

**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 October 21, 2024 at 5:00 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
Tyson Waag	District Engineer
Angie Lynch	Breeze Management (Breeze)
Chad Pridgen	Juniper
Nelson Arce	Resident
Michelle Valle	Resident
Alan Fuller	Resident
Migdalia Grande	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:05 p.m.

Supervisors Chamoff, Smith, Gonzalez and Alexander were present at roll call. Supervisor Ozorowsky attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Sanchez explained the protocols for public comments.

No members the public spoke.

- **Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

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

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-01, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-01, and noted the Rules of Procedure.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Public Hearing was opened.
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Resident Alan Fuller relayed a complaint from his neighbors that individuals are trespassing and fishing in the ponds behind the homes despite the “No Fishing” signage. He stated area residents are wondering how the signage will be enforced and why it has not been enforced.

Resident Michelle Valle stated that she and her neighbors have similar issues. She reported that some residents turned a pond area near her home into a personal dog park and open the doors to their houses and allow the dogs to go into the ponds.

Ms. Hammock noted that the public hearing is for the district’s Rules of Procedure, which are the operating rules for how Board meetings are run and how public bids are procured; whereas, the ponds and no fishing rules are addressed in the Amenity Policy.

A Board Member stated, regarding the ponds and fishing, the CDD and HOA do not have any level of enforcement authority and suggested residents call the Zephyrhills Police Department to report trespassers and individuals violating the posted “No Fishing” sign.

Discussion ensued regarding why there is not a “No Trespassing” sign in the area in question, the stormwater ponds, the Amenity Rules, how best to report trespassers and enforcement options.

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, the Public Hearing was closed.
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On MOTION by Mr. Gonzalez and seconded by Mr. Alexander, with all in favor, Resolution 2025-01, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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

- **Consolidated Land Services, Inc.**

This item, previously Item 3H, was presented out of order.

- I. Estimate #00000253 [Weir Control Structure Repairs]**

This item was deferred.

- II. Estimate #00000254 [Weir Control Structure Repairs (2 Sided)]**

- **Field Report Site Visit**

This item, previously part of Item 12B, was presented out of order.

Mr. Waag presented the Stantec Field Report of recent site visits and discussed the pertinent data, including pond erosion, failed control structures, required actions and the issues observed during inspection.

Ms. Hammock stated, on September 12, 2024, she received an email from the St. Johns River Water Management District (SJRWMD) indicating that Ponds C, F, G, H have issues that need to be remedied. On September 13, 2024, she received an Ordinance Citation from the City of Zephyrhills for the failure of two retention pond structures on a specific parcel. An arraignment will be held on December 13, 2024 to address this and Staff will represent the CDD. A Notice of Repair for Ponds J and Q was drafted for the Board to authorize so that the violation with the City can be addressed. Similarly, Staff will enter into agreements for control structure repairs in response to the SJRWMD citation.

Discussion ensued regarding the poor construction of the control structures, lifespan of the structures, if the Developer is responsible for the failed control structures, the two ponds with the most severe control structure issues, funding sources for the repair work and whether the contractor, Consolidated Land Services (CLS), offers a warranty.

Mr. Waag recommended repairing the control structures at Ponds J and H first. He presented CLS Estimate #254 for two-sided control structure repairs.

On MOTION by Mr. Alexander and seconded by Mr. Gonzalez, with all in favor, Estimate #00000254, for Ponds J and H Weir Control Structure Repairs 2 Sided, in the amount of \$27,648.58, was approved.

Mr. Ozorowsky temporarily left the call.

Ms. Sanchez summarized that the Board authorized District Counsel to coordinate with the District Engineer, behind the scenes, regarding the rest of the ponds and Ms. Hammock will work with Management's office to see if any of the construction funds from 2018 can be utilized to fund the proposal that was just approved. Additionally, Ms. Sanchez will ask CLS how long they are willing to extend their prices while Staff conducts further investigations on the pond bank erosion.

III. Estimate #00000264 [Weir Repair - Pond G & C]

This item was deferred.

Ms. Lynch distributed photographs of 45869 Moss Willow Court and reported that she was recently contacted by the homeowner regarding what the homeowner believes is a sinkhole forming on the edge of the property line and CDD property. Mr. Waag will inspect the property and report his findings at the next meeting.

Regarding changing parking from parallel to a slight angle at the amenity center, Mr. Waag stated the City of Zephyrhills requires the parking stall lanes to be 20' long; whereas, the City of Tampa requirement is 17'. This change can only be achieved if adjustments are made to the sidewalk and a nearby pond, which would be very costly. Regarding if there is a way to use the space currently allocated and still apply for additional parking spaces and if anything can be done without changing the angles, Mr. Waag stated that he will investigate it and provide answers at a future meeting.

Referencing a previously-distributed handout, Mr. Pridgen, of Juniper Landscaping (Juniper), presented a proposal for Hurricane Milton storm cleanup.

Discussion ensued regarding revising the proposal for storm cleanup, tree removal and replacement, the number of trees that must be braced, stump removal and the City of Zephyrhills tree requirements.

Ms. Sanchez read the following comments from Mr. Ozorowsky regarding the Juniper contract, as follows:

- He would like the current Juniper contract to be reviewed to better understand what is being covered under the contract and if the contract can be re-written.
- He thinks certain trees were cut unnecessarily and others could have been raised instead.
- He thinks the Hurricane charges should only be charged for emergency items and items such as branch pickups, etc., should be under regular maintenance. He does not see anything emergent requiring them to rush out and oversaturate the hurricane budget.

Discussion ensued regarding the need to revise the Juniper proposal, a previously approved \$5,000 emergency fund, an \$18,000 hurricane cleanup proposal that was emailed to Management, a lump sum proposal, a storm cleanup readiness plan, 18 trees that need to be staked, a funding source and establishing a not-to-exceed amount for storm cleanup.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, authorizing Hurricane Milton storm cleanup work, in a not-to-exceed amount of \$6,500, was approved.

Ms. Sanchez emailed the storm cleanup motion to Juniper, along with a note advising them to change the \$55 unit price for storm cleanup labor and to lower the total amount from \$8,600 to \$6,250.

In response to a Board Member's request, Ms. Hammock read a description of the function of the Board Chair, as outlined on Pages 3 and 4 of the Rules of Procedure, Rule 1.1, Subsection 2 (a).

Mr. Alexander opined that the Chair not only represents the other Board Members but the community at large and that the current Chair is often unavailable to approve CDD expenditures.

Mr. Alexander motioned to remove Mr. Ozorowsky as Chair and nominated Mr. Chamoff as Chair.

No other nominations were made and there was no opposition to the removal of Mr. Ozorowsky as Chair.

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, the removal of Mr. Ozorowsky as Chair and the appointment of Mr. Chamoff as Chair, were approved.

Ms. Hammock suggested a motion to adjust the slate of officers, appointing Mr. Ozorowsky as an Assistant Secretary.

On MOTION by Mr. Gonzalez and seconded by Mr. Smith, with all in favor, the adjusting the slate of officers to designate Mr. Chamoff as Chair and Mr. Ozorowsky as an Assistant Chair, with the remainder of the Board unchanged, was approved.

Ms. Lynch presented and the Board considered the following:

A. Juniper Landscaping of Florida, LLC Proposal No. 269810 [Oak Tree Playground Area \$1,819.67]

This item will be removed from future agendas.

B. Breeze Estimate Number SCDD080824 [Solar Lights for Mailbox Area]

This item will be removed from future agendas.

C. Florida Brothers Maintenance & Repair, LLC Estimates

I. No. 1341 [Paint Remaining (2) Lower Perimeter Tin Entrance Caps at Entrance]

This item will be removed from future agendas.

II. No. 1344 [Install 4 LED Motion Light Detectors]

On MOTION by Mr. Gonzalez and seconded by Mr. Alexander, with all in favor, Florida Brothers Estimate #1344 to install 4 LED motion light detectors, in the amount of \$551.80, was approved.

D. Kompan Sales Proposal Quotes

I. No. SP138629-1 [Rope Nest \$2,777.60]

II. No. SP138629-2 [Swing \$12,724.00]

These items will be removed from future agendas.

E. **Playground King Commercial Playground Quote [Commercial Swingset]**

This item will be removed from future agendas.

F. **Commercial Grade Swings**

This item will be removed from future agendas.

G. **Blue Wave Lighting Track Lighting Proposal [\$7,495.00]**

This item will be removed from future agendas.

H. **Consolidated Land Services, Inc.**

I. Estimate #00000253 [Weir Control Structure Repairs]

II Estimate #00000254 [Weir Control Structure Repairs (2 Sided)]

III. Estimate #00000264 [Weir Repair – Pond G & C]

These items were considered earlier in the meeting.

