

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

September 26, 2024

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Silverado Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

September 19, 2024

ATTENDEES:
Please identify yourself each time
you speak to facilitate accurate
transcription of meeting minutes.

Board of Supervisors
Silverado Community Development District

Dear Board Members:

The Board of Supervisors of the Silverado Community Development District will hold a Regular Meeting on September 26, 2024 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Proposals/Quotes/Estimates
 - A. Juniper Landscaping of Florida, LLC Proposal No. 269810 [Oak Tree Playground Area \$1,819.67]
 - B. Breeze Estimate Number SCDD080824 [Solar Lights for Mailbox Area]
 - C. Florida Brothers Maintenance & Repair, LLC Estimates
 - I. No. 1341 [Paint Remaining (2) Lower Perimeter Tin Entrance Caps at Entrance]
 - II. No. 1344 [Install 4 LED Motion Light Detectors]
 - 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)]

- I. SOLitude Lake Management, LLC Estimate [Shoreline Restoration Repair]
4. Update: SOLitude Lake Management, LLC Service Reports
5. Update: Clementi Environmental Consulting, LLC
 - A. Mitigation Monitoring Reports
 - B. Customer Treatment Report
6. Memorandum: Section 189.0694, Florida Statutes [Performance Measures and Standards Reporting & Sample Goals]
 - Consideration of Goals and Objectives Reporting
7. Ratification of Termination of Pest Control Services [All American Lawn and Tree Specialist, LLC]
8. Acceptance of Unaudited Financial Statements as of August 31, 2024
9. Approval of Minutes
 - A. June 27, 2024 Regular Meeting
 - B. August 1, 2024 Remote Only Workshop via Zoom
 - C. August 22, 2024 Public Hearing and Regular Meeting
10. Board Member Comments
11. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk*
 - Sample Towing Policy
 - B. District Engineer: *Stantec*
 - Field Report Site Visit
 - C. Operations Manager: *Breeze Home*
 - Safety Culture
 - D. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: October 21, 2024 at 5:00 PM [Adoption of Rules of Procedure]

○ QUORUM CHECK

SEAT 1	MICHAEL OZOROWSKY	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	THOMAS SMITH	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	LEE CHAMOFF	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	LUIS GONZALEZ, JR.	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	FRANCISCO ALEXANDER	☐ IN-PERSON	☐ PHONE	☐ NO

12. Public Comments

13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 512-9027.

Sincerely,



Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3A



Proposal

Proposal No.: 269810

Proposed Date: 08/16/24

PROPERTY:	FOR:
Silverado CDD - Maintenance C/O Wrathell, Hunt and Associates 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Oak tree playground area

Juniper would like to propose to install playground mulch under the big oak tree a cross from the dog park.

This tree is like a playground with swings attached, that many kids enjoy playing on.



ITEM	QTY	UOM	TOTAL
Plant Material			\$1,819.67
Maintenance Division Labor	15.00	HR	
Playground Certified Wood Chips Mulch Bulk (per cu. yd.)	5.00	CY	
Severe Weather 3-in x 4-in x 8-ft Unfinished Pressure Treated Landscape Timber	8.00	EA	
Total:			\$1,819.67

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3B



2161 East County Road 540A #225

Lakeland, FL 33813

Phone: (813) 565-4663

DATE

8.8.2024

BILL TO

Silverado CDD

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

[Michael Sakellarides, Michael@BreezeHome.com](mailto:Michael@BreezeHome.com)

ESTIMATE NUMBER

SCDD080824

DESCRIPTION	AMOUNT
Install four (4) Motion Controlled Solar Lights to be installed for the mailbox	\$950.00
area for night time lighting. Panels will be motion activated (bright lighting) and	
provide dusk to dawn low lighting.	

Labor, parts and materials included in price.

Thank you for your business!

950.00

\$ 950.00

Signature

Date

If you have any questions about this invoice, please contact
Michael Sakellarides, Michael@BreezeHome.com

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3C1

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
+1 (813) 476-1933



Bill to

Silverado CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431 USA

Estimate details

Estimate no.: 1341
Estimate date: 08/04/2024
Expiration date: 09/07/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Paint	This estimate is to paint the remaining (2) lower perimeter tin entrance caps at the Silverado entrance. These two caps also need minimal repairs to them as they are failing as the (4) previous repaired caps. This also includes the large tin cap that the SILVERADO sign is on at the main entrance. Minor repair in corner on back side to tin (dented). In total - (3) tin caps still to be painted. These (3) remaining caps are weathered and need a new coat applied of paint. A large boom lift will be needed to access the large tin cap. Total amount includes all supplies, materials and labor for installation and painting.	1	\$2,726.18	\$2,726.18

Total \$2,726.18

Note to customer

Thank you for your business opportunity.

This estimate is to paint the remaining (2) lower perimeter tin entrance caps at the Silverado entrance. These two caps also need minimal repairs to them as they are failing as the (4) previous repaired caps. This also includes the large tin cap that the SILVERADO sign is on at the main entrance. Minor repair in corner on back side to tin (dented).

In total - (3) tin caps still to be painted. These (3) remaining caps are weathered and need a new coat applied of paint. A large boom lift will be needed to access the large tin cap.

Total amount includes all supplies, materials and labor for installation

Expiry date 09/07/2024

and painting.
I have the specific color match in color name to match the existing caps. See image attached for review of caps.

Customer is tax exempt.

Accepted date

Accepted by



SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3CII

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
+1 (813) 476-1933



Bill to
Silverado CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431 USA

Estimate details
Estimate no.: 1344
Estimate date: 08/17/2024
Expiration date: 09/21/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Install	This estimate is to install (4) LED motion detected lights, that are operated by solar panels and will be affixed to the new canopy. This will be affixed to the steel fixtures to prevent weather damage to the fixtures. This will also provide lighting in each corner, so no area is not missed with lighting. Total cost includes all materials, supplies & labor for installation.	4	\$137.95	\$551.80

Total \$551.80

Note to customer

Thank you for your business opportunity.

This estimate is to install (4) LED motion detected lights, that are operated by solar panels and will be affixed to the new canopy. This will be affixed to the steel fixtures to prevent weather damage to the fixtures.
Total cost includes all materials, supplies & labor for installation.

Customer is tax exempt.

Expiry date 09/21/2024

Accepted date Accepted by

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3DI

Sales Proposal

Wrathell, Hunt and Associates, LLC
Jameli Sanchez
P.O. Box 810036
Boca Raton, FL 33481

Quote No. SP138629-1
Customer No. C130278
Document Date 07/03/2024
Expiration Date 09/01/2024

Sales Representative Kelsey Anderson
Email KelAnd@Kompan.com

Project Name US318392 Wrathell Hunt & Associates - Swing Seat

No.	Description	Qty Unit	Unit Price	Net Price
SW990111-02	Rope Nest, 47in wide, 8 ft - Black	1 Pieces	2,240.00	2,240.00



FREIGHT	Freight	1 Pieces	537.60	537.60
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Description	Qty	Net Price
No. of Products	1	
Subtotal - Products		2,240.00
Subtotal - Freight		537.60
Total USD Excl. Tax		2,777.60
Estimated Tax rate		194.43
Total USD Incl. Tax		2,972.03

Alternative Items

No.	Description	Qty Unit	Unit Price	Net Price
SW990011-00	Swing Seat, Stainless, 8 ft	1 Pieces	310.00	310.00



Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

Wrathell Hunt & Associates
2300 Glades Rd #410W
Boca Raton, FL 33431



Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.

Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.

Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.

Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.

Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.

Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3DII

Sales - Budget Quote

Wrathell, Hunt and Associates, LLC
Jameli Sanchez
P.O. Box 810036
Boca Raton, FL 33481

Quote No. SP138629-2
Customer No. C130278
Document Date 07/03/2024
Expiration Date 09/01/2024

Sales Representative Kelsey Anderson
Email KelAnd@Kompan.com

Project Name US318392 Wrathell Hunt & Associates - Swing Seat

No.	Description	Qty Unit	Unit Price	Net Price
KSW92008-0910	Swing, 8 ft H, 1 Rope Seat - Anthracite Legs In-ground 90cm	1 Pieces	5,200.00	5,200.00
INSTALL SPECIAL	Installation of Kompan equipment. Does not include permits or ESDs.	1 Pieces	6,300.00	6,300.00
FREIGHT	Freight	1 Pieces	1,224.00	1,224.00



Please allow 9-11 weeks for product delivery upon order placement.

Customer is responsible for safety surfacing to accommodate per CFH of equipment.

Quote pending site plan and install address.

Description	Qty	Net Price
No. of Products	1	
Subtotal - Products		5,200.00
Subtotal - Installation		6,300.00
Subtotal - Freight		1,224.00
Total USD Excl. Tax		12,724.00
Estimated Tax rate		447.68
Total USD Incl. Tax		13,171.68

Sales - Budget Quote

Wrathell, Hunt and Associates, LLC
Jameli Sanchez
P.O. Box 810036
Boca Raton, FL 33481

Quote No. SP138629-2
Customer No. C130278
Document Date 07/03/2024
Expiration Date 09/01/2024

Sales Representative Kelsey Anderson
Email KelAnd@Kompan.com

Project Name US318392 Wrathell Hunt & Associates - Swing Seat

Alternative Items

No.	Description	Qty Unit	Unit Price	Net Price
SW990011-00	Swing Seat, Stainless, 8 ft	1 Pieces	310.00	310.00



Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

Wrathell Hunt & Associates
2300 Glades Rd #410W
Boca Raton, FL 33431



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This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3E



~~\$4,199~~

- 50% OFF

\$2,099

Pg #	Qty	Commercial Playground Quote	Color	Unit Price	
					\$
					\$
					\$
		*** Installation of extra accessories and add-ons only ----->			\$
		* If Free-Standing Swingset, Add \$100 Concrete			\$ 100
		Shipping			\$
					\$
					\$
					\$
					\$
					\$
					\$
Lifetime Warranty			SUB TOTAL		\$ 2,199

Notes or Special Instructions:

(circle one) Took With / Dropship / Pick Up at Store / Delivery Only / **Delivery & Install**

Installation	\$	1400	\$700
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Mileage:	30	\$	\$30
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Tax:	7.00%	\$	\$205.03
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County: *Pasco*

TOTAL	\$	\$3,134.03
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Address: ????

City: Zephyrhills State: FL Zip: 33561

Sold By: JT

TOTAL SAVINGS \$ \$2,799.00

Applied	50% OFF \$	\$2,099.00
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Discounts	Shipping	\$	\$0.00
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Discounts	Installation	\$700.00
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IF PURCHASED BY 7/7/2024

While Supplies Last **ASAP**

*Prices are subject to change at any time without notice. All Sales are final. No refunds or exchanges. Mileage Fee applies 15 miles from Warehouse.

Signature: _____ **Date** _____

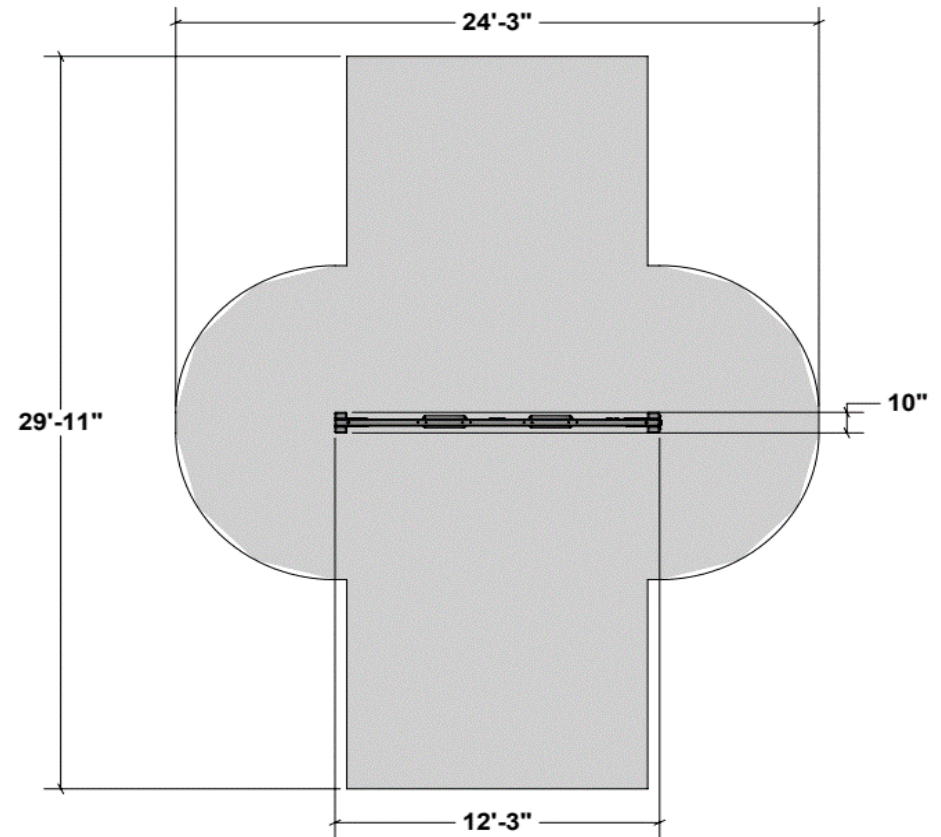
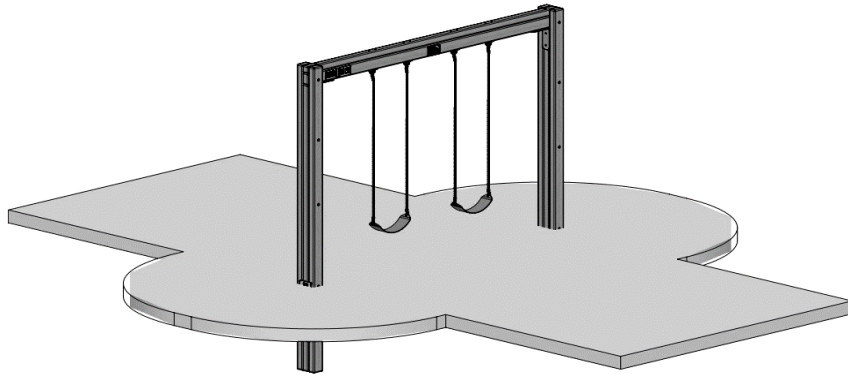
Playground King: 3744 W. Lambright St, Tampa, FL 33614 | **(813) 875-5500** | www.playgroundking.com

*Revised 10/03/21.



Included Play Features:

- 2-Position In-Ground Commercial Swingset
- Commercial Swing Hangers
- (2) Sling Swings



100% Cedar | Lifetime Warranty

X Initials

PlaygroundKING
(813) 875-5500



100% Cedar / Lifetime Warranty

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3F

Deliver to Angela
Land O Lakes 34639

Home & Kitchen

Search Amazon

All

Same-Day Delivery

Medical Care

Customer Service

Keep Shopping For

Livestrea

Amazon Home

Shop by Room

Discover

Shop by Style

Home Décor

Furniture

Kitchen &

Subtotal

\$60.99



3at

Your Prime benefits are on hold due to a billing issue

To resolve your issue, validate your payment information. [Verify your payment information](#)

Back to results



Yn Swing Se
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173

50+ bought in past month

\$60.99 (\$30.50 / Item)

Or \$11.26 /mo (6 mo). Sel

FREE Returns

to 3% with business pr
for a free Amazon Busi

Get a \$50 Gift Card: Pay \$10.9
\$60.99 upon approval for Ama
No annual fee.

Color: Green



\$60.99
(\$30.50 / Item)



\$60.99

Brand

Take Me Away

Color

Green

Frame

Plastic

Material

Seat Depth

11.8 inches

Manufacturer

Take Me Away



Material

Metal,
Ethylene
Vinyl Acetate



Maximum
Weight

Recommend
ation

300
Pounds



Maximum
number of
compatible
seats

1.00



Assembly
Required

No

Payment

Secure transaction

See more

Add a gift receipt for easy
returns

Add to List

amazon business

Save up to 3% on this product
with business-only pricing.

Create a free account

https://www.amazon.com/gp/product/B09RZLKPJG/ref=ewc_pr_img_1?smid=A8DKEFAIJQQE3&th=1

1/10

About this item

- **SWING SET ACCESSORIES:** This bucket swing is perfect for children learning how to swing. Allow them to grow and enjoy the swing set as they build their strength and get ready for a traditional swing.
- **OUTDOOR FUN:** Playing on a jungle gym or swing set are the most popular activities for kids outside. With the toddler bucket swing the little ones can have fun!
- **DURABLE DESIGN:** The swing seat is made of durable and high-quality materials with a highly durable plastic seat. Also features galvanized hardware for years of use.
- **ENJOY A FUN TIME WITH YOUR CHILD:** Playing on the jungle gym or swing set is one of the most popular activities. Also, through playing you can see the smile on their face and forget your stress from work or school and enjoy your leisure time and wonderful day.
- **OUTDOOR PLAYSET FUN:** The smile on kids' face is priceless. Add your outside addition to your playset with this bucket swing accessory! This bucket seat is the perfect size for a swingset accessory for 6-12 months infants, toddlers, baby car



Subtotal
\$60.99

Customer ratings by feature

Easy to assemble	4.9
Sturdiness	4.8
Easy to install	4.8

[See all reviews](#)

[Report an issue with this product or seller](#)

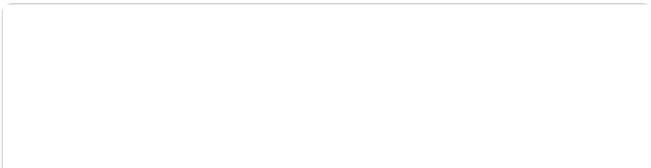
More customers choose this item

Amazon's **Choice**



Premium High Back Full Bucket Toddler Swing Seat with Finger Grip, Plastic Coated Chains for Safety and Carabiners for Easy Install - Green - Squirrel Products
(2848)

\$59.99



Sponsored

Take Me Away products customers bought together



This item: Green Swing Set - Toddler High Back Full Bucket Swing - Heavy Duty Swing Seat...
4.8 173
\$60⁹⁹ (\$30.50/Item)



2 Pack Pink Swings Seats Heavy Duty 66 Inches Chain Plastic Coated - Playground Swing Set...
4.8 427
\$44⁹⁹

Sponsored

Total price: \$104.98

Add both

Subtotal

\$60.99



4 stars and above



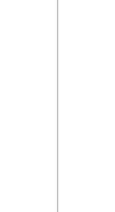
RedSwing High Back Full Bucket Swing with Heavy Duty Swing Seat Combo Pack (Triangl...
4.7 623
\$67⁹⁹



Eastern Jungle Gym Heavy-Duty High Back Full Bucket Toddler Swing Seat | Coated...
4.8 9,166
\$44⁹⁸



Premium High Back Full Bucket Toddler Swing Seat with Finger Grip, Plastic Coated C...
4.8 2,848
\$59⁹⁹



Deluxe Bucket Swing with 66 Inch Triangl...
4.8 0
\$49⁹⁹

Based on your recent views



RedSwing High Back Full Bucket Swing with Heavy Duty Swing Seat Combo Pack (Triangl...
4.7 623
\$67⁹⁹



Original High Back Full Bucket Toddler Swing Seat with Plastic Coated Chains for Sa...
4.8 4,130
Amazon's Choice in Play Set Swings
\$46⁹⁹



AGPTEK Toddler Swing Heavy Duty Bucket Swing with Adjustable Rope, Toddler Swing...
4.8 39
\$69⁹⁹



Swing Set, AGPTEK Swing Seat with 66 Inch Anti-Rust Chains Thermoplastic Coated,...
4.7 691
\$29⁹⁹
Save 5% with coupon



Swing Seat Heavy Duty, Non Slip Tree Swing Set Playground Swing Set Accessories for...
4.3 71
\$45⁹⁹

Product Description

https://www.amazon.com/gp/product/B09RZLKPJG/ref=ewc_pr_img_1?smid=A8DKEFAIJQQE3&th=1

3/10

Subtotal

\$60.99



About this item

- COMFORTABLE and SAFE for KIDS - Maximum afford: 265 LB. Flexible and sturdy plastic, support.
- Safe comfortable swing seat is copolymer plastic with grommets | Seat - Pink | Chains - fu
- Fully assembled Connected 66" Long zinc-plated chains. 30" pink plastisol coating specifi
- NO PINCHING - Fully pink plastisol coated steel chains for better touch feeling and rust-p

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Swing set accessories

The bucket swing is perfect for young children learning how to swing. Allow them to grow and enjoy any swing set as they build their strength and get ready for a traditional swing.

Replacement swing

Fully assembled Connected 66" Long zinc-plated chains. 30" pink plastisol coating specifically designed not to pinch little finger
Seat is 26.75" x 5.5"

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Y s

Looking for specific info?

Videos

Help others learn more about this product by uploading a video!

Upload your video

Product information

Brand	Take Me Away
Color	Green

Warranty & Support

Product Warranty: For warranty information about this product, please [click here](#)

Material	Metal, Ethylene Vinyl Acetate
Frame Material	Plastic
Maximum Weight Recommendation	300 Pounds
Maximum number of compatible seats	1.00
Seat Depth	11.8 inches
Assembly Required	No
Manufacturer	Take Me Away
UPC	735626099816
Product Dimensions	11.42 x 11.42 x 10.24 inches
Item Weight	12.38 pounds
ASIN	B09RZLKPJG
Country of Origin	China
Item model number	GR-DL-DB
Customer Reviews	4.8 ratings 4.8 out of 5 stars173
Best Sellers Rank	#37,441 in Toys & Games (See Top 100 in Toys & Games) #115 in Play & Swing Sets
Date First Available	August 17, 2018

Feedback

Would you like to

Subtotal

\$60.99



Compare with similar items

This Item



Take Me Away Green Swing Set - Toddler High Back Full Bucket Swing - Heavy Duty...

Add to Cart

Recommendations



Take Me Away Pink Swing Set - Toddler High Back Full Bucket Swing - Heavy Duty...

Add to Cart



RedSwing High Back Toddler Bucket Swing Seat with Coated Chains, Heavy Duty...

Add to Cart

Add to Cart

Price	\$60 ⁹⁹	\$60 ⁹⁹	\$47 ⁹⁹	\$59 ⁹⁹
Delivery	Get it as soon as Wednesday, Jun 26	Get it as soon as Wednesday, Jun 26	Get it as soon as Wednesday, Jun 26	—
Customer Ratings	4.8173	4.8173	4.7623	4.7623
Easy To Assemble	4.9	4.9	4.9	4.9
Sturdiness	4.8	4.8	4.7	4.7
Easy To Install	4.8	4.8	4.7	4.7
Durability	—	—	4.7	4.7
Sold By	TakeMeAway	TakeMeAway	9374-1791 Quebec inc.	9374-1791 Quebec inc.
Material	Ethylene Vinyl Acetate, Metal	Ethylene Vinyl Acetate, Metal	Stainless Steel, Plastic	Ethylene Vinyl Acetate
Seats	1	2	1	2

Max. Recommended Weight	300 pounds	300 pounds	220 pounds	Subtotal \$60.99
Age Range	Baby,Kid	—	Baby	
Seat Depth	11.8 inches	11 inches	12 inches	
Frame Material	Plastic	Plastic	Stainless Steel	
Finish Type	—	Unfinished	Polished	

Products related to this item

Sponsored



RedSwing High Back Full Bucket Swing with Heavy Duty Swing Seat Combo Pack (Triangl...

4.7 623

\$67⁹⁹



AGPTEK Toddler Swing Heavy Duty Bucket Swing with Adjustable Rope, Toddler Swing...

4.8 39

\$69⁹⁹



Premium High Back Full Bucket Toddler Swing Seat with Finger Grip, Plastic Coated C...

4.8 2,848

\$59⁹⁹

Easter Heavy Full B Swing

4.8 5

\$44⁹⁹

Spectrum

SPECTRUM INTERNET

\$24⁹⁹/mo.

Offer based on eligibility requirements.

SAVE WITH A 2-YEAR PRICE GUARANTEE

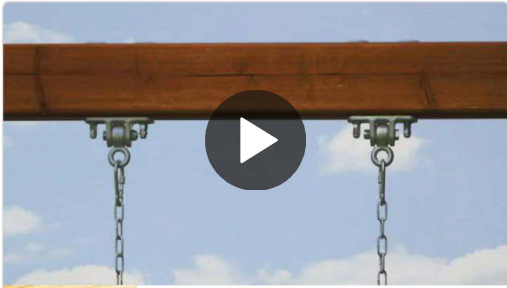
WHEN YOU LEVEL UP YOUR SPEED

Michelle Monaghan Actress & Spectrum Customer

Similar brands on Amazon

Sponsored

Jungle Gym Kingdom
Shop the Store on Amazon ›



Jungle Gym Kingdom Swing Set Hangers - 2 Heavy Duty Brackets with Locking Sna...

(9,415)

\$20.99 List: ~~\$23.37~~



YAMIPROBI Ninja-Twister Swing Spins Set: Slackline Attachments - 360° Handle...

(1,322)

\$22.85

FUNLIO
Shop the Store





Customer reviews

Customers say

4.8 out of 5

173 global ratings

5 star

91%

4 star

6%

3 star

1%

2 star

0%

1 star

2%

Zero tolerance for fake reviews

Spectrum

SPECTRUM INTERNET

\$24⁹⁹

SAVE WITH A 2-YEAR PRICE GUARANTEE

99.9% NETWORK RELIABILITY

Offer based on eligibility requirements.

Michelle Monaghan Actress & Spectrum Customer



Sponsored

Customers like the value, appearance, and ease of use. It's worth the price, looks nice, and is a great transition from a protective plastic on them.

AI-generated from the text of customer reviews

Select to learn more

Well made

Great product

Looks like the real thing

Worth the price

Subtotal

\$60.99



Reviews with images



Top reviews

Top reviews from the United States

Jodi Wilson

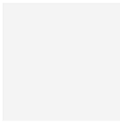
Great

Reviewed in the United States on May 26, 2024

Color: Green

Verified Purchase

Exactly what I ordered! Perfect quality, easy to p



Helpful

Report

Chelsea Houston

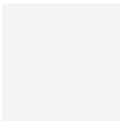
Perfect!

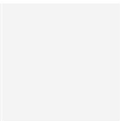
Reviewed in the United States on June 7, 2024

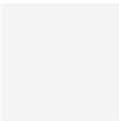
Color: Pink

Verified Purchase

I purch because the swing set I got my girls for Christmas! I was pleasantly surprised at how durable, heavy and comfortable they are! They perform far better than the Kidkraft swings that came with the play set. It only took me a few minutes to assemble onto the swing set.







Helpful

Report

Marie Turpen

Bucket swing

Reviewed in the United States on November 22, 2023

Color: Green

Verified Purchase

Was sturdy, my husband said it was difficult to p

Subtotal

\$60.99

Helpful

Report



Devon

High quality

Reviewed in the United States on December 1, 2

Color: Green **Verified Purchase**

Both swings are well made and feel like they wil



Helpful

Report



sue wagner

Easy to hang all the materials com

Reviewed in the United States on July 10, 2023

Color: Pink **Verified Purchase**

My old wood swing set was ready to be put out t

I needed to update the old swing set. My husbar

ordered this set!!! Good value for the price! She l

Helpful

Report



Nancy Centanni

Swings

Reviewed in the United States on June 3, 2023

Color: Green **Verified Purchase**

I purchased the baby bucket swing for my grand

other swing. It was just what we were looking fo

and received in a timely fashion.

Helpful

Report



Lazaro Gonzalez

AWESOME!

Reviewed in the United States on July 31, 2023

Color: Pink **Verified Purchase**

Great product & service!

Helpful

Report



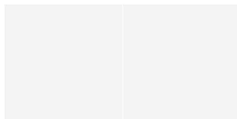
B-Tan

Pretty in pink

Reviewed in the United States on October 25, 2021

Color: Pink **Verified Purchase**

I wanted to make my daughter a swing set for home since she enjoyed them at the park so much. The set comes with two seats, chains, and hooks to attach to your hardware. There was also a few cut bows and stickers as an added touch. This stuff is the same commercial quality you would see at the playground and my daughter loved it. The regular seat holds me just fine at 255lbs



7 people found this helpful

Helpful

Report

[See more reviews >](#)

Subtotal

\$60.99



Spectrum

SPECTRUM INTERNET

\$24⁹⁹
/month

SAVE WITH A
2-YEAR
PRICE
GUARANTEE
WHEN YOU LOCK IN YOUR SPEED

Offer based on eligibility requirements.

