Zoom workshop primarily for ethics training.

ELEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

Mr. Ozorowsky voiced his doubts that Ms. Hammock's presentation will transmit well over speakerphone/Zoom. Ms. Hammock suggested Mr. Ozorowsky log off, if there is a problem, and stated Staff can send him the audio and make sure all Board Members receive the PowerPoint presentation.

Mr. Ozorowsky left the call at 8:00 p.m.

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

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

Ms. Hammock recapped the Sunshine Law, which applies to any conversation, written or otherwise, that CDD Supervisors have with each other. Any such interactions must happen in a publicly-noticed meeting or workshop. Florida government operates "in the Sunshine" meaning out in the open to the public so there are no "backdoor" deals.

Referencing a PowerPoint presentation, Ms. Hammock discussed potential Sunshine Law violations from social media use, including posting on and commenting on social media, such as on Instagram, Facebook etc. She noted that there are civil and criminal penalties for Sunshine Law violations. She discussed self-reporting Sunshine Law violations to the Commission on Ethics and Supervisors serving on both HOA and CDD Boards. She discussed public records rules, requests, exceptions, personal notes, emails, text messages, record retention, minutes, electronic computer records, calendar invites, attorney-client records, litigation, utility payment records, amenity incident reports, Supervisor salary records, confidential and exempt items and releasing video footage. She concluded that Supervisors need not respond to public records requests; all requests must be forwarded to Management and then Staff handles it from there.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Smith and seconded by Mr. Gonzalez, with all in favor, the meeting adjourned at 8:59 p.m.
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Secretary/Assistant Secretary


Chair/Vice Chair