I. **SOLitude Lake Management, LLC Estimate [Shoreline Restoration Repair]**

This item will be removed from future agendas.

FOURTH ORDER OF BUSINESS

Update: SOLitude Lake Management, LLC Service Reports

Ms. Sanchez presented the SOLitude Lake Management, LLC Service Reports.

Discussion ensued regarding the Service Reports, SOLitude proposals, CLS lake management services, revising the SOLitude agreement and engaging a new lake management contractor.

Ms. Lynch will obtain at least three pond bank maintenance proposals and present them at the next meeting.

FIFTH ORDER OF BUSINESS

Update: Clementi Environmental Consulting, LLC

Ms. Sanchez presented the following reports:

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

The Board and Staff discussed the reports.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

This item was presented following the Second Order of Business.

SEVENTH ORDER OF BUSINESS

Memorandum: Section 189.0694, Florida Statutes [Performance Measures and Standards Reporting & Sample Goals]

- **Consideration of Goals and Objectives Reporting**

Ms. Hammock presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Smith and seconded by Mr. Alexander, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.
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EIGHTH ORDER OF BUSINESS

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

Ms. Sanchez presented the Termination of Pest Control Services.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Termination of the Pest Control Services contract with All American Lawn and Tree Specialist, LLC, was ratified.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of August 31, 2024**

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

TENTH ORDER OF BUSINESS**Approval of Minutes**

- A. June 27, 2024 Regular Meeting Minutes**
- B. August 1, 2024 Remote Only Workshop via Zoom Minutes**
- C. August 22, 2024 Public Hearing and Regular Meeting**

The following change will be made to the August 22, 2024 Minutes:

Lines 8 and 16: Delete “via Zoom”

On MOTION by Mr. Smith and seconded by Mr. Alexander, with all in favor, the June 27, 2024 Regular Meeting Minutes and the August 1, 2024 Remote Only Workshop via Zoom Minutes, as presented, and the August 22, 2024 Public Hearing and Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS**Board Member Comments**

Ms. Sanchez stated she previously forwarded an email to the Board regarding two residents who were observed fishing in the ponds. The Board could direct District Counsel to draft and send a warning letter to those individuals advising them to not fish in the ponds.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, authorizing District Counsel to draft and send warning letters to the two residents who were caught violating the “No Fishing” policy, was approved.

Asked about disciplinary action that can be imposed, Ms. Hammock stated that the Board could revoke residents' amenity privileges.

Ms. Hammock reviewed the Rules regarding a 30-day suspension of amenity privileges, repeat offenders, damage to CDD property and the CDD's lack of enforcement authority.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

- **Sample Towing Policy**

Ms. Hammock recalled Board interest in potentially instituting a towing policy on CDD property. She presented a sample towing policy that is in place in other districts similar to Silverado.

Discussion ensued regarding how to address overnight parking, parking on grass, commercial vehicles, street parking and where to install "No Parking" signage.

This item will be removed from future agendas.

B. District Engineer: Stantec

- **Field Report Site Visit**

This item was presented during the Third Order of Business.

C. Operations Manager: Breeze Home

- **Safety Culture**

The Safety Culture report was included for informational purposes.

Discussion ensued regarding the deductible for replacement of the damaged playground covering, how much was budgeted for pool furniture in Fiscal Year 2024 and pool furniture quotes.

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

Ms. Sanchez stated the Board can recess today's meeting and continue it to October 29, 2024, with the same agenda.

It was agreed that there is no need to continue the meeting.

- **NEXT MEETING DATE: November 18, 2024 at 5:00 PM**

- **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS**Public Comments**

Resident Migdalia Grande stated a tree fell near her home. She referred to the guidelines and by-laws that were distributed about removal responsibilities and asked for clarification of who is responsible for tree removal. She inquired about the budget for Christmas lights.

Ms. Hammock stated questions regarding HOA Declarations should be directed to the HOA, not the CDD. Ms. Sanchez stated the Christmas lighting budget is \$5,500.

A resident asked about obtaining bids for another landscaper, angled parking and the towing policy.

Discussion ensued regarding revising the Juniper contract, permitting, the high costs of moving the sidewalk and adjusting a pond, residents who park on the grass near the amenity center, installing bike racks and street parking.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the meeting adjourned at 7:56 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair