

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Public Hearing and Regular Meeting on August 22, 2024 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present via Zoom were:

Michael Ozorowsky (via telephone)	Chair
Thomas Smith	Vice Chair
Luis Gonzalez	Assistant Secretary
Lee Chamoff (via telephone)	Assistant Secretary
Francisco Alexander	Assistant Secretary

Also present via Zoom:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Tysun Waag (via telephone)	District Engineer
Angie Lynch	Breeze Management (Breeze)
Angel Rivera (via telephone)	Juniper
Matt Dean (via telephone)	Juniper
Member of the Public	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 6:02 p.m.

Supervisors Smith, Gonzalez and Alexander were present. Supervisors Ozorowsky and Chamoff attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

▪ **Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

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

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Sanchez presented Resolution 2024-09. She reviewed the proposed Fiscal Year 2025 budget. Ms. Sanchez and Ms. Hammock responded to questions regarding the total revenues, the appropriations and what happens to any unused funds from Fiscal Year 2024.

On MOTION by Mr. Smith and seconded by Mr. Alexander, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Alexander and seconded by Mr. Gonzalez, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Smith and seconded by Mr. Alexander, with all in favor, Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

- **Consideration of Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for the Fiscal Year 2025; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

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

Ms. Sanchez presented Resolution 2024-10 and read the title.

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for the Fiscal Year 2025; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

THIRD ORDER OF BUSINESS**Consideration of Proposals, Quotes and Estimates**

Ms. Sanchez presented the following:

A. Juniper Landscaping of Florida, LLC Proposals**I. Irrigation Controller Replacement Option 2 [Silver Clock \$3,010.84]**

Mr. Dean stated the current controller was damaged by a lightning strike and must be replaced. Replacing it with an ACC2 controller is suggested because the original Hunter ACC controller has been discontinued.

Mr. Ozorowsky stated the lightning strike could have damaged the power source and suggested engaging an electrician to inspect the wires and advise about how to prevent burnout of a second controller. He asked for a breakdown of labor time and materials.

Discussion ensued regarding the worst-case scenario if the wires must be rerun because of the damage, the cost of decoders, a grounding rod and the funding source for the work.

Ms. Sanchez stated, after conferring with Mr. Rivera regarding the proposal, she was informed that Juniper would not be held responsible for plant replacements at the front entrance.

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, Juniper Proposal #283242 for an Irrigation Controller Replacement Option 2 for a Silver Clock, in the amount of \$3,010.84, was approved.

II. Proposal No. 269810 [Oak Tree Playground Area \$1,819.67]

This item was deferred.

- B. Breeze Estimate Number SCDD080824 [Solar Lights for Mailbox Area]
 - C. Florida Brothers Maintenance & Repair, LLC Estimate No. 1341 [Paint Remaining (2) Lower Perimeter Tin Entrance Caps at Entrance]
 - D. Kompan Sales Proposal Quotes
 - I. No. SP138629-1 [Rope Nest \$2,777.60]
 - II. No. SP138629-2 [Swing \$12,724.00]
 - E. Playground King Commercial Playground Quote [Commercial Swingset]
 - F. Commercial Grade Swings
 - G. Blue Wave Lighting Track Lighting Proposal [\$7,495.00]
 - H. Consolidated Land Services, Inc.
 - I. Estimate #00000253 [Weir Control Structure Repairs]
 - II. Estimate #00000254 [Weir Control Structure Repairs (2 Sided)]
- Items B through H were deferred.

FOURTH ORDER OF BUSINESS

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

This item was deferred.

FIFTH ORDER OF BUSINESS

**Update: Clementi Environmental
Consulting, LLC**

- A. Mitigation Monitoring Reports
- B. Customer Treatment Report

These items were deferred.

SIXTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

This item was presented following the Second Order of Business.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-10,
Making a Determination of Benefit and**

Imposing Special Assessments for the Fiscal Year 2025; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

This item was presented following the Second Order of Business.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2023, Prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2024-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023.

Ms. Sanchez presented Resolution 2024-11.

On MOTION by Mr. Smith and seconded by Mr. Alexander, with all in favor, Resolution 2024-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-12, to Designate 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

A. Rules of Procedure

B. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Ms. Hammock stated the District has been compliant in all material respects, with regard to the Board Composition and how the CDD operates. Although the Rules of Procedure are being followed and applied, they were never adopted. She recommended setting a public hearing date to formally adopt the Rules of Procedure.

Ms. Sanchez presented Resolution 2024-12.

On MOTION by Mr. Alexander and seconded by Mr. Gonzalez, with all in favor, Resolution 2024-12, to Designate the Date, Time and Place of October 21, 2024 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542, for 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.

TENTH ORDER OF BUSINESS

Memorandum: Section 189.0694, Florida Statutes (Performance Measures and Standards Reporting & Sample Goals)

- **Consideration of Goals and Objectives Reporting**

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Ratification of Termination of Pest Control Services [All American Lawn and Tree Specialist, LLC]

This item was deferred.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2024

This item was deferred.

THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

A. June 27, 2024 Regular Meeting Minutes

B. August 1, 2024 Remote Only Workshop via Zoom Minutes

These items were deferred.

FOURTEENTH ORDER OF BUSINESS

Board Member Comments

There were no Board Member comments.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

- **Sample Towing Policy**

B. District Engineer: Stantec

C. Operations Manager: Breeze Home

- **Safety Culture**

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

Items A through D were deferred.

- **803 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: September 26, 2024 at 6:00 PM**
 - **QUORUM CHECK**

SIXTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, the meeting adjourned at 6:29 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair