

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

November 18, 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

November 11, 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 November 18, 2024 at 5:00 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. Acceptance of Resignation of Michael Ozorowsky [Seat 1]; *Term Expires November 2026*
4. Consider Appointment of Qualified Elector to Fill Term of Seat 1
 - Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Office
5. Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of Proposals/Quotes/Estimates
 - A. Consolidated Land Services, Inc.
 - I. Estimate #00000253 [Weir Control Structure Repairs]
 - II. Estimate #00000264 [Weir Repair - Pond G & C]

- III. Estimate #00000265 [Pond Q & F]
- IV. Estimate #00000271 [Pond J]
- B. American Illuminations & Décor Estimate #362 [Premium Permanent RGB Track Lighting]
- C. RedTree Landscape Systems [Large Oak Tree Pruning Proposal]
- D. Clementi Environmental Consulting, LLC Proposal for Repair of Mitigation Areas A and B
- E. REP Services, Inc. Proposal No. 15552.05 [Labor to Feed New Cable into Shade Fabric and Re-Install Shade Structure]
- 7. Update: SOLitude Lake Management, LLC Service Reports
- 8. Acceptance of Unaudited Financial Statements as of September 30, 2024
- 9. Approval of October 21, 2024 Public Hearing and Regular Meeting Minutes
- 10. Board Member Comments
 - A. Juniper Discussion
- 11. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk*
 - 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: December 16, 2024 at 5:00 PM

○ QUORUM CHECK

SEAT 1		☐ 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

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NOTICE OF TENDER OF RESIGNATION

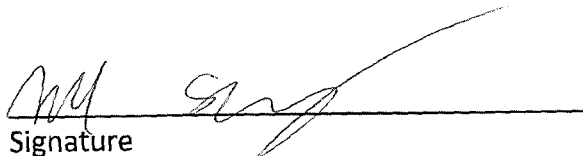
To: Board of Supervisors
Silverado Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Michael Ozorowsky
Printed Name

Date: 11/14/2024
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Silverado Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ personally presented at a duly noticed meeting of the Board of Supervisors, ☐ scanned and electronically transmitted to gillyardd@whhassociates.com or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.


Signature

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Silverado Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SILVERADO COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective November 18, 2024:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of November 18, 2024:

Michael Ozorowsky Assistant Secretary

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Jamie Sanchez is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 18th day of November, 2024.

ATTEST:

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6A1

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

6A11

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
10/4/2024	00000264

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

Project				
Pond G & C - Weir Repair				
Description	Qty	U/M	Rate	Total
Pond G - One (1) side of the Control Structure Repair Located near Saddle Palm way: 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 repairing existing Control Structure in order to install High Strength Geogrid Flexamat Armoring system along Southside going upstream and downstream and use existing concrete bags at each end, and then excavate materials and vegetation obstructing structure to restore proper water flow to one side 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. Environmental clearing up to 25' along the downstream side of structure in order to re-establish proper waterflow. *CLS is not responsible for Control Structure if opposite side fails. Recommend repairing both sides in order to mitigate further damage. If customer wants to repair both sides, change order will be provided. **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	1	ea	11,993.21	11,993.21
Approved by:		<i>Estimate Valid for 30 Days.</i> <i>CLS, Inc. Provides Competition Sensitive Pricing.</i>		

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
10/4/2024	00000264

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

Project				
Pond G & C - Weir Repair				
Description	Qty	U/M	Rate	Total
identified and pre-approved by CDD and/or Homeowner. 1. Mobilize 2. Repair 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. Environmental clearing up to 25' (Recommended) 7. Re-vegetate with Sod 8. De-mobilize				
Pond C - One (1) side of the Control Structure Repair Located near Paden Wheel St.: 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 repairing existing Control Structure in order to install High Strength Geogrid Flexamat Armoring system along Southside going upstream and downstream and use existing concrete bags at each end, 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	1	ea	9,222.85	9,222.85
Approved by:		Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.		

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
10/4/2024	00000264

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

Project				
Pond G & C- Weir Repair				
Description	Qty	U/M	Rate	Total
completed, area around control structure where erosion occurred will be re-vegetated with sod. *CLS is not responsible for Control Structure if opposite side fails. Recommend repairing both sides in order to mitigate further damage. If customer wants to repair both sides, change order will be provided. **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. Repair 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				
*Prices are subject to emergency repairs				
Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>			
	Total \$21,216.06			

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6AIII



Consolidated Land Services, Inc.

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Estimate

Date	Estimate #
8/6/2024	00000265

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

Project				
Pond Q and F				
Description	Qty	U/M	Rate	Total
Pond Q: Hard Armoring with High Strength Geogrid, Flexamat and Soft Armoring with C350 Turf Reinforcement Mat. CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin grading slopes to pre-existing grade in order to begin installation of High Strength Geogrid, Flexamat (Hard) Armoring System and C350 Turf Reinforcement Mat (Soft) Armoring System with approx. 12" anchor trench. All Point Discharge Spillways will be hard armored with High Strength Geogrid, Flexamat (Hard) Armoring System, with C350 Turf Reinforcement Mat (Soft) Armoring System continuing between Point Discharge Spillways. CLS, Inc. will re-vegetate all slopes with sod. *CLS, Inc. will conduct onsite dewatering plan if necessary. If Dewatering is required, Change Order will be provided. **CLS, Inc. will utilize a track mat system to minimize disturbances to access points and work areas. ***1 year Manufacturing Warranty applies to all products. Warranty does not cover labor or normal wear and tear due to Harsh Florida Weather Conditions or Negligence. 1.Mobilize 2.Grade Slopes 3.Install High Strength Geogrid, Flexamat System and C350 Turf Reinforcement Mat System	1	ea	8,947.28	8,947.28
Approved by:			<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>	
			Total	



Consolidated Land Services, Inc.

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Estimate

Date	Estimate #
8/6/2024	00000265

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

Project				
Pond Q and F				
Description	Qty	U/M	Rate	Total
4.Re-vegetate with Sod 5.De-mobilize Pond F: Hard Armoring with High Strength Geogrid, Flexamat and Soft Armoring with C350 Turf Reinforcement Mat. CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin grading slopes to pre-existing grade in order to begin installation of High Strength Geogrid, Flexamat (Hard) Armoring System and C350 Turf Reinforcement Mat (Soft) Armoring System with approx. 12" anchor trench. All Point Discharge Spillways will be hard armored with High Strength Geogrid, Flexamat (Hard) Armoring System, with C350 Turf Reinforcement Mat (Soft) Armoring System continuing between Point Discharge Spillways. CLS, Inc. will re-vegetate all slopes with sod. In addition to tree removal. *CLS, Inc. will conduct onsite dewatering plan if necessary. If Dewatering is required, Change Order will be provided. **CLS, Inc. will utilize a track mat system to minimize disturbances to access points and work areas. ***1 year Manufacturing Warrenty applies to all products. Warrantent does not cover labor or normal wear and tear due to Harsh Florida Weather Conditions or Negligence. 1. Mobilize 2. Grade Slopes	1	ea	9,507.22	9,507.22
Approved by:		Estimate Valid for 30 Days. CLS, Inc. Provides Competition Senstive Pricing.		
		Total		



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
8/6/2024	00000265

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

Project				
Pond Q and F				
Description	Qty	U/M	Rate	Total
3. Install High Strength Geogrid, Flexamat System and C350 Turf Reinforcement Mat System 4. Remove Tree 5. Re-vegetate with Sod 6. De-mobilize				
Approved by:			<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>	
			Total	\$18,454.50

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6AIV

Estimate

Consolidated Land Services, Inc.

Mailing Address:

P.O. Box 2593

Dade City, FL 33526

Date	Estimate #
11/12/2024	00000271

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

Project				
Pond J - Change Order				
Description	Qty	U/M	Rate	Total
POND J _ BOARD APPROVED ESTIMATE 254: SCOPE BELOW. 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 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	1	ca	0.00	0.00
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 #
11/12/2024	00000271

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

Project				
Pond J - Change Order				
Description	Qty	U/M	Rate	Total
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 Addendum to Pond J: After onsite observation it was discovered additional damage has ocured 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 ocured to weir structure. In the event damage has been identified a Change Order will be provided for recommended repair.				
Approved by:		Estimate Valid for 30 Days. CLS, Inc. Provides Competition Senstive Pricing.		
		Total		

Estimate

Consolidated Land Services, Inc.

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
11/12/2024	00000271

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

Project				
Pond J - Change Order				
Description	Qty	U/M	Rate	Total
POND J - CHANGE ORDER: CLS, Inc. conducted an inspection once vegetaion was cleared from weir structure, and has identified additional damage, which is believed to have been caused from Hurricane Milton. CLS, inc. originally proposed resetting the concrete slabs, but due to the additional damages caused from the recent storm the concrete slabs will need to be completely demo'd, removed, replaced and repoured. CLS, Inc. will use the demo'd concrete by transforming it as Rip Rap and use recycled materials as additional Armoring to reinforce structure.	1	ca	10,145.39	10,145.39
Approved by:			Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.	
			Total	
			\$10,145.39	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6B



American Illuminations

Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

✉ gaby@breezehome.com

ESTIMATE	#362
ESTIMATE DATE	Oct 25, 2024
TOTAL	\$16,695.00

CONTACT US

1560 Jutland Drive
Trinity, FL 34655

☎ (757) 572-3732
✉ william@american-powerwashing.com

ESTIMATE

Services

Premium Permanent RGB Track Lighting w/ 10 year warranty on materials and labor
Total linear feet of materials- 371'

Entrance Monument
Front and Left side of Entrance Monument
Linear feet- 36'

Clubhouse
Center top tier- 3 sides (front, left, and right)
Total linear feet- 75'

Left top tier- 3 sides (front, left, and right)
Total linear feet- 30'

Right top tier- 3 sides (front, left, and right)
Total linear feet- 30'

Lower level roofline- 3 sides (front, left, and right)
Total linear feet- 200'

Services subtotal: \$16,695.00

Subtotal	\$16,695.00
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Total	\$16,695.00
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Package includes all parts, labor, and installation.

Includes 10 year warranty on parts and labor.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6C



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

LARGE OAK TREE PRUNING PROPOSAL
FOR
SILVERADO CDD

Attention: Ms. Angie Lynch – Community Director

November 6, 2024

Target Tree



Assessment Notes

		
<i>Hanging Hazard Limbs</i>	<i>Lateral Limbs Requiring Removal</i>	<i>Piles of Debris</i>

		
<i>Poor Previous Pruning</i>	<i>Hazard Dead Limbs</i>	<i>Previous Rotting</i>
		
<i>Previous Damage Causing CODIT</i>	<i>Rotting at Branch / Bark Ridge</i>	<i>Included Bark</i>

Scope of Work

- Structural crown cleaning to removal all dead and hazard limbs.
- Corrective pruning to rectify previous incorrect pruning cuts causing increased rotting.
- Crowding thinning to lessen weight on competing leads.
- Debris removal, hauling fees and dumping fees.
- All work performed under the direction of a Certified Arborist.

Total Project Cost: \$3,850.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist / TRAQ Arborist
peteluke@redtreelandscape.systems / Cell Phone: (727) 919-3915

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6D



CLEMENTI ENVIRONMENTAL CONSULTING, LLC

November 11, 2024

Silverado CDD
c/o Stantec
777 S Harbour Island Boulevard, Suite 600
Tampa, Florida 33602

**RE: Proposal for Repair of Mitigation Areas A and B
Pasco County, FL**

Attention: Tyson Waag

Dear Tyson:

Thank you for the opportunity to assist you with the repair of the erosion into the mitigation areas. Clementi Environmental Consulting (CEC) offers the following scope of work.

SCOPE OF SERVICE

TASK 1.0 Erosion Repairs

- 1.1 Removal of all vegetation around the weir and erosional area on the west side of the Mitigation Area to gain access.
- 1.2 The erosional area on the west side of the mitigation area will be filled and compacted with imported fill first to gain access to the area.
- 1.3 Approximately 2,500 square feet of eroded material will be removed from the mitigation area, trees within the area will be preserved.
- 1.4 Eroded sediment will be used to fill the eroded area around the weir.
- 1.5 Approximately 15 extra loads of fill will be needed around the weir.
- 1.6 Both sides of the weir will have at least 1'-2' of extra fill added from the existing ground elevations.

- a. Coconut coir turf reinforcement mat will be added around the weir prior to sodding with Bahia Grass.
 - b. The erosional area on the west side of the Mitigation Area will be sodded with Bahia Grass
- 1.7 The portion of the Mitigation Area that had sediment removed will be replanted with a mixture of:
- 2,400 Pickerelweed, Arrowhead and Jointed Spikerush
 - 24-7-gallon cypress trees
- 1.8 Optional addition of Limestone Rip Rap around the weir. This would include replacing the sod with FW404 turf reinforcement mat and Limestone Rip Rap.

Task 2.0 Coordination with SWFWMD

- 2.1 CEC will coordinate communication with SWFWMD to insure they are satisfied with these actions.
- 2.2 CEC will compose an update report following the repairs.
- 2.3 CEC will meet on site with SWFWMD staff.

Responsibilities of the Client

- υ Complete the Project Proposal Acceptance Form.
- υ Provide access to the site
- υ Pay the retainer.

PROPOSED FEES

CEC proposes to complete these tasks for \$54,000.00 with a \$16,000.00 retainer. Optional lime rock will be an additional \$5,000.00. The project will be billed upon the completion of the site inspection with SWFWMD. Any work requested beyond this scope will be billed on a time and materials basis according to the attached fee schedule. This proposal will be valid for only 30 days from receipt.

WORK SCHEDULE

CEC can be ready to begin work on this project within two weeks of authorization to proceed. If you have any questions, please do not hesitate to call.

Sincerely,



Rosanne G. Clementi
Principal

Enclosures: Fee Schedule
Terms and Conditions
CEC Project/Proposal Acceptance Form

CC: cec\proposal\silveradoremediation



CLEMENTI ENVIRONMENTAL CONSULTING, LLC

PROPOSAL/PROJECT ACCEPTANCE FORM

PROJECT INFORMATION:

Client Name Silverado CDD
Project Name Mitigation Areas A and B Repairs
Project Location same
Proposal Date November 11, 2024
Description of Services Erosion Repairs
Lump Sum Fee \$53,000.00 optional Limerock \$5,000.00; \$16,000.00 Retainer

PAYMENT RESPONSIBILITY:

Invoices to be paid by Silverado CDD
Address _____
City/State _____, FL _____ Zip Code _____ Phone(____) _____
Attention _____ Title _____ Fax (____) _____
Email: _____

APPROVAL OF CHARGES:

If the invoices are to be approved by a party other than the party responsible for payment, please fill in the space below.

Firm _____
Address _____
City/State _____ Zip Code _____ Phone _____
Attention _____ Title _____ Fax _____

PROPERTY OWNER IDENTIFICATION (If other than above)

Name _____
Address _____
City/State _____ Zip Code _____ Phone _____
Attention _____ Title _____ Fax _____

LEGAL DESCRIPTION:

SPECIAL INSTRUCTIONS/PAYMENT TERMS:

Net 30 days from invoice date; invoices will be sent every four weeks for continued or extended projects.

PROPOSAL ACCEPTANCE:

The terms and Condition of this Proposal, including the Terms on this page and the General Conditions are attached:

Accepted this _____ day of _____, 20____

Please print or type individual, firm or corporate body name _____

Signature of authorized representative _____

Please print or type of authorized representative and title _____



CLEMENTI ENVIRONMENTAL CONSULTING, LLC

CONFIDENTIAL STANDARD SCHEDULE OF PROFESSIONAL FEES

A. 2024 Fees for Professional Services.

	<u>RATES/\$PER HOUR</u>
Principal	250.00
GIS Technician	85.00
Environmental Auditor	155.00
Proj/Bio/Ecologist	155.00
Project Manager	125.00
Envir. Technician	75.00
Expert Witness	225.00

B. Equipment Rental:

	<u>RATES/\$PER DAY</u>
Dissolved Oxygen Meter	20.00
Global Positioning System Receiver	20.00
Survey Level & Rod	50.00
Remote Camera	100.00
Color Reproductions	1.50/page
ATV	100.00
Jon Boat	50.00
Turbidity Meter	10.00/sample

C. General Terms:

1. Vehicular mileage charged at \$1.00 per mile.
2. Telephone toll charges, mobile phone charges and all out-of-pocket expenses billed at cost plus 15%. Such expenses include travel and subsistence, shipping charges, copying, rental and service (but not normal wear) of project equipment, equipment purchases and subcontractors.

D. Payment Terms:

1. The CLIENT will be billed monthly or upon completion of the project for payment of services rendered through the 15th day and the last day of each month.
2. Term for payment is ten days net. Consideration for extending the term of payment should be requested in advance by the CLIENT.
3. CEC will impose a 1.5% late fee per day on the outstanding balance for overdue payments over 60 days.