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Amazon Store Card

Amazon Secured Card

Amazon Business Card

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Reload Your Balance

Gift Cards

Amazon Currency Converter

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United States

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Stream millions of songs

Amazon Ads
Reach customers wherever they spend their time

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AbeBooks
Books, art & collectibles

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Start a Selling Account

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Experienced Pros Happiness Guarantee

Amazon Web Services
Scalable Cloud Computing Services

Audible
Listen to Books & Original Audio Performances

Box Office Mojo
Find Movie Box Office Data

Goodreads
Book reviews & recommendations

IMDb
Movies, TV & Celebrities

IMDbPro
Get Info Entertainment Professionals Need

Kindle Direct Publishing
Indie Digital & Print Publishing Made Easy

Amazon Photos
Unlimited Photo Storage Free With Prime

Prime Video Direct
Video Distribution Made Easy

Shopbop
Designer Fashion Brands

Amazon Warehouse
Great Deals on Quality Used Products

Whole Foods Market
America's Healthiest Grocery Store

Woot!
Deals and Shenanigans

Zappos
Shoes & Clothing

Ring
Smart Home Security Systems

eero WiFi
Stream 4K Video in Every Room

Blink
Smart Security for Every Home

Neighbors App
Real-Time Crime & Safety Alerts

Amazon Subscription Boxes
Top subscription boxes – right to your door

PillPack
Pharmacy Simplified

Amazon Renewed
Like-new products you can trust

© 1996-2024, Amazon.com, Inc. or its affiliates

Subtotal
\$60.99



SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

3G

Blue Wave Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827



TO:
Silverado CDD
1540 International Pkwy; Suite 2000
Lake Mary, FL 32746

JOB DESCRIPTION
Track Lighting proposal for Silverado CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance Tower	
Install permanent track lighting outlining perimeter of tower roof line	\$4,995.00
Install permanent track lighting outlining inside perimeter of tower ceiling	\$2,500.00
 Note: Lights will be spaced at 9"	
 Track will be powder coated to match as closely as possible to soffit	
 Track Light Warranties: 5 year warranty on LED lights 1 year service warranty	
 Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	\$7,495.00

* Price includes labor, lights, controllers, lift and any other material needed to complete project
* Remaining balance of project due upon receipt of invoice after installation.
* Includes 5 year warranty on LED lights

Tim Gay
PREPARED BY

AUTHORIZED SIGNATURE FOR UNION PARK EAST CDD

7/3/2024
DATE

DATE

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3H1

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
8/15/2024	00000253

Name / Address
Silverado CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746

Project				
Weir Control Structure Repairs				
Description	Qty	U/M	Rate	Total
East - One (1) side of the Control Structure Repair Located near 6836 Wagon Trail Street: CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin excavation of materials and vegetation obstructing structure to restore proper water flow. Once proper water flow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around control structure where erosion has occurred in order to return to pre-existing grade. Install Flexamat Armoring to mitigate erosion and prevent future damage to weir control structure. Once completed, area around control structure where erosion occurred will be re-vegetated with sod. **CLS, Inc. will utilize a track mat system to minimize disturbances to access points and work areas. If Customer prefers CLS, Inc. to restore disturbed areas, change order will be provided. In this event, Access Points will be identified and pre-approved by CDD and/or Homeowner. 1. Mobilize 2. Excavate materials and vegetation 3. Restore proper water flow 4. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade. 5. Install Flexamat Armoring 6. Re-vegetate with Sod 7. De-mobilize	1	ea	7,457.77	7,457.77
Approved by:			Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.	
			Total	

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
8/15/2024	00000253

Name / Address
Silverado CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746

Project				
Weir Control Structure Repairs				
Description	Qty	U/M	Rate	Total
West - One (1) side of the Control Structure Repair Located near 6638 Wagon Trail Street: CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin excavation of materials and vegetation obstructing structure to restore proper water flow. Once proper water flow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around control structure where erosion has occurred in order to return to pre-existing grade. Install Flexamat Armoring to mitigate erosion and prevent future damage to weir control structure. Once completed, area around control structure where erosion occurred will be re-vegetated with sod. **CLS, Inc. will utilize a track mat system to minimize disturbances to access points and work areas. If Customer prefers CLS, Inc. to restore disturbed areas, change order will be provided. In this event, Access Points will be identified and pre-approved by CDD and/or Homeowner. 1. Mobilize 2. Excavate materials and vegetation 3. Restore proper water flow 4. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade. 5. Install Flexamat Armoring 6. Re-vegetate with Sod 7. De-mobilize	1	ea	7,457.77	7,457.77
Approved by:		<i>Estimate Valid for 30 Days.</i> <i>CLS, Inc. Provides Competition Sensitive Pricing.</i>		
		Total \$14,915.54		

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

3H11

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
8/15/2024	00000254

Name / Address
Silverado CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746

Project				
Weir Control Structure Repairs (2 sided)				
Description	Qty	U/M	Rate	Total
Pond H (East) - Two (2) sides of the Control Structure Repair Located near 6836 Wagon Trail Street: CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by demo'ing existing Control Structure in order to install High Strength Geogrid Flexamat Armoring system, and then excavate materials and vegetation obstructing structure to restore proper water flow to both sides of structure. Once proper water flow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around control structure where erosion has occurred in order to return to pre-existing grade. Install High Strength Geogrid Flexamat Armoring to mitigate erosion and prevent future damage to weir control structure. Once completed, area around control structure where erosion occurred will be re-vegetated with sod. **CLS, Inc. will utilize a track mat system to minimize disturbances to access points and work areas. If Customer prefers CLS, Inc. to restore disturbed areas, change order will be provided. In this event, Access Points will be identified and pre-approved by CDD and/or Homeowner. 1. Mobilize 2. Demo existing control structure 2. Excavate materials and vegetation 3. Restore proper water flow 4. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade. 5. Install High Strength Geogrid Flexamat Armoring system 6. Re-vegetate with Sod	1	ea	10,277.35	10,277.35
Approved by:		<i>Estimate Valid for 30 Days.</i> <i>CLS, Inc. Provides Competition Sensitive Pricing.</i>		
		Total		

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
8/15/2024	00000254

Name / Address
Silverado CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746

Project				
Weir Control Structure Repairs (2 sided)				
Description	Qty	U/M	Rate	Total
7. De-mobilize Addendum to Pond J: After onsite observation it was discovered additional damage has occurred to the spillway. Erosion has caused back side of weir splash pad to settle out of original plan design. CLS will attempt to reset the concrete slab, and address eroded areas in order to increase the longevity of the control structure by attempting to reinforce the weir control structure with Rip Rap and High Strength Geogrid Flexamat Armoring System. **After vegetation has been cleared, CLS will conduct an evaluation to determine if any additional damage has occurred to weir structure. In the event damage has been identified a Change Order will be provided for recommended repair.	1	ea	2,195.02	2,195.02
Pond J (West) - Two (2) sides of the Control Structure Repair Located near 6638 Wagon Trail Street: CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by demo'ing existing Control Structure in order to install High Strength Geogrid Flexamat Armoring system, and then excavate materials and vegetation obstructing structure to restore proper water flow to both sides of structure. Once proper water flow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around control	1	ea	10,277.35	10,277.35
Approved by:		<i>Estimate Valid for 30 Days.</i> <i>CLS, Inc. Provides Competition Sensitive Pricing.</i>		
		Total		

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
8/15/2024	00000254

Name / Address
Silverado CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746

Project				
Weir Control Structure Repairs (2 sided)				
Description	Qty	U/M	Rate	Total
structure where erosion has occurred in order to return to pre-existing grade. Install High Strength Geogrid Flexamat Armoring system to mitigate erosion and prevent future damage to weir control structure. Once completed, area around control structure where erosion occurred will be re-vegetated with sod. **CLS, Inc. will utilize a track mat system to minimize disturbances to access points and work areas. If Customer prefers CLS, Inc. to restore disturbed areas, change order will be provided. In this event, Access Points will be identified and pre-approved by CDD and/or Homeowner. 1. Mobilize 2. Demo existing control structure 2. Excavate materials and vegetation 3. Restore proper water flow 4. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade. 5. Install High Strength Geogrid Flexamat Armoring system 6. Re-vegetate with Sod 7. De-mobilize				
Approved by:			<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>	
			Total	

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
8/15/2024	00000254

Name / Address
Silverado CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746

		Project		
		Weir Control Structure Repairs (2 sided)		
Description	Qty	U/M	Rate	Total
Addendum to Pond H: After onsite observation it was discovered additional damage has occurred to the spillway. Erosion has caused back side of weir splash pad to settle out of original plan design. CLS will attempt to reset the concrete slab, and address eroded areas in order to increase the longevity of the control structure by attempting to reinforce the weir control structure with Rip Rap and High Strength Geogrid Flexamat Armoring System. **After vegetation has been cleared, CLS will conduct an evaluation to determine if any additional damage has occurred to weir structure. In the event damage has been identified a Change Order will be provided for recommended repair.	1	ea	2,195.02	2,195.02
Approved by:		<i>Estimate Valid for 30 Days.</i> <i>CLS, Inc. Provides Competition Sensitive Pricing.</i> Total		
		\$24,944.74		

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

31



ESTIMATE

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

PROJECT NAME:

Silverado Ranch

SOLitude Contact:

Kevin Wilt

888-480-5253
kevin.wilt@solitudelake.com

LOCATION:

Silverado Ranch Road, Zephyrhills, FL 33541

Estimate Date:

August 20, 2024

Expires On:

October 20, 2024

Grand Total (USD):

\$45,056.00

PRODUCT / SERVICE

- Repair eroded shoreline to create a Bioengineered Living Shoreline to stop future erosion and stabilize the shoreline
- Estimated area to be repaired: 200 linear feet, and 2,400 square feet
- Installation of geotextile erosion repair system (SOX Erosion Solutions™, Filtrex® or similar) anchored into firm ground
 - Includes:
 - Geotextile, technical grade mesh material with rip-stop technology
 - Wooden stakes, diamond braid rope and/or steel anchors as required
- Geotextile mesh system will be filled with sediment dredged from the pond if suitable and/or imported fill as required
- Sod installation INCLUDED once the system is installed

SPECIAL PROJECT / SITE NOTES

- Repair two (2) outfalls 50 feet per side for 100' on each outfall.

CUSTOMER RESPONSIBILITIES

- Customer is responsible for securing and/or cost of any necessary permits
- Marking sprinkler heads, irrigation intakes or other structures, otherwise SOLitude will not be responsible for damages to unmarked equipment or structures
- Identify access points and staging areas for equipment and for fill delivery and storage during the project
- Watering/irrigating new sod, seed or plantings immediately following installation to ensure survival of living shoreline

WARRANTY

- Geotextile material is warranted for five (5) years
- The labor warranty for any manual adjustments needed is for one (1) year
- The warranties do not cover damage to material due to 'acts of God' such as floods, hurricanes or other catastrophic events, vandalism or theft.
- Lack of healthy sod, grass or plant cover due to insufficient watering/irrigation will void the warranties. This is a bioengineered living wall system that must be adequately watered

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ACCEPTANCE OF ESTIMATE

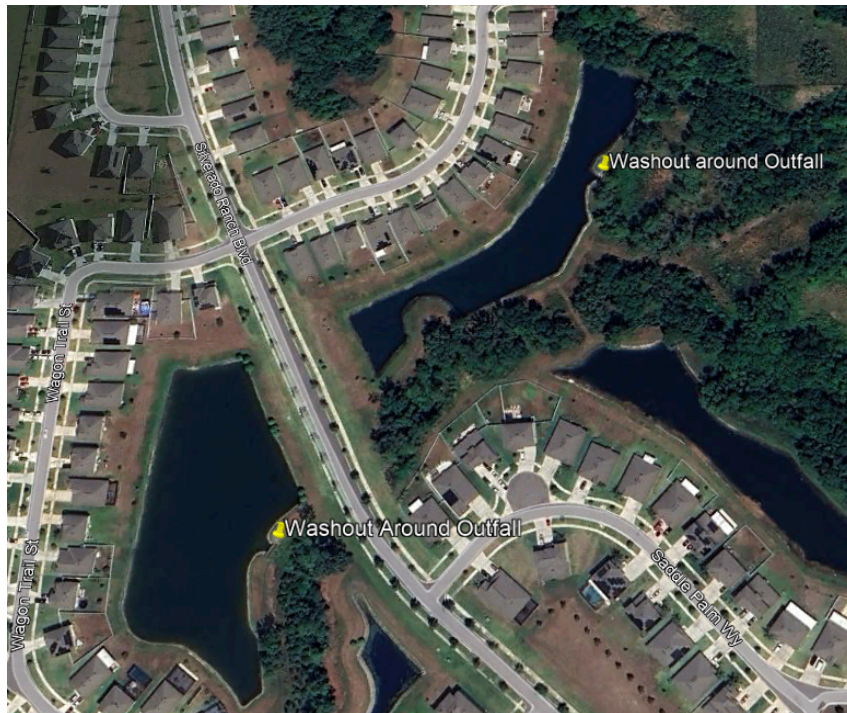
- Customer signature to this non-binding estimate, gives SOLitude's operations team approval to access the property to conduct a site survey to verify site conditions, equipment access and other project logistics.
- Following the operations site survey, a formal contract document will be forwarded for signature. Any adjustments to the project cost will be made prior to submitting the formal contract and will be discussed with the Customer at that time.

Signature

Date

Notes / Terms

This estimate is for the work scope and materials as described above. Modifications, additional or inclusions will be at an additional cost to the customer.



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SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4

Service Report



Work Order 00622142

Work Order 00622142
Number

Created Date 6/27/2024

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist Comments to Customer
Grasses significantly knocked down from last treatment. Grasses dead in sites 3,4,5,6,7,18,19,22. Water levels have risen slightly since last visit. Site in great condition. Thank you

Prepared By

Kenten Emerson

Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Silverado Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	ALGAE CONTROL	
Silverado Ranch Cdd-Lake-ALL		

Service Report



Work Order 00630987

Work Order 00630987
Number

Created Date 7/5/2024

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist
Comments to
Customer

Today, I treated shoreline grasses and algae on ponds 12 and 13. It should start going away in the next couple days. I will do follow-up treatments next visit. Thank you for your business and have a great day!

Prepared By

Clayton Schultz

Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	MONITORING	
Silverado Ranch Cdd-Lake-ALL		

Service Report



Work Order 00655220

Work Order 00655220
Number

Created Date 7/16/2024

Account Silverado Ranch CDD

Contact Jamie Sanchez

Address 6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist Comments to Customer
Today, I treated shoreline grasses and treated algae on ponds 3, 2, 5, and 11. I also took a boat out of pond 10 that has been left there for a few weeks. Water levels are normal on most ponds and low on others.
Thank you for your business and have a great day!

Prepared By Clayton Schultz

Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	MONITORING	
Silverado Ranch Cdd-Lake-ALL		

Service Report



Work Order 00655220

Work Order 00655220
Number

Created Date 7/30/2024

Account Silverado Ranch CDD

Contact Jamie Sanchez

Address 6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist Comments to Customer
Today, I treated shoreline grasses on the remaining ponds. I will be back next visit for follow-up treatments. Water levels are normal, and everything is looking great from past treatments.
Thank you for your business, and have a great day!

Prepared By Clayton Schultz

Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	MONITORING	
Silverado Ranch Cdd-Lake-ALL		

Service Report



Work Order 00689712

Work Order 00689712
Number

Created Date 8/16/2024

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist Comments to Customer
Today, I treated shoreline grasses and treated algae on ponds 5, 11, 9, and 28. Floating weeds were treated on pond 2. I will be back next visit to treat the remaining ponds.
Thank you for your business and have a great day!

Prepared By

Clayton Schultz

Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Silverado Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	ALGAE CONTROL	
Silverado Ranch Cdd-Lake-ALL		

Service Report



Work Order 00689713

Work Order 00689713
Number

Created Date 8/24/2024

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist
Comments to
Customer

Today, I treated shoreline grasses and treated algae on ponds 17, 23, 21, and 20. Light algae was treated on those ponds and should start clearing up in the next couple of days. I also treated floating weeds on pond 23.
Thank you for your business and have a great day!

Prepared By

Clayton Schultz

Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Silverado Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	ALGAE CONTROL	
Silverado Ranch Cdd-Lake-ALL		

Service Report



Work Order 00689713

Work Order 00689713
Number

Created Date 8/27/2024

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist
Comments to
Customer

Today, I treated shoreline grasses and treated algae on ponds 11 and 5. It will take a couple of days for it to clear up.

The path in between ponds 13 and 9 has a large sink hole. This could be dangerous for anyone passing through.

Thank you for your business and have a great day!

Prepared By

Clayton Schultz

Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Silverado Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	ALGAE CONTROL	
Silverado Ranch Cdd-Lake-ALL		

Service Report



Work Order 00694934

Work Order 00694934
Number

Created Date 9/18/2024

Account Silverado Ranch CDD

Contact Jamie Sanchez

Address 6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist Treated sites 12-30 for all nuisance vegetation.
Comments to Customer

Prepared By JASON DIOGO

Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Silverado Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	ALGAE CONTROL	
Silverado Ranch Cdd-Lake-ALL		

Service Report



Work Order	00694935	Account	Silverado Ranch CDD
Work Order	00694935	Contact	Jamie Sanchez
Number		Address	6010 Silverado Ranch Blvd Zephyrhills, FL 33541 United States
Created Date	9/19/2024		

Work Details

Specialist	Good afternoon, sites 1-7 and 9-11 were treated	Prepared By	DON (ALAN) WILSON
Comments to	for algae and shoreline grasses/brush. Water		
Customer	levels are still near the high water line. Please		
	allow 7-14 days for full results. Thank you		
		Specialist State	
		License Number	

Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Silverado Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	ALGAE CONTROL	
Silverado Ranch Cdd-Lake-ALL		

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5A



CLEMENTI ENVIRONMENTAL CONSULTING, LLC

July 3, 2024

Southwest Florida Water Management District
7601 US 301 North
Tampa, FL 33637-6759

**RE: Silverado Mitigation Monitoring Reports
Permit Numbers 43026719.011 and .013
Compliance 411829**

Attention: Kim Dymond, Senior ES

Dear Kim:

Attached are monitoring reports for each of these permits. If you have any questions do not hesitate to contact us.

Sincerely,

Rosanne G. Clementi
President

Enclosures: Monitoring Reports A and B



CLEMENTI ENVIRONMENTAL CONSULTING, LLC

Silverado Wetland Mitigation Monitoring Report
SWFWMD Permit 26719.011
Mitigation Area A
Sections 4 and 5, Township 26 South, and Range 21
June 2024

This permit was used on March 13, 2017, and the as-built certification was issued on April 13, 2018. Evidence of a previous monitoring report has not been found and this may be the first to be established. Planting is presumed to have been conducted shortly after the completion of the as-built certification. A survey conducted in May 2022 found that the original planting could be supplemented, and Clementi Environmental Consulting recommended nuisance species control measures. CEC had additional supplemental planting to reach the permit specifications. An additional survey following the supplemental planting conducted on July 25, 2022, found that mitigation conditions had improved and are meeting the permit criteria. The monitoring event summarized in this report was performed May 30, 2024. Planted tree survivorship is currently above the 85% standard set by the permit, and a high level of natural recruitment of desirable wetland species has led to the total coverage being above 70%.

The overall ecological evaluation of this mitigation area signals a functioning system. The amount of desirable wetland species combined with a controlled hydrology has stabilized the area. The average water depth is about 1 to 2 inches, and water is flowing northeast out of the system into a larger water body. No obvious water quality issues were observed. The cover by nuisance species has decreased to 26%. We will recommend a treatment program to reduce nuisance coverage.

Wildlife usage was observed, and the following species were present: American bittern, red-shouldered hawk, Florida cricket frog, and mosquito fish.

Species List

Herbaceous Species Coverage			
Botanical Name	Common Name	Classification	Coverage
<i>Pontederia cordata</i>	Pickernelweed	Planted	15%
<i>Juncus effusus</i>	Soft rush	Planted	10%
<i>Adropogon virginicus</i> <i>var. glaucus</i>	Chalky Bluestem	Recruited	5%
<i>Eleocharis baldwinii</i>	Slender Spikerush	Recruited	5%
<i>Eleocharis vivipara</i>	Spikerush	Recruited	<5%
<i>Habenaria repens</i>	Water-spider Orchid	Recruited	<5%
<i>Hydrocotyle umbellata</i>	Pennywort	Recruited	5%
<i>Juncus marginatus</i>	Grassleaf Rush	Recruited	<5%
<i>Lachnanthes caroliniana</i>	Carolina Redroot	Recruited	5%
<i>Ludwigia leptocarpa</i>	Anglestem Seedbox	Recruited	5%
<i>Ludwigia octovalvis</i>	Large Seedbox	Recruited	10%
<i>Luziola fluitans</i>	Southern Watergrass	Recruited	<5%
<i>Persicaria hydropiperoides</i>	Swamp Smartweed	Recruited	<5%
<i>Ptilimnium capillaceum</i>	Mock Bishopsweed	Recruited	10%
<i>Rhexia mariana</i>	Meadow-beauty	Recruited	<5%
<i>Solidago sempervirens</i>	Seaside Goldenrod	Recruited	<5%
<i>Woodwardia virginica</i>	Virginia Chainfern	Recruited	<1%
<i>Xyris caroliniana</i>	Carolina Yellow-eyed Grass	Recruited	<5%
<i>Cyperus blepharoleptos</i>	Cuban Bullrush	Nuisance/Exotic	<5%
<i>Hymenachne amplexicaulus</i>	West Indian Marsh Grass	Nuisance/Exotic	<5%
<i>Ludwigia peruviana</i>	Primrose Willow	Nuisance/Exotic	25%
<i>Typha</i> sp.	Cattail	N/E	<5%
<i>Urena lobata</i>	Caesar weed	N/E	1%
Bare ground/Open water	No coverage	N/A	5%

PS1 looking SW

Mitigation Area A (5/30/24)



Figure 1. Position 1 viewing southwest into Mitigation Area A.

PS2 looking NE

Mitigation Area A (5/30/24)



Figure 2. Position 2 viewing northeast into Mitigation Area A.



Figure 3. Aerial view showing the locations of positions 1, 2, and 3. Red lines captures Mitigation Area A and B (Permit 26719.011 and 26719.013).



CLEMENTI ENVIRONMENTAL CONSULTING, LLC

Silverado Wetland Mitigation Monitoring Report
SWFWMD Permit 26719.013
Mitigation Area B
Sections 4 and 5, Township 26 South, and Range 21
June 2024

This permit was used on November 13, 2017, and the as-built certification was issued on May 7, 2020. Evidence of a previous monitoring report has not been found and this may be the first to be established. Planting is presumed to have been conducted shortly after the completion of the as-built certification. A survey conducted in May 2022 found that the original planting could be supplemented, and Clementi Environmental Consulting recommended nuisance species control measures. CEC had additional supplemental planting to reach the permit specifications. This report summarizes the results of the vegetation monitoring event conducted May 30, 2024.

The overall ecological evaluation of this mitigation area signals a functioning system. The amount of desirable wetland species combined with a controlled hydrology has stabilized the area. The average water depth is about 3 inches, and water is flowing northeast out of the system into a larger water body. No obvious water quality issues were observed. Cover by desirable wetland vegetation exceeds 85%.

Wildlife usage was observed, and the following species were present: American bittern, Florida cricket frogs, red-shouldered hawk, and mosquito fish.

Species List

Herbaceous Species Coverage			
Botanical Name	Common Name	Classification	Coverage
<i>Pontederia cordata</i>	Pickernelweed	Planted	40%
<i>Juncus effusus</i>	Soft rush	Planted	10%
<i>Apios americana</i>	Groundnut	Recruited	5%
<i>Adropogon virginicus</i> <i>var. glaucus</i>	Chalky Bluestem	Recruited	5%
<i>Eleocharis baldwinii</i>	Slender Spikerush	Recruited	5%
<i>Eleocharis vivipara</i>	Spikerush	Recruited	5%
<i>Habeneria repens</i>	Water-spider Orchid	Recruited	<5%
<i>Hydrocotyle umbellata</i>	Pennywort	Recruited	<5%
<i>Juncus marginatus</i>	Grassleaf Rush	Recruited	<5%
<i>Lachnanthes</i> <i>caroliniana</i>	Carolina Redroot	Recruited	<5%
<i>Ludwigia leptocarpa</i>	Anglestem Seedbox	Recruited	<5%
<i>Ludwigia octovalvus</i>	Large Seedbox	Recruited	<5%
<i>Luziola fluitans</i>	Southern Watergrass	Recruited	<5%
<i>Persicaria</i> <i>hydropiperoides</i>	Swamp Smartweed	Recruited	<5%
<i>Ptilimnium</i> <i>cappillaceum</i>	Mock Bishopsweed	Recruited	10%
<i>Rhexia mariana</i>	Meadow-beauty	Recruited	<5%
<i>Solidago sempervirens</i>	Seaside Goldenrod	Recruited	<5%
<i>Woodwardia virginica</i>	Virginia Chainfern	Recruited	<5%
<i>Xyris caroliniana</i>	Carolina Yellow-eyed Grass	Recruited	<5%
<i>Cyperus</i> <i>blepharoleptos</i>	Cuban Bullrush	Nuisance/Exotic	5%
<i>Hymenachne</i> <i>amplexicaulus</i>	West Indian Marsh Grass	Nuisance/Exotic	<5%
<i>Ludwigia peruviana</i>	Primrose Willow	Nuisance/Exotic	5%
Bare ground/Open water	No coverage	N/A	<5%

PS2 looking SW

Mitigation Area B (5/30/24)



Figure 1. Position 2 viewing southwest into Mitigation Area B

PS3 looking NE

Mitigation Area B (5/30/24)



Figure 2. Position 3 viewing northeast into Mitigation Area B.



Figure 4. Aerial view showing the locations of positions 1, 2, and 3. Red lines captures Mitigation Area A and B (Permit 26719.011 and 26719.013).

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5B



Date: 08/15/2024
Time: 08:50:31 AM

CUSTOMER TREATMENT REPORT
941-479-7811 • Fax 941-479-7812
www.crosscreekenv.com

Customer Silverado HOA **Technician:** Jim Lafave

Weather Conditions Partly Cloudy **Wind Speed** 0-5 mph

SITE IDENTIFICATION NUMBERS

Waterway Treatment	1																		
Algae																			
Submersed Weeds																			
Grasses & Brush	x																		
Floating Weeds	x																		
Bacteria																			
Blue Dye																			
Trash Pickup																			
Inspection	x																		
Water Level	L																		

Additional Comments

Good morning, Silverado hoa. The wet lands flow structure has failed , presumably from the recent hurricane. This, as you can see, has washed a lot of sediment into the site. The arrowhead and pickerellweed weed are still present along with the cypress trees. I didn't find any new cogon grass growth or old world climbing fern. If you'd like a quote to have this structure to be repaired, please email me at james@crosscreekenv.com. this concludes the August maintenance visit. Thank you for your business with cross Creek environmental!

Photos (1)

Photo



Photos (2)

Photo



Photos (3)

Photo



Photos (4)

Photo



Photos (5)

Photo



Photos (6)

Photo



Photos (7)

Photo



Photos (8)

Photo



Photos (9)

Photo



Photos (10)

Photo**Additional Services:**

Shoreline Restoration
Erosion Control
Lake Maintenance
Invasive Removal
Florida Native Plantings
Wetland Management

Email

rosanne@clementi-ec.com

Office Email

admin@crosscreekenv.com; matt@crosscreekenv.com; fernando@crosscreekenv.com;
gail@crosscreekenv.com; carleigh@crosscreekenv.com; dan@crosscreekenv.com;
tyler@crosscreekenv.com

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SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

6



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors; District Manager

From: Kilinski | Van Wyk PLLC

Date: June 2024

Re: Section 189.0694, *Florida Statutes* (Performance Measures and Standards Reporting)

The purpose of this memorandum is to provide you with additional information regarding new performance measures and standards reporting requirements for special districts. This new requirement was enacted during Florida's 2024 Legislative Session and was originally reported in our legislative newsletters. It has been codified as Section 189.0694, *Florida Statutes*, effective July 1, 2024.

What is required?

The new statute requires special districts (including community development districts) to establish goals and objectives for its programs and activities and performance measures and standards to determine if its goals and objectives have been achieved. The goals, objectives, and performance measures and standards must be established by **October 1, 2024**, or by the end of the first full fiscal year after a District's creation, whichever is later.

The new statute also requires annual reporting each **December 1** (beginning December 1, 2025) on whether the goals and objectives were achieved, which goals or objectives were not achieved, and what measures were used to make the determination.

Are there any mandated goals, objectives, or performance measures/standards?

No. The new statute allows a great deal of flexibility for special districts to adopt the goals, objectives, and performance measures and standards that fit their needs. It is likely that many special districts with similar activities and programs may adopt similar measures, but special districts may also add specialized measures if they wish. Attached is a potential starting point for development of these goals, objectives and performance measures/standards in **Attachment A**. If you have questions about the new legal requirements, please consult your Kilinski | Van Wyk attorney.

Text of the Bill: 189.0694 Special districts; performance measures and standards.

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:

(a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.

(b) Any goals or objectives the district failed to achieve.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Silverado Community Development District
Performance Measures/Standards & Annual Reporting
Form October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of eight board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Operations Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Operations Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Operations Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems as may be required by Indenture.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems as may be required by the District's bond Indenture.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer as may be required by the District's bond Indenture.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Silverado Community Development District

District Manager:_____

Date:_____

Print Name:_____

Silverado Community Development District

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

7

Silverado Community Development District

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

July 11, 2024

Via U.S. Mail and Fed-Ex

All American Lawn & Tree Specialist, LLC
2817 Turkey Creek Road
Plant City, Florida 33566
office@allamericanlawnandtree.com

RE: Silverado CDD – Termination of Pest Control Services

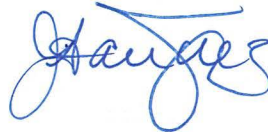
Dear Sir or Ma'am:

I am writing on behalf of the Silverado Community Development District ("District"). After routine audit of the District's contracts and maintenance services, it was discovered that your company has been providing pest control services at the direction of the District's former management company; however, there is not a contract between the District and your company for pest control services.

The District's Board of Supervisors has elected not to enter into a new agreement with your company and requests that your company cease providing any pest control services to the District's facilities. Accordingly, please allow this letter to serve as notice to your company to cease performing pest control services as of the date of this letter.

We appreciate your service to the District and wish you the best in your future endeavors. If you have any questions, please contact our office at (877) 276-0889.

Very truly yours,



Jamie Sanchez
Wrathell, Hunt and Associates, LLC
District Manager

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2024**

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2024**

	General Fund	Debt Service Fund Series 2016A-1	Debt Service Fund Series 2017A-1	Debt Service Fund Series 2018A-1	Debt Service Fund Series 2018A-2	Capital Projects Fund Series 2018A-1	Total Governmental Funds
ASSETS							
Cash	\$ 522,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 522,113
Investments							
Revenue	-	91,320	98,814	129,236	84,511	-	403,881
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	51,067	-	-	51,127
Due from debt service funds	56	-	-	-	-	-	56
Utility deposit	2,908	-	-	-	-	-	2,908
Total assets	<u>\$ 525,077</u>	<u>\$146,740</u>	<u>\$152,139</u>	<u>\$252,378</u>	<u>\$337,149</u>	<u>\$ -</u>	<u>\$ 1,413,483</u>
LIABILITIES							
Liabilities:							
Due to general fund	\$ -	\$ 8	\$ 8	\$ 22	\$ 18	\$ -	\$ 56
Contracts payable	-	-	-	-	-	11,040	11,040
Accrued taxes payable	459	-	-	-	-	-	459
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>10,831</u>	<u>8</u>	<u>8</u>	<u>22</u>	<u>18</u>	<u>11,040</u>	<u>21,927</u>
FUND BALANCES							
Restricted for							
Debt service	-	146,732	152,131	252,356	337,131	-	888,350
Capital projects	-	-	-	-	-	(11,040)	(11,040)
Assigned							
Working capital	227,821	-	-	-	-	-	227,821
Unassigned	286,425	-	-	-	-	-	286,425
Total fund balances	<u>514,246</u>	<u>146,732</u>	<u>152,131</u>	<u>252,356</u>	<u>337,131</u>	<u>(11,040)</u>	<u>1,391,556</u>
Total liabilities and fund balances	<u>\$ 525,077</u>	<u>\$146,740</u>	<u>\$152,139</u>	<u>\$252,378</u>	<u>\$337,149</u>	<u>\$ -</u>	<u>\$ 1,413,483</u>

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 829,137	\$ 827,178	100%
Miscellaneous	-	350	-	N/A
Total revenues	-	829,487	827,178	100%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	2,153	10,765	12,918	83%
Management consulting services	4,000	44,000	48,000	92%
Printing & binding	42	458	500	92%
Telephone	17	183	200	92%
Other current charges	31	567	500	113%
Auditing services	-	3,400	3,450	99%
Postage	-	118	500	24%
Insurance	-	7,006	6,586	106%
Regulatory and permit fees	-	175	175	100%
Legal advertising	170	882	1,500	59%
Engineering	-	12,412	20,000	62%
Legal	420	20,395	25,000	82%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	-	20	720	3%
Debt administration				
Dissemination agent	250	2,750	3,000	92%
DSF accounting	458	5,042	5,500	92%
Trustee fees	12,661	16,917	16,080	105%
Arbitrage rebate calculation	500	500	3,000	17%
Total professional & administrative	20,702	126,295	148,544	85%

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2024

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	11,760	82,817	110,500	75%
Electricity (irrigation & pond pumps)	110	2,877	4,134	70%
Landscaping maintenance	19,159	213,182	205,192	104%
Landscape replenishment	-	-	20,000	0%
Palms & tree trimming	-	-	15,000	0%
Irrigation maintenance	-	772	25,000	3%
Pond maintenance	2,803	30,828	38,000	81%
Bush hog mowing	-	-	6,300	0%
Fertilizer & mulch	-	5,572	18,000	31%
Property insurance	-	22,746	21,416	106%
Solid waste disposal	14	205	540	38%
Comprehensive field tech services	-	13,860	15,120	92%
Field ops accounting	500	5,500	6,000	92%
Pet waste removal	-	2,170	2,700	80%
Signage	423	593	-	N/A
Wetland maintenance	1,200	6,000	8,200	73%
Storm readiness	-	-	5,000	0%
Miscellaneous field operations	1,427	9,394	-	N/A
Amenity center				
Pool service contract	1,250	13,650	20,240	67%
Pool maintenance & repairs	6,480	9,150	8,500	108%
Pool resurfacing	-	-	20,000	0%
Pool Furniture	-	-	12,000	0%
Pool permit	-	280	275	102%
Flood insurance	-	-	4,200	0%
Cleaning & maintenance	1,000	16,000	16,000	100%
Internet	160	1,710	1,500	114%
Electricity	999	10,975	12,197	90%
Water	1,230	5,964	6,672	89%
Pest control	110	2,190	1,440	152%
Camera monitoring	189	2,079	3,600	58%
Refuse service	-	-	1,000	0%
Landscape maintenance - infill	-	-	5,000	0%
Contingency	-	3,335	25,000	13%
Miscellaneous repairs & maintenance	3,544	9,766	10,000	98%
Total field operations	<u>52,358</u>	<u>471,615</u>	<u>648,726</u>	73%
Other fees & charges				
Property appraiser	-	150	175	86%
Tax collector	-	16,565	17,233	96%
Total other fees & charges	<u>-</u>	<u>16,715</u>	<u>17,408</u>	96%
Total expenditures	<u>73,060</u>	<u>614,625</u>	<u>814,678</u>	75%
Excess/(deficiency) of revenues over/(under) expenditures	(73,060)	214,862	12,500	
Fund balances - beginning	<u>587,306</u>	<u>299,384</u>	<u>230,360</u>	
Fund balance - ending				
Assigned				
Working capital	227,821	227,821	227,821	
Unassigned	286,425	286,425	15,039	
Fund balances - ending	<u>\$ 514,246</u>	<u>\$ 514,246</u>	<u>\$ 242,860</u>	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016A-1 BONDS
FOR THE PERIOD ENDED AUGUST 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 57,922	\$ 57,784	100%
Interest	607	6,580	-	N/A
Total revenues	607	64,502	57,784	112%
EXPENDITURES				
Debt service				
Interest	-	41,310	41,610	99%
Principal	-	13,000	13,000	100%
Total debt service	-	54,310	54,610	99%
Other fees & charges				
Tax collector	-	1,157	1,204	96%
Total other fees and charges	-	1,157	1,204	96%
Total expenditures	-	55,467	55,814	99%
Excess/(deficiency) of revenues over/(under) expenditures	607	9,035	1,970	
Fund balances - beginning	146,125	137,697	133,639	
Fund balances - ending	\$ 146,732	\$ 146,732	\$ 135,609	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017A-1 BONDS
FOR THE PERIOD ENDED AUGUST 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 54,589	\$ 54,460	100%
Interest	629	6,794	-	N/A
Total revenues	629	61,383	54,460	113%
EXPENDITURES				
Debt service				
Interest	-	36,925	36,925	100%
Principal	-	15,000	15,000	100%
Total debt service	-	51,925	51,925	100%
Other fees & charges				
Tax collector	-	1,091	1,135	96%
Total other fees and charges	-	1,091	1,135	96%
Total expenditures	-	53,016	53,060	100%
Excess/(deficiency) of revenues over/(under) expenditures	629	8,367	1,400	
Fund balances - beginning	151,502	143,764	139,799	
Fund balances - ending	\$ 152,131	\$ 152,131	\$ 141,199	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018A-1 BONDS
FOR THE PERIOD ENDED AUGUST 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 147,566	\$ 147,217	100%
Interest	975	9,272	-	N/A
Total revenues	975	156,838	147,217	107%
EXPENDITURES				
Debt service				
Interest	-	103,525	103,525	100%
Principal	-	35,000	35,000	100%
Total debt service	-	138,525	138,525	100%
Other fees & charges				
Tax collector	-	2,948	3,067	96%
Total other fees and charges	-	2,948	3,067	96%
Total expenditures	-	141,473	141,592	100%
Excess/(deficiency) of revenues over/(under) expenditures	975	15,365	5,625	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	51,067	-	N/A
Total other financing sources	-	51,067	-	N/A
Net change in fund balances	975	66,432	-	
Fund balances - beginning	251,381	185,924	180,528	
Fund balances - ending	<u>\$ 252,356</u>	<u>\$ 252,356</u>	<u>\$ 186,153</u>	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018A-2 BONDS
FOR THE PERIOD ENDED AUGUST 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 115,901	\$ 115,623	100%
Interest	1,394	15,746	-	N/A
Total revenues	<u>1,394</u>	<u>131,647</u>	<u>115,623</u>	114%
EXPENDITURES				
Debt service				
Interest	-	85,525	85,525	100%
Principal	-	25,000	25,000	100%
Total debt service	<u>-</u>	<u>110,525</u>	<u>110,525</u>	100%
Other fees & charges				
Tax collector	-	2,316	2,409	96%
Total other fees and charges	<u>-</u>	<u>2,316</u>	<u>2,409</u>	96%
Total expenditures	<u>-</u>	<u>112,841</u>	<u>112,934</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,394	18,806	2,689	
Fund balances - beginning	<u>335,737</u>	<u>318,325</u>	<u>309,928</u>	
Fund balances - ending	<u>\$ 337,131</u>	<u>\$ 337,131</u>	<u>\$ 312,617</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018 A-1 BONDS
FOR THE PERIOD ENDED AUGUST 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 2,276
Total revenues	<u>-</u>	<u>2,276</u>
EXPENDITURES		
Capital outlay	11,040	22,080
Total expenditures	<u>11,040</u>	<u>22,080</u>
Excess/(deficiency) of revenues over/(under) expenditures	(11,040)	(19,804)
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(51,067)
Total other financing sources/(uses)	<u>-</u>	<u>(51,067)</u>
Net change in fund balances	(11,040)	(70,871)
Fund balances - beginning	-	59,831
Fund balances - ending	<u>\$ (11,040)</u>	<u>\$ (11,040)</u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT

**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**

213 ○ **QUORUM CHECK**

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

215

216 **ELEVENTH ORDER OF BUSINESS****Public Comments**

217

218 No members of the public spoke.

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

223 **Mr. Ozorowsky left the call at 8:00 p.m.**224 ▪ **District Counsel: Kilinski | Van Wyk - Ethics Training – Sunshine Law**225 **This item, previously Item 10A, was presented out of order.**

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

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

241

242 **TWELFTH ORDER OF BUSINESS****Adjournment**

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244 **On MOTION by Mr. Smith and seconded by Mr. Gonzalez, with all in favor, the**
245 **meeting adjourned at 8:59 p.m.**

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251 _____
Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Remote Only Access Workshop via Zoom on August 1, 2024 at 6:00 p.m.

Present via Zoom were:

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

Also present via Zoom:

Cindy Cerbone	District Manager
Meredith Hammock	District Counsel
Angie Lynch	Breeze Management (Breeze)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 6:03 p.m.

All Supervisors were present via Zoom.

Ms. Cerbone stated that the primary purpose of this workshop is to conduct an Ethics Training Session for the Board Members. No actions will be taken during this workshop.

Ms. Lynch provided a Field Operations update and responded to Board Member comments and questions. The Board asked for more information to be provided on the irrigation control/controller repair/replacement for the August regular meeting.

Ms. Lynch reported the following:

- Patching was completed. Paver repairs are being completed and should be completed tomorrow.
- An e-blast will be sent notifying residents of when the pool will re-open.
- Regarding the swings and alligators, the signs were installed, and the “No Parking” signs were ordered and should arrive and be installed by the end of the weekend.
- Regarding street sign repairs, most signs were repaired this week and the rest should be completed by the end of the week.

➤ The pillars were installed and painted and a proposal will be submitted to paint the roof the same color as the monument.

➤ Regarding additional parking at the Amenity Center, the District Engineer will call in at the August 22, 2024 meeting to discuss this.

➤ Proposals for the commercial-grade swings will be presented at the August 22, 2024 meeting.

➤ The permanent holiday lighting options will be presented at the August 22, 2024 meeting.

➤ The mailbox covering work commenced; she will inspect it.

Ms. Hammock stated that she and Jamie went through all the CDD's records that they had access to regarding fences on CDD property that are leaning and are in disrepair. They were unable to find any bill of sale or documentation that would have conveyed that property, meaning the fence, to the CDD. So, at this point, it is an improvement located on the CDD's property. The Board can consider this and take action at the August meeting. It appears that the fences were installed by the Developer but were not properly conveyed to the CDD.

A Board Member asked if the swings were supposed to be removed. He noted that someone put a grill in the CDD common area; Ms. Lynch was asked to have it removed but it has not been removed yet. Ms. Lynch stated that the grill will be hauled away and, regarding the swings, they will be removed soon.

Ms. Hammock reminded the Board that no action can be taken at a workshop. Discussion ensued regarding Juniper's quality of service, a recent Juniper proposal, taking into consideration the impact of frequently changing vendors, requiring Juniper to include more detail in their proposals, etc.

A Landscaping discussion item will be included on the next agenda.

SECOND ORDER OF BUSINESS

Ethics Training

The ethics training session commenced at approximately 6:22 p.m.

AUDIO WAS NOT AVAILABLE FOR THE REMAINDER OF THE WORKSHOP

Ms. Hammock conducted the Ethics Training Session.

THIRD ORDER OF BUSINESS

Public Comments: non agenda items

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73 **FOURTH ORDER OF BUSINESS**

Supervisors' Requests

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76 **FIFTH ORDER OF BUSINESS**

Adjournment

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78 The workshop adjourned at 8:03 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES C

DRAFT

**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.

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

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

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123 This item was deferred.

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125 **FIFTH ORDER OF BUSINESS**Update: Clementi Environmental
Consulting, LLC

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128 A. Mitigation Monitoring Reports

129 B. Customer Treatment Report

130 These items were deferred.

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132 **SIXTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget

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135 This item was presented following the Second Order of Business.

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137 **SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2024-10,
Making a Determination of Benefit and

138

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

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

214 These items were deferred.

215

216 **FOURTEENTH ORDER OF BUSINESS****Board Member Comments**

217

218 There were no Board Member comments.

219

220 **FIFTEENTH ORDER OF BUSINESS****Staff Reports**

221

222 **A. District Counsel: Kilinski | Van Wyk**

- 223
- **Sample Towing Policy**

224 **B. District Engineer: Stantec**225 **C. Operations Manager: Breeze Home**

- 226
- **Safety Culture**

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

228 Items A through D were deferred.

- 229
- **803 Registered Voters in District as of April 15, 2024**

- 230
- **NEXT MEETING DATE: September 26, 2024 at 6:00 PM**

- 231
- **QUORUM CHECK**

232

233 **SIXTEENTH ORDER OF BUSINESS****Public Comments**

234

235 There were no public comments.

236

237 **SEVENTEENTH ORDER OF BUSINESS****Adjournment**

238

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

241

242

243

244

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

245

246

247

248

249

250

251 _____
Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
A

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on _____, at a duly noticed public meeting, the Board of Supervisors of the Silverado Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles from areas that are not designated for parking.

SECTION 2. DEFINITIONS.

- A. *Abandoned Vehicle.* Any Vehicle that is not operational or has not been moved for a period of two (2) weeks.
- B. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- C. *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- D. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- E. *Parked.* A Vehicle, Vessel, Trailer, or Recreational Vehicle left unattended by its owner or user.
- F. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- G. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a Designated Parking Area is a Tow-Away Zone.**
- H. *Trailer.* An unpowered vehicle towed by another.
- I. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall

be interpreted so as to include Commercial Vehicle(s), Vessel(s), Trailer(s), and Recreational Vessel(s).

- J. *Vessel*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District roadways except where indicated. **Any Vehicle parked on District property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Trailers, and Recreational Vehicles, as set forth in Section 5 herein (“**Tow-Away Zone**”). In addition, any Vehicle which is Parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed.

SECTION 5. EXCEPTIONS.

- A. **ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, Trailers, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at the owner’s expense.
- B. **ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be Parked on District property at any time and are subject to towing at the owner’s expense.
- C. **PARKING DURING AMENITY HOURS.** Vehicles may Park in the Designated Parking Areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight Parking is permitted at the amenity facilities.
- D. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company Vehicles in order to facilitate District business. All Vehicles so authorized must be identified by a parking pass issued by the District.
- E. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors may Park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District property in

the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas, if any, or the Tow-Away Zone, and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels, Trailers, and Recreational Vehicles for the removal of such unauthorized Vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any Vehicle Parked in a Tow-Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles and in accordance with Florida law and with the Policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Commercial Vehicles, Vessels, Trailers, or Recreational Vehicles may be Parked on District property pursuant to this Policy, provided, however, that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles, Commercial Vehicles, Vessels, Trailers, or Recreational Vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of this Policy in such areas.

EXHIBIT A – Designated Parking Areas (highlighted areas)

Effective date: _____

EXHIBIT A
Designated Parking Areas

[Insert Map]

SAMPLE

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
B

FIELD REPORT

PROJECT NAME: Silverado CDD
PROJECT NUMBER: 215612588
COUNTY: Hillsborough County
OBSERVATION DATE(s): September 13, 2024
RECORDED BY: Tyson Waag, P.E.

Description of weather over period covered:

Mid 80s, Sunny with some clouds in the sky

Activities:

Tyson Waag, P.E. with Stantec arrived on site to meet with Jeremy Griffin, owner/operator with Consolidated Land Services (CLS), to observe the damage to the washed-out control structures at Pond H and Pond J and to discuss the repair proposals. First arriving at Pond J, it was observed that the damage to the spillway had worsened with more soil erosion resulting in the back side of the weir splash pad slumping out of its original position. A discussion concluded that there would need to be an addendum to the proposal to address the newly found damage to the spillway and increased erosion. The intentions of CLS are to reset the concrete slab, address the eroded areas, and increase the longevity of the control structure by reinforcing the inlet and outlet with riprap. Second arriving at Pond H, it was observed that the erosion around the spillway had worsened, but no extra damage to the control structure was observed. The vegetation around the control structure was a bit overgrown, so that will need to be confirmed during the repair process. A discussion concluded that there would need to be an addendum to the proposal to address the increased erosion. The intentions of CLS are to address the eroded areas and increase the longevity of the control structure by reinforcing the inlet and outlet with riprap. The repairs to each of the control structures at Pond H and J are necessary. It was observed that one of the outer banks at the outlet of the dual 60" storm pipes had eroded a bit and should be considered for repair as well. This appeared to have occurred due to the failure of the control structure at Pond H. Please see included photos in the gallery below.

Contractors, subcontractors, and county officials:

Jeremy Griffin, Owner/Operator for Consolidated Land Services, Inc.

Equipment on-site: N/A

Materials on-site: N/A

Required actions and issues observed at inspection:

At this time, the sitting District Engineer, Tyson Waag, P.E., recommends:

1. That CLS, Inc. provides an addendum to each of their proposals to be reviewed by the District Engineer, District Manager, and Board members.
2. The Silverado District Manager and Board members consider each of the proposals during the next board meeting on Thursday, September 26, 2024.
3. That the District Engineer attends the September 26 board meeting in-person to discuss the boards options for repair.

Photo 1- Displays the washed-out control structure at Pond J. The ditch paving on the back side of the weir has slumped due to increased erosion.



Photo 2 – Closer view of the erosion on the NE bank.

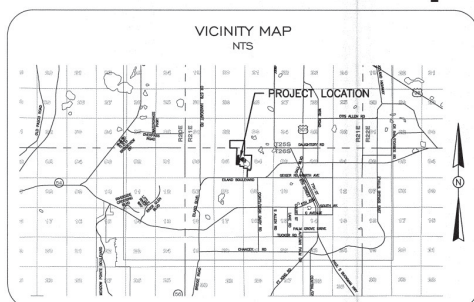


Photo 3 – Displays the washed-out control structure at Pond H. The structure was observed to be intact, but due to the overgrowth that will need to be determined during the repair.

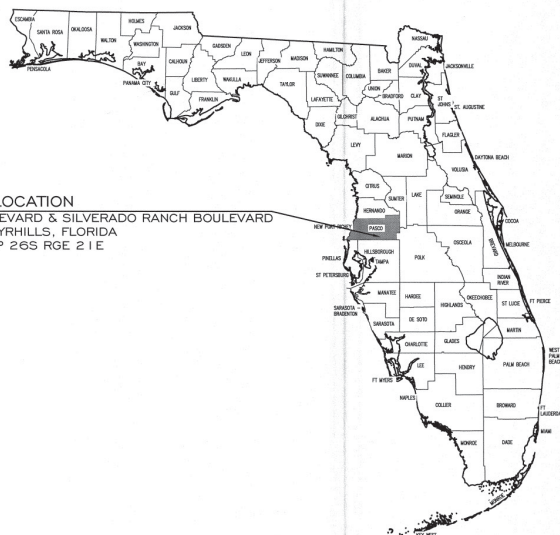


Photo 4 – Displays erosion and sediment deposits on the downstream end of the dual 60" storm water pipes that run under Silverado Ranch Blvd. The erosion appears to be from when the control structure at Pond H failed.





DRAWING INDEX	
1	COVER SHEET
2,3	GENERAL CONSTRUCTION NOTES
4	TYPICAL ROADWAY SECTIONS AND DETAILS
5	AERIAL SITE PLAN
6	EXISTING SITE CONDITIONS
7	MASTER DRAINAGE PLAN
8-11	GRADING AND DRAINAGE PLAN
12, 13	CROSS SECTIONS
14	STORM STRUCTURE DATA AND DETAILS
15	CONTROL STRUCTURE DETAILS
16-18	DRAINAGE DETAILS
19	WATER AND SANITARY SEWER MASTER PLAN
20-26	ROADWAY PLAN AND PROFILES
27, 28	WATER SYSTEM DETAILS
29, 30	SANITARY SEWER SYSTEM DETAILS
31	SIDEWALK AND SIGNING & PYMT. MARKING PLAN
32-34	STREET TREE PLAN
35	TREE REMOVAL AND REPLACEMENT PLAN
1	PRE-DEVELOPMENT DRAINAGE AREA MAP
2	OVERALL POST-DEVELOPMENT DRAINAGE AREA MAP
3	POST-DEVELOPMENT DRAINAGE AREA MAP
1	CONSTRUCTION SURFACE WATER MANAGEMENT PLAN
E1	WETLAND MITIGATION PLAN



ENGINEER/SURVEYOR
HAMILTON ENGINEERING & SURVEYING, INC.
3409 W. LEMON STREET
TAMPA, FLORIDA 33609
(813) 250-3535
(813) 250-3636 (FAX)

OWNER/DEVELOPER
DUNE FL LAND I SUB, LLC
2502 NORTH ROCKY POINT DRIVE
SUITE 1050
TAMPA, FLORIDA 33607
PH: (813) 288-8078

REQUIRED PERMITS	SUBMITTED	PERMIT GRANTED	PERMIT NUMBER	EXPIRATION
S.W.F.W.M.D.				
ENVIRONMENTAL RESOURCE PERMIT				
COUNTY - HILLSBOROUGH				
CONSTRUCTION PLAN APPROVAL				
F.D.E.P.				
WATER DISTRIBUTION				
WASTEWATER COLLECTION/TRANSMISSION				
STORMWATER N.O.I.				

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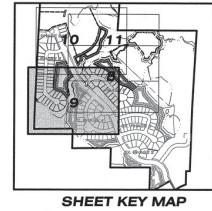
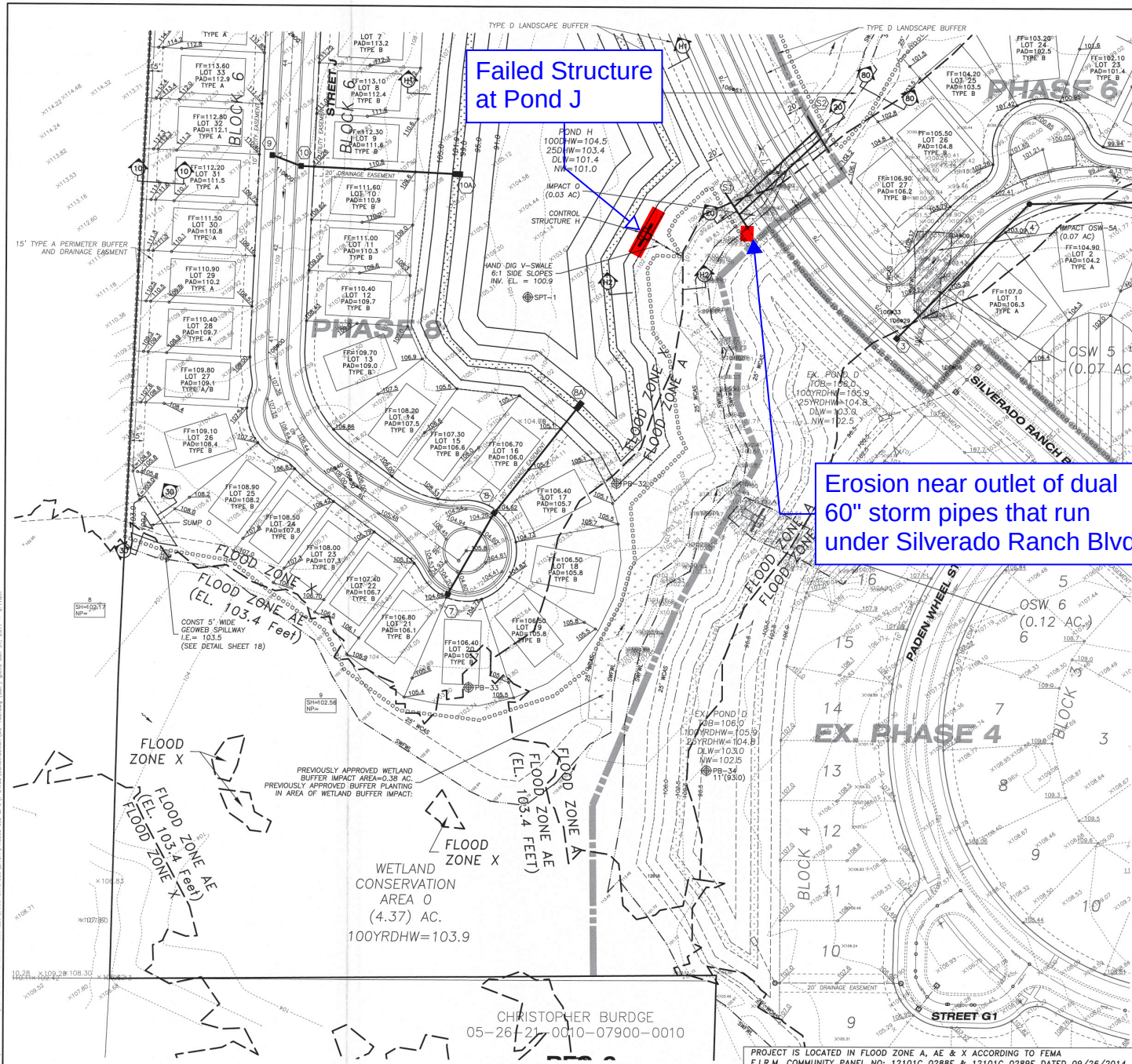
This item has been electronically signed and sealed by Heather Wertz, PE using a Digital Signature

Printed copies of this document are not always considered signed and sealed and the signature must be verified on any electronic copies.

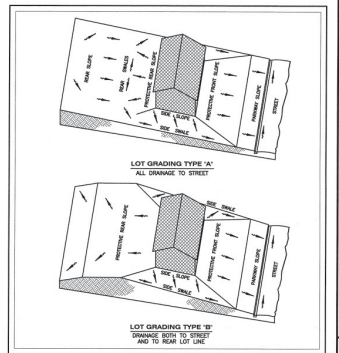
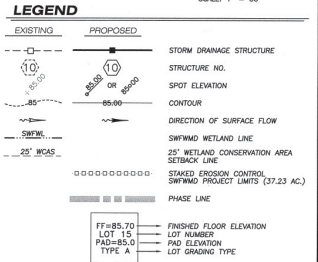
2017.01.31
15:44:12 -05'00'



\\j\2501 To 3000\02872 Dune FL Land I Sub LLC\0009 Silverado\ENOR\Phases 6,8 & 9\1 DWGs\Construction\CG-102.dwg (GDP) glens Jan 31, 2017 - 9:11am



SHEET KEY MAP



NEIGHBORHOOD GRADING PLAN NOTES:

1. PAVED GRADES SHOWN ARE MINIMUM GRADES. ELEVATIONS OF ADJOINING EXISTING DRIVEWAYS, SIDEWALKS, AND CURBS SHALL BE MAINTAINED. THE LEAVING LOTS WHICH ARE HIGHER IN THEIR NATURAL STATE, THE ADJACENT PROPERTY SHOULD CONSIDER THE ELEVATION OF THE DRIVEWAY, SIDEWALK, OR CURB TO GRADING ACTIVITIES WHEN THESE CONDITIONS EXIST.
2. PAVED ELEVATIONS DENOTE FINISH GRADES GRADING AT PERMITTER OF BUILDING. 0.2 TO 0.7 FEET ABOVE FINISH GRADES FOR FLOOD ELEVATION.
3. LOTS REQUIRING MORE THAN TWO FEET OF FILL REQUIRE PROCESSING PER FWA DATA SHEET NO. 79-0. IF FWA FINANCING IS TO BE PROVIDED, THE PERMITTEE WILL BE REQUIRED TO OBTAIN A FILL CONTROL PERMIT FROM THE AGENCY OF FWA REQUIRED TESTING.
4. EXISTING AUTOMATED DRIVEWAYS SHALL BE MAINTAINED SMALL TIE AREA BEYOND THE EROSION CONTROL LINE UNLESS SPECIFICALLY SHOWN ON EXISTING CONSTRUCTION DOCUMENTS.
5. SIDE SLOPES SHALL BE CONSTRUCTED SIMILARLY WITH HOUSE CONSTRUCTION, DURING THE SITE GRADING OPERATION, THE CONTRACTOR SHALL MAINTAIN THE SIDE YARD SLOPE ELEVATION NO LOWER THAN 0.2 FT. BELOW THE ADJOINING HOUSE PAVED GRADES.
6. FOR TYPE "A" LOT GRADING RECEIVING RUNOFF FROM ADJUTING TYPE "D" LOT GRADING, THE SIDE YARD SLOPE SHALL BE MAINTAINED AT LEAST 0.2 FT. BELOW THE ADJOINING HOUSE PAVED GRADES.
7. FOR TYPE "B" LOT GRADING ADJUTING TYPE "A" LOT GRADING, ALL REAR LOTS, ALL RUNOFF SHALL BE DIRECTED TO SIDE YARD SLOPES.
8. FOR TYPE "C" LOT GRADING, ADJUTING DRIVEWAY FACILITIES, THE BUILDER SHALL MAKE EVERY EFFORT TO DIRECT TO THE SIDE YARD RUNOFF TO THE STREET OR DRAINAGE OR UNLESS OTHERWISE DIRECTED BY THE ELEVATION OF RECORD.
9. MINIMUM SIDE YARD SLOPE SHALL BE 1.0%.
10. UTILITIES AND ATTENDANT EQUIPMENT SHALL BE LOCATED NO LESS THAN THE BASE-FLOOD ELEVATION PLUS SIX (6) INCHES.

HAMILTON
ENGINEERING & SURVEYING INC.

3408 W. LEWIS STREET
SANTA FE, 33050

TEL (407) 260-3838
FAX (407) 260-3838
TOLL FREE (800) 260-3838

LB #7013 CA #6474

**SILVERADO RANCH SUBDIVISION PHASES 6, 8 & 9A
ELAND BOULEVARD & SILVERADO RANCH BOULEVARD
CITY OF ZEPHYRHILLS, FLORIDA**

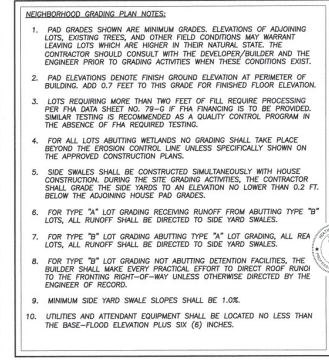
[illegible]

PROJECT IS LOCATED IN FLOOD ZONE A, AE & X ACCORDING TO FEMA
F.I.R.M. COMMUNITY PANEL NO: 12101C 0288F & 12101C 0289F DATED 09/26/2014

ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), CONVERSION FROM NAVD88 TO NGVD29 = +0.86 FEET

[illegible]

ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), CONVERSION FROM NAVD88 TO NGVD29 = +0.86 FEET



SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C



Silverado

Angie Lynch

Complete

Score	67 / 103 (65.05%)	Flagged items	1	Actions	1
-------	-------------------	---------------	---	---------	---

Jul 23, 2024 10:53 AM EDT

Prepared by

Angie Lynch

Ponds

1 flagged, 1 action, 21 / 33 (63.64%)

Ponds 1

1 flagged, 1 action, 1 / 3 (33.33%)

Ponds

Poor

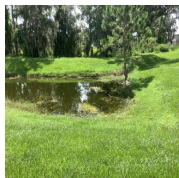


Photo 1



Photo 2

To do | Assignee: Angie Lynch | Priority: Low | Due: Jul 30, 2024 11:19 AM EDT | Created by: Angie Lynch

Pond maintenance

Contact Pond Company

Pond Location

Behind Stable Will

Ponds 2

2 / 3 (66.67%)

Ponds

Fair



Photo 3

Pond Location

South side of amenity Center

Ponds 3

2 / 3 (66.67%)

Ponds

Fair



Photo 4



Photo 5



Photo 6

Pond Location

Across from amenity center

Ponds 4

2 / 3 (66.67%)

Ponds

Fair



Photo 7



Photo 8



Photo 9

Pond Location

North side of amenity center

Ponds 5

2 / 3 (66.67%)

Ponds

Fair



Photo 10



Photo 11

Pond Location

Cobble Bliss

Ponds 6

2 / 3 (66.67%)

Ponds

Fair



Photo 12



Photo 13

Pond Location

South of Paden Wheel

Ponds 7

2 / 3 (66.67%)

Ponds

Fair



Photo 14



Photo 15



Photo 16

Pond Location

Between Saddle Palm and Wagon Trail east side of Silverado

Ponds 8

2 / 3 (66.67%)

Ponds

Fair



Photo 17



Photo 18

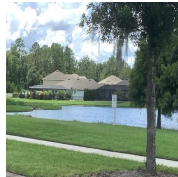


Photo 19

Pond Location

West side of Silverado south of Wagon Trail

Ponds 9

2 / 3 (66.67%)

Ponds

Fair



Photo 20



Photo 21

Pond Location

Corner Silverado and Rider

Ponds 10

2 / 3 (66.67%)

Ponds

Fair



Photo 22



Photo 23



Photo 24

Pond Location

Corner Silverado and Stella Vast

Ponds 11

2 / 3 (66.67%)

Ponds

Fair



Photo 25



Photo 26



Photo 27

Pond Location

Morse Willow

Landscaping

24 / 36 (66.67%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair



Photo 28



Photo 29

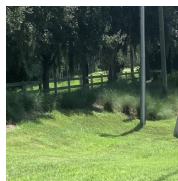


Photo 30



Photo 31

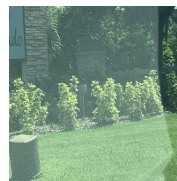


Photo 32

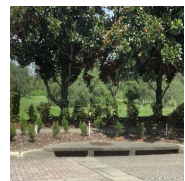


Photo 33



Photo 34

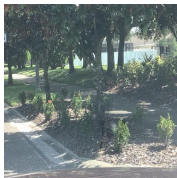


Photo 35

Landscaping Location

Main Entrance

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair

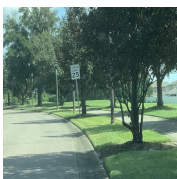


Photo 36



Photo 37

Landscaping Location

Silverado Blvd



Photo 38



Photo 39



Photo 40

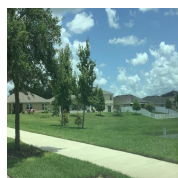


Photo 41

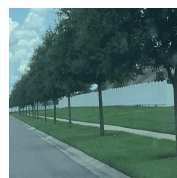


Photo 42

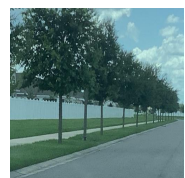


Photo 43

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50

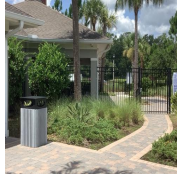


Photo 51

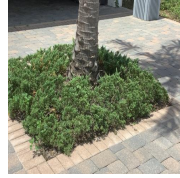


Photo 52

Landscaping Location

Inside Amenity Center

Landscaping 4

2 / 3 (66.67%)

Landscaping

Fair



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57

Landscaping Location

Outside Amenity Center

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair



Photo 58



Photo 59

Landscaping Location

Cobble Bliss island

Landscaping 6

2 / 3 (66.67%)

Landscaping

Fair



Photo 60



Photo 61



Photo 62

Landscaping Location

Carriage Pine island

Landscaping 7

2 / 3 (66.67%)

Landscaping

Fair



Photo 63



Photo 64

Landscaping Location

Saddle Palm island

Landscaping 8

2 / 3 (66.67%)

Landscaping

Fair



Photo 65



Photo 66

Landscaping Location

Ezra Loft island

Landscaping 9

2 / 3 (66.67%)

Landscaping

Fair

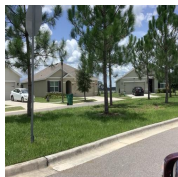


Photo 67



Photo 68

Landscaping Location

Stella Vast island

Landscaping 10

2 / 3 (66.67%)

Landscaping

Fair



Photo 69



Photo 70



Photo 71

Landscaping Location

Morse Willow island

Landscaping 11

2 / 3 (66.67%)

Landscaping

Fair



Photo 72



Photo 73

Landscaping Location

Wagon Trail island

Landscaping 12

2 / 3 (66.67%)

Landscaping

Fair



Photo 74



Photo 75

Landscaping Location

Tree area on Silverado

Mailbox

Fair



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80

Mailbox Location

Amenity Center

Streetlights

Working



Photo 81



Photo 82

Streetlights Location

Throughout community Duke Energy

Entrance Monument - Main

Fair



Photo 83



Photo 84

Gates - Main

Good



Photo 85



Photo 86

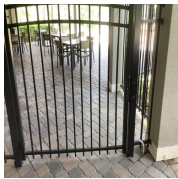


Photo 87

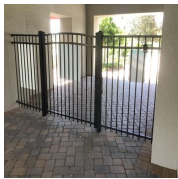


Photo 88

Sidewalks

Fair



Photo 89



Photo 90

Sidewalks Location

Throughout community

Common Area Fence

Roads

Fair



Photo 91

Roads Location

Throughout community

Amenities

10 / 15 (66.67%)

Amenities 1

10 / 15 (66.67%)

Clubhouse

Fair

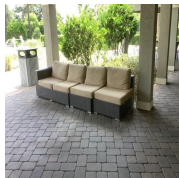


Photo 92



Photo 93



Photo 94



Photo 95



Photo 96

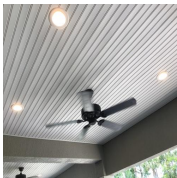


Photo 97



Photo 98

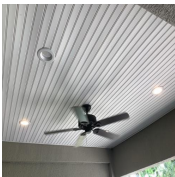


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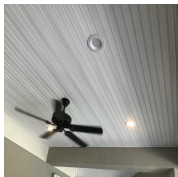


Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112

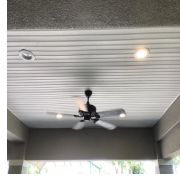


Photo 113



Photo 114

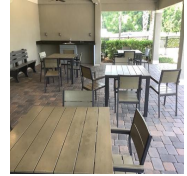


Photo 115

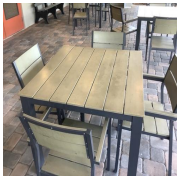


Photo 116



Photo 117



Photo 118



Photo 119

Clubhouse Restrooms

Fair

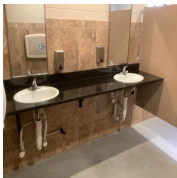


Photo 120

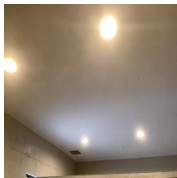


Photo 121

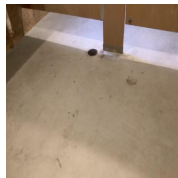


Photo 122

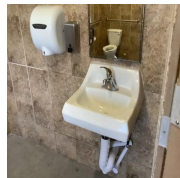


Photo 123



Photo 124



Photo 125

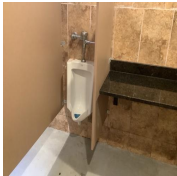


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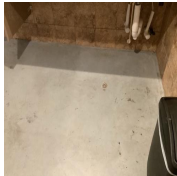


Photo 127

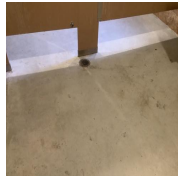


Photo 128



Photo 129

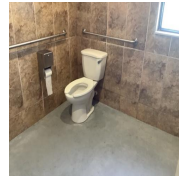


Photo 130

Pool

Fair



Photo 131

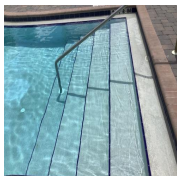


Photo 132

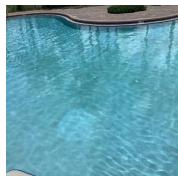


Photo 133

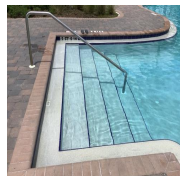


Photo 134



Photo 135



Photo 136



Photo 137

Tot Lot

Fair



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143

WiFi Speeds at Clubhouse

Working

Dog Park

Fair



Photo 144



Photo 145



Photo 146

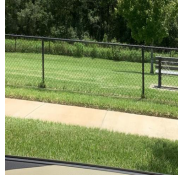


Photo 147

Sign Off

Ange L. L.

Jul 23, 2024 2:35 PM EDT

Flagged items & Actions

1 flagged, 1 action

Flagged items

1 flagged, 1 action

Page 1: Initial questions / Ponds / Ponds 1

Ponds

Poor

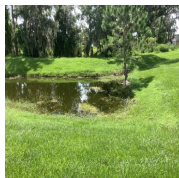


Photo 1



Photo 2

To do | Assignee: Angie Lynch | Priority: Low | Due: Jul 30, 2024 11:19 AM EDT | Created by: Angie Lynch

Pond maintenance

Contact Pond Company

Other actions

0 actions

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86

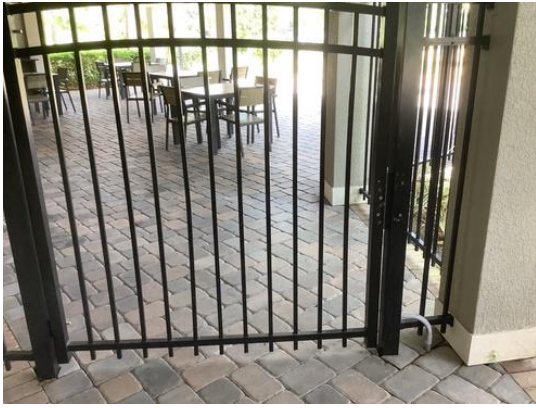


Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121

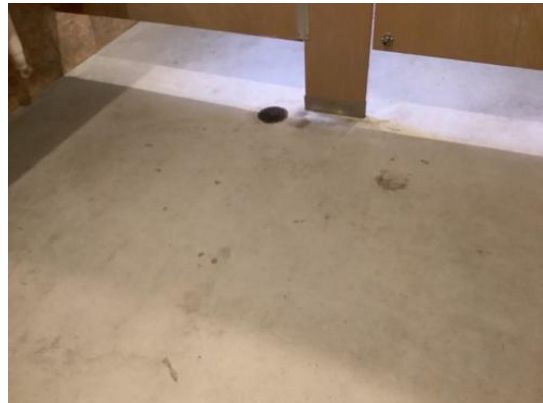


Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147



Silverado

Angie Lynch

Complete

Score

73 / 109 (66.97%)

Flagged items

0

Actions

0

Sep 18, 2024 12:41 PM EDT

Prepared by

Angie Lynch

Ponds

30 / 45 (66.67%)

Ponds 1

2 / 3 (66.67%)

Ponds

Fair



Photo 1

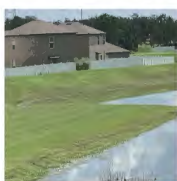


Photo 2

Pond Location

South side of amenity center

Ponds 2

2 / 3 (66.67%)

Ponds

Fair

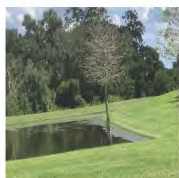


Photo 3



Photo 4

Pond Location

North side of amenity center

Ponds 3

2 / 3 (66.67%)

Ponds

Fair



Photo 5



Photo 6

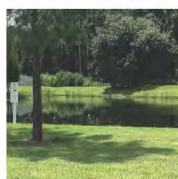


Photo 7

Pond Location

Across from amenity center

Ponds 4

2 / 3 (66.67%)

Ponds

Fair



Photo 8



Photo 9

Pond Location

Cobble Bliss

Ponds 5

2 / 3 (66.67%)

Ponds

Fair



Photo 10



Photo 11

Pond Location

Across from Carriage Pine

Ponds 6

2 / 3 (66.67%)

Ponds

Fair

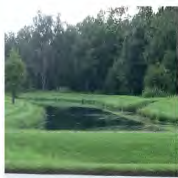


Photo 12

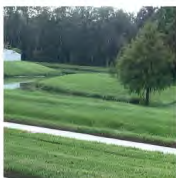


Photo 13

Pond Location

Across from Saddle Palm

Ponds 7

2 / 3 (66.67%)

Ponds

Fair



Photo 14



Photo 15



Photo 16

Pond Location

Southeast of Wagon Trail

Ponds 8

2 / 3 (66.67%)

Ponds

Fair



Photo 17



Photo 18



Photo 19

Pond Location

Southwest of Wagon Trail

Ponds 9

2 / 3 (66.67%)

Ponds

Fair



Photo 20



Photo 21

Pond Location

Corner of Silverado Ranch and
Rider Way

Ponds 10

2 / 3 (66.67%)

Ponds

Fair



Photo 22



Photo 23

Pond Location

South of Steer Blade

Ponds 11

2 / 3 (66.67%)

Ponds

Fair



Photo 24



Photo 25



Photo 26

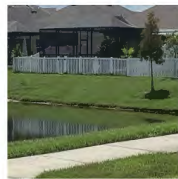


Photo 27



Photo 28

Pond Location

Corner Silverado Ranch and Stella
Vast

Ponds 12

2 / 3 (66.67%)

Ponds

Fair

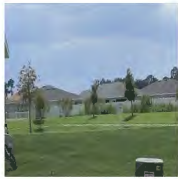


Photo 29

Pond Location

Behind Burma Reed

Ponds 13

2 / 3 (66.67%)

Ponds

Fair



Photo 30



Photo 31



Photo 32

Pond Location

Behind Morse Willow

Ponds 14

2 / 3 (66.67%)

Ponds

Fair



Photo 33

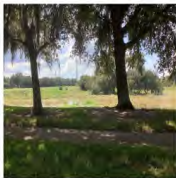


Photo 34



Photo 35

Pond Location

West side of entrance

Ponds 15

2 / 3 (66.67%)

Ponds

Fair



Photo 36



Photo 37

Pond Location

East side of entrance

Landscaping

20 / 30 (66.67%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44

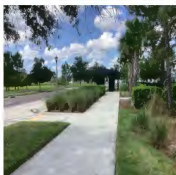


Photo 45



Photo 46

Landscaping Location

Amenity center

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair



Photo 47



Photo 48

Landscaping Location

Cobble Bliss island

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair



Photo 49



Photo 50

Landscaping Location

Carriage Pine Island

Landscaping 4

2 / 3 (66.67%)

Landscaping

Fair



Photo 51



Photo 52

Landscaping Location

Saddle Palm Island

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair



Photo 53



Photo 54

Landscaping Location

Stella Vast island

Landscaping 6

2 / 3 (66.67%)

Landscaping

Fair



Photo 55



Photo 56

Landscaping Location

Morse Willow island

Landscaping 7

2 / 3 (66.67%)

Landscaping

Fair



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66

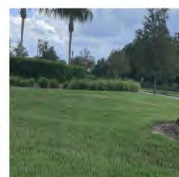


Photo 67



Photo 68



Photo 69

Landscaping Location

Silverado Ranch Blvd

Landscaping 8

2 / 3 (66.67%)

Landscaping

Fair



Photo 70



Photo 71

Landscaping Location

Ezra Loft island

Landscaping 9

2 / 3 (66.67%)

Landscaping

Fair



Photo 72

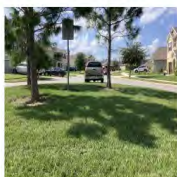


Photo 73

Landscaping Location

Wagon Trail island

Landscaping 10

2 / 3 (66.67%)

Landscaping

Fair



Photo 74



Photo 75



Photo 76



Photo 77

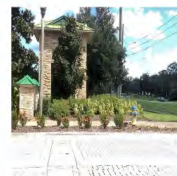


Photo 78



Photo 79

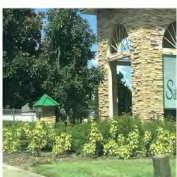


Photo 80



Photo 81



Photo 82

Landscaping Location

Front entrance

Mailbox

Fair



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88

Mailbox Location

Amenity Center

Streetlights

Working



Photo 89



Photo 90



Photo 91

Streetlights Location

Throughout community - Duke Energy

Entrance Monument - Main

Fair



Photo 92



Photo 93

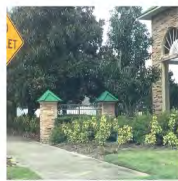


Photo 94



Photo 95

Gates - Main

Fair

Only gates are at the amenity center

Sidewalks

Fair

Sidewalks Location

Throughout community



Photo 96



Photo 97



Photo 98

Common Area Fence

Fair

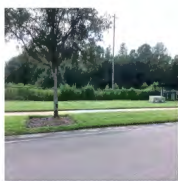


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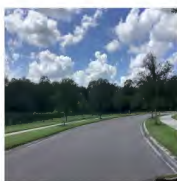


Photo 100

Dog park



Photo 101

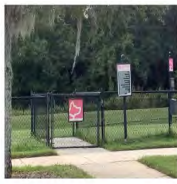


Photo 102



Photo 103

Roads

Fair



Photo 104



Photo 105

Roads Location

Throughout community



Photo 106



Photo 107

Amenities

10 / 15 (66.67%)

Amenities 1

10 / 15 (66.67%)

Clubhouse

Fair



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113

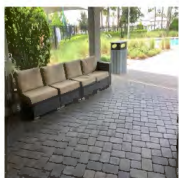


Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119

Clubhouse Restrooms

Fair



Photo 120

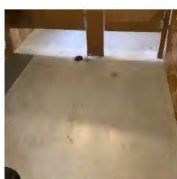


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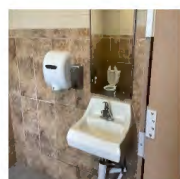


Photo 122



Photo 123

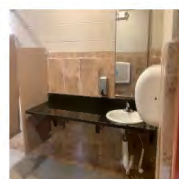


Photo 124



Photo 125



Photo 126



Photo 127



Photo 128

Pool

Fair



Photo 129

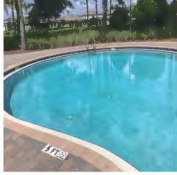


Photo 130

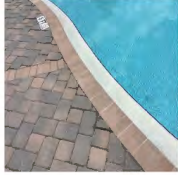


Photo 131



Photo 132



Photo 133



Photo 134

Tot Lot

Fair



Photo 135



Photo 136



Photo 137

WiFi Speeds at Clubhouse

Working

Dog Park

Fair

Sign Off

Ange Lynch

Sep 18, 2024 3:49 PM EDT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124

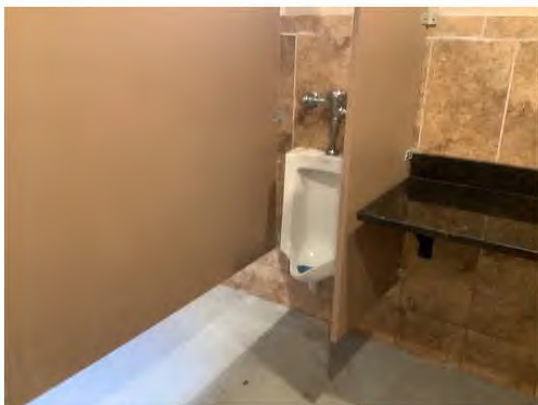


Photo 125



Photo 126



Photo 127



Photo 128

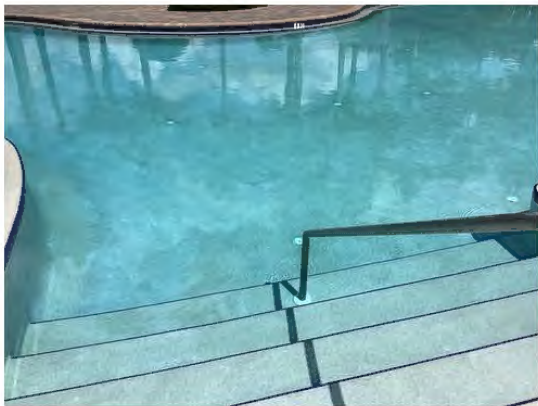


Photo 129



Photo 130

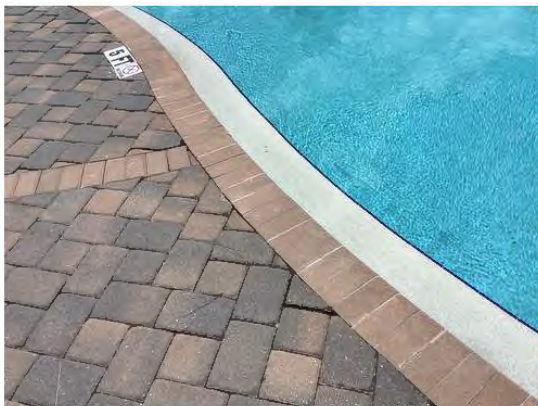


Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

SILVERADO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542</i>		
<i>¹The Genesis Center, 38112 15th Ave., Zephyrhills, Florida 33542</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2024	Regular Meeting	5:00 PM
November 18, 2024	Regular Meeting	5:00 PM
December 16, 2024	Regular Meeting	5:00 PM
February 17, 2025	Regular Meeting	5:00 PM
March 17, 2025	Regular Meeting	5:00 PM
April 21, 2025	Regular Meeting	5:00 PM
May 19, 2025	Regular Meeting	5:00 PM
June 16, 2025 ¹	Regular Meeting	5:00 PM
July 21, 2025	Regular Meeting	5:00 PM
August 18, 2025	Regular Meeting	5:00 PM
September 15, 2025 ¹	Regular Meeting	5:00 PM