CLEMENTI ENVIRONMENTAL CONSULTING, LLC

Terms and Conditions

1. The Agreement

Environmental Service projects are particularly vulnerable to misunderstanding of the obligations and responsibilities of the parties involved. Accordingly, these terms and conditions and the accompanying proposal or agreement and schedules, if any, (the "Companion Documents") constitute the full and complete agreement (the "Agreement") between Clementi Environmental Consulting, LLC (CEC) and the client superseding any and all prior negotiations, correspondence, or agreements either written or oral, and may only be amended, added to, superseded or waived in writing signed by both parties. By accepting the Companion Documents, the client or prospective client shall be deemed to have accepted these terms and conditions as if set forth in full in any of the Companion Documents.

2. Schedule

CEC shall use reasonable best efforts in performing services under this Agreement by mutually agreed upon completion dates. CEC shall not be responsible for any delay due to CEC's inability to gain access to the project site, any defective specifications, change in the scope of work or any act of God, labor dispute, fire, terrorism, inclement weather, act of governmental authority, failure of transportation, accident or any other cause beyond the control of CEC or its subcontractors. In the event of any such delays, CEC's time for completion of the services which are the subject of this Agreement shall be extended accordingly.

3. Reports and Ownership of Materials

With the exception of the CEC report to the client, all documents, including original boring logs, field notes, laboratory test data, calculations and estimates are and remain the property of CEC. All samples obtained by CEC or its sub-contractors pursuant to this agreement may be discarded 30 days after the issuance of the report unless otherwise mutually agreed in writing. The client shall not misquote or otherwise use or refer to the CEC report or work product out of the context of the intent of the report. Client agrees that all reports and other work product furnished to the client and not paid for in full shall be returned to CEC upon demand and shall not be used for design, construction permits or licensing.

4. Client Disclosures

In general, CEC relies on the information provided to it by the client. Specifically, it shall be the duty of the client upon entering into this Agreement to notify CEC of any know or suspected hazardous substances which have or may have been used, stored or disposed of on the project site. "Hazardous substances" shall include, but shall not be limited to, any substance which poses or may pose a present or potential hazard to human health or the environment whether contained in a product, material, by product, waste or sample and whether it exists in a solid liquid, semi-solid or gaseous form. This duty shall also apply to any Hazardous Substance with which CEC may be provided or which exist or may exist on or near any premises upon which services are to be performed by CEC's employees, agents or subcontractors. After entering into this Agreement, disclosure and notification to CEC shall be required immediately upon discovery of any other Hazardous Substances or upon discovery of increased concentrations of previously disclosed substances where the increased concentration makes them hazardous.

All decisions relating to the disposal of Hazardous Substances shall be made solely by the client and CEC shall not select the disposal site nor shall CEC arrange in any other way for the disposal of any Hazardous Substances found on or removed from the work site.

To the extent that the proposal includes subsurface activities (which include, without limitation, soil borings, well installation or test pit excavations) among the services to be performed by CEC, the client shall furnish CEC with diagrams indicating the location and boundaries of the site's subsurface structures (pipes, tanks, cables, sewers, other utilities, etc.) CEC shall not be liable for any damage to any subsurface structures or injury or loss arising from damage to subsurface structures which are not correctly located or not indicated on the diagrams provided.

5. Changes in Scope of Work

The scope of work and the time schedules defined in the proposal are based on the information provide by the client. Change in scope of work is defined as added, deleted, or modified work. If information provided by the client is incomplete or inaccurate, or if site conditions or encountered which materially vary from those indicated by the client, or if client requests CEC to change the original scope of work established by the proposal (which request shall be made in writing), a written amendment to this Agreement equitably adjusting the cost and /or performance time hereunder shall be executed by the client and CEC as soon as practicable. CEC shall have no obligation to perform any added or modified work until such amendment has been execute, and consent to amendments shall not be unreasonable withheld by either party.

6. Standards Environmental Services

THE CLIENT ACKNOWLEDGES THAT CEC HAS MADE NO IMPLIED OR EXPRESS REPRESENTATION, WARRANTY OR CONDITION WITH RESPECT TO THE SERVICES, FINDINGS, RECOMMENDATION OR ADVICE TO BE PROVIDED BY CEC, EXCEPT AS EXPRESSLY SET FORTH BELOW. Services performed by CEC under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the environmental profession who perform similar environmental services and practice contemporaneously under similar conditions in the locality of the project.

CEC DOES NOT PROVIDE LEGAL SERVICES OR OFFER LEGAL ADVICE ON MATTERS OF ENVIRONMENTAL OR OTHER LAW AND DISCLAIMS ALL RESPONSIBILITY OR LIABILITY RELATING TO OR ARISING OUT OF CLIENTS RELIANCE UPON ANY OPINION EXPRESSED BY CEC OR ITS EMPLOYEES IN THE COURSE OF THE PERFORMANCE OF ITS SERVICES UNDER THIS AGREEMENT RELATING TO ANY MATTER OF LAW.

7. Fixed Price/Adjustment

Prices set forth in this proposal shall be firm for 30 days from the date of such proposal: provided, however, that CEC's standard charges are adjusted annually on December 31st of each year (the "Adjustment Date") and, regardless of the date of the proposal, work performed pursuant to this Agreement after the Adjustment Date shall be billed at the adjusted rates.

8. Billings and Payments

- a) If the basis for fee determination is Time & Materials", billings will be based on CEC's standard charges for actual time expended. Sub-consultant charges, fees, commissions, and out of town travel expenses will be billed at cost plus 20%. All other project related reimbursable expenses, including vehicle mileage, color copies, outside data reports, postage/shipping, reproductions, survey flagging tape, will be billed at the value of the expenditures for the project. The client understands and agrees that the estimates of total, incremental, or phase project costs are reasonable projections provided for informational purposes in the Companion Documents and are as accurate a representation or warranty of the actual costs at the time which will be incurred in the performance of CEC's services. CEC shall submit invoices bi-weekly for services performed and expenses incurred and not

previously billed or included on any preceding invoice. Payment is due upon receipt. For all amounts unpaid after thirty (30) days from the invoice date, client agrees to pay CEC a late fee of one and one-half percent (1.5%) per month or 18% annually.

- b) The client shall provide CEC a clear written statement within fifteen (15) days after receipt of the invoice of any objections to the invoice or any portion or element thereon. Failure to provide such a written statement shall constitute acceptance of the invoice as submitted.
- c) The client has the obligation to pay for all services performed under this Agreement. No deduction shall be made from any invoice on account of penalty or liquidated damages nor shall any other sums be withheld from payments to CEC by reason of client's inability to obtain financing, approval of zoning boards or governmental or regulatory agencies, or any other cause or contingency. Client further agrees to pay CEC any and all expenses incurred in recovering any delinquent amount due recovering possession of CEC's reports and any other work product furnished to the client pursuant to Paragraph 3 herein, or enforcing any other rights CEC has under this Agreement including reasonable attorney's fees or court costs.

9. Notice of Lien

CEC hereby notifies client that it intends to utilize all available lien rights it may have in connection with its provision of services under this Agreement. In order to perfect any construction lien in favor of CEC, client agrees to provide, if applicable, any Notice of Commencement or any other notice required by the Florida Construction Lien Laws.

10. Safety

The client assumes sole and complete responsibility for the safety of all persons and property where the work to be performed herein is at client's site. If CEC provides a health and safety officer at the client's site, CEC shall be authorized to take any and all measures on behalf of the client that in CEC's opinion will maintain generally accepted health and safety standards for personnel at the site. CEC will inform the client of deficiencies relating to the specifications and applicable regulations known to CEC. However, CEC is not responsible for the failure of the client or its agents to follow the recommendations of CEC personnel. The client waives any claim against CEC for, and agrees to indemnify and hold CEC harmless from, any claim for liability for injury or loss to the client or others in connection with such measures, except to the extent such loss results from CEC negligence.

11. Limits for Damages or Claims Relating to Work/Services

IT IS EXPRESSLY AGREED THAT THE CLIENT'S MAXIMUM RECOVERY AGAINST CEC RELATING TO THE PROFESSIONAL SERVICES PERFORMED HEREIN, IS THE AMOUNT OF CEC'S FEE AND THAT ANY CLAIM OR DAMAGES NOT TO EXCEED SUCH FEE IS CLIENT'S SOLE AND EXCLUSIVE REMEDY AGAINST CEC. UNDER NO CIRCUMSTANCE SHALL CEC BE LIABLE FOR CLIENT'S LOSS OF PROFITS, DELAY DAMAGES, OR FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL LOSS OR DAMAGE.

- 11a. Insurance and Indemnity:** CEC will acquire and maintain general commercial liability insurance coverage acceptable to the Lake Bernadette District in an amount not less than \$1,000,000.00 per occurrence, and \$2,000,000.00 aggregate, which shall include all claims and losses that may relate in any manner whatsoever to CEC's performance under this Agreement. CEC shall provide continuous proof of such insurance coverage to the District. Such proof shall include the District as a named insured. CEC hereby indemnifies and holds the District harmless from and against any and all claims, demands, losses, damages, liabilities and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel), arising from personal injury, death, or property damage resulting from the negligent or intentional acts of CEC or by its employees, agents or invitees. This Indemnity is not subject to the Limitation provided in Paragraph 11.

12. Termination

This agreement may be terminated by either party upon at least thirty (30) calendar day's written notice in the event of substantial failure by the other party to perform in accordance with the terms herein through no fault terminating party. In the event that site conditions become unsafe for the performance of the work, or if the client fails to pay any invoice in full within thirty (30) days after invoice date, CEC may, at any time and without waiving any other rights or claims against the client and without incurring any liability to the client, elect to terminate performance of services upon ten (10) business days prior written notice from CEC to the client.

13. Severability

In the event that any provision herein shall be deemed invalid or unenforceable, the other provisions shall remain in full force and binding upon all parties.

14. Survival

All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the client and CEC shall survive the completion of the services and the termination of this agreement.

15. Period of Limitation

No action, suit or other proceeding shall be instituted in connection with this Agreement more than two (2) years after the last day upon which CEC provided substantial services on the site for which this Agreement was executed.

16. Assigns

Neither the client nor CEC may delegate, assign or transfer duties or in this Agreement without the written consent of the other party.

17. Governing Law

This Agreement shall be governed by the laws of the state of Florida.

File: CEC E-termsandconditions30days.doc

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6E



REP SERVICES, INC.

Experts at Play & Outdoor Spaces

Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@rep-services.com

E-mail POs and contracts to:
contracts@rep-services.com

CGC1508223 FEIN 59-2978507 Page 1 of 1

Please mail checks to:

Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To: Silverado Community Development District
Attn: Wrathell, Hunt & Associates
2300 Glades Rd Ste 410w
Boca Raton, FL 33431-8556

Attn: Angie Lynch, LCAM, CMCA

Ship To: TBD at a later date

Attn:

Bill To: Silverado Community Development District
ATTN: Wrathell, Hunt & Assoc. LLC
PO Box 810036
Boca Raton, FL 33481

Attn: Angie Lynch, LCAM, CMCA

Project No: 15552 **Project Name:** Silverado CDD Playground

Proposal No: 15552.05 **Proposal Name:** Silverado Community

Proposal Date: 11/5/2024 **Proposal Expires:** 12/5/2024

For Questions Contact: Carrie Humbert ☎ 407-853-3570 ✉ carrie@rep-services.com

Project Contact: Angie Lynch, LCAM, CMCA

Project Location: 6010 Silverado Ranch Blvd.
Zephyrhills, FL 33541
Project County: Pasco

Opt/Rev: B/1 11/13/24 - CH

Installation By RSI Installer: The scope includes the following, as required:

599417

Item	Qty	Description
INS-SKY	1 LT	Labor to feed new cable into 30 x 30 shade fabric and re-install on the shade structure.
		RSI Installer Total: \$4,300.00

General Terms of Sale and Proposal Summary

Net 30

Product:	\$0.00
Installation:	\$4,300.00
Proposal Total:	\$4,300.00

Notes

This proposal is for Installation only. New Cable and Hardware being sent as a customer courtesy at no charge.

The undersigned warrants that he/she is an authorized representative of Silverado Community Development District noted and has the requisite authority to bind Silverado Community Development District and/or principal.

Accepted By:

Silverado Community Development District

Company Name

Authorized By

Printed Name

Date

As Its: _____ (Title)

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

7

Service Report



Work Order 00711665

Work Order 00711665
Number

Created Date 10/30/2024

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist Sites treated for shoreline and floating weeds
Comments to sites treated for algae as needed.Thanks for
Customer choosing Solitude.

Prepared By

kenneth Morehouse

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 00719585

Work Order 00719585
Number

Created Date 11/4/2024

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist
Comments to
Customer

All sites were treated for shoreline and floating weeds as well as algae. Will be following up another visit for algae treatment and submersed weed treatment. There are a few sites with trees down, making it difficult to get all the way around sites. We do Removals if interested please send me an email thanks. Thank you for choosing Solitude.

Prepared By

kenneth Morehouse

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	00719228	Account	Silverado Ranch CDD
Work Order	00719228	Contact	Jamie Sanchez
Number		Address	6010 Silverado Ranch Blvd Zephyrhills, FL 33541 United States
Created Date	11/4/2024		

Work Details

Specialist Comments to Customer	All sites were treated for shoreline and floating weeds as well as algae. Will be following up another visit for algae treatment and submersed weed treatment. There are a few sites with trees down, making it difficult to get all the way around sites. We do Removals if interested please send me an email thanks. Thank you for choosing Solitude.	Prepared By	kenneth Morehouse
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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

UNAUDITED
FINANCIAL
STATEMENTS

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2024**

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 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	\$ 482,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 482,831
Investments							
Revenue	-	91,927	99,443	130,280	85,906	-	407,556
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	40,027	40,027
Off-roll assessments receivable	3,792	265	250	675	530	-	5,512
Due from debt service funds	56	-	-	-	-	-	56
Utility deposit	3,408	-	-	-	-	-	3,408
Prepaid expense	1,450	-	-	-	-	-	1,450
Total assets	<u>\$ 491,537</u>	<u>\$147,612</u>	<u>\$153,018</u>	<u>\$203,030</u>	<u>\$339,074</u>	<u>\$ 40,027</u>	<u>\$ 1,374,298</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 20,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,188
Due to general fund	-	8	8	22	18	-	56
Accrued taxes payable	459	-	-	-	-	-	459
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>31,019</u>	<u>8</u>	<u>8</u>	<u>22</u>	<u>18</u>	<u>-</u>	<u>31,075</u>
FUND BALANCES							
Restricted for							
Debt service	-	147,604	153,010	203,008	339,056	-	842,678
Capital projects	-	-	-	-	-	40,027	40,027
Assigned							
Working capital	227,821	-	-	-	-	-	227,821
Unassigned	232,697	-	-	-	-	-	232,697
Total fund balances	<u>460,518</u>	<u>147,604</u>	<u>153,010</u>	<u>203,008</u>	<u>339,056</u>	<u>40,027</u>	<u>1,343,223</u>
Total liabilities and fund balances	<u>\$ 491,537</u>	<u>\$147,612</u>	<u>\$153,018</u>	<u>\$203,030</u>	<u>\$339,074</u>	<u>\$ 40,027</u>	<u>\$ 1,374,298</u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 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	-	10,765	12,918	83%
Management consulting services	4,000	48,000	48,000	100%
Printing & binding	42	500	500	100%
Telephone	17	200	200	100%
Other current charges	36	604	500	121%
Auditing services	-	3,400	3,450	99%
Postage	50	168	500	34%
Insurance	-	7,006	6,586	106%
Regulatory and permit fees	-	175	175	100%
Legal advertising	682	1,564	1,500	104%
Engineering	4,249	16,660	20,000	83%
Legal	4,463	24,859	25,000	99%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	-	20	720	3%
Debt administration				
Dissemination agent	250	3,000	3,000	100%
DSF accounting	458	5,500	5,500	100%
Trustee fees	-	16,917	16,080	105%
Arbitrage rebate calculation	500	1,000	3,000	33%
Total professional & administrative	14,747	141,043	148,544	95%

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2024

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	10,316	93,133	110,500	84%
Electricity (irrigation & pond pumps)	242	3,120	4,134	75%
Landscaping maintenance	24,472	237,655	205,192	116%
Landscape replenishment	-	-	20,000	0%
Palms & tree trimming	-	-	15,000	0%
Irrigation maintenance	-	772	25,000	3%
Pond maintenance	2,887	33,715	38,000	89%
Bush hog mowing	-	-	6,300	0%
Fertilizer & mulch	-	5,572	18,000	31%
Property insurance	-	22,746	21,416	106%
Solid waste disposal	29	233	540	43%
Comprehensive field tech services	2,520	16,380	15,120	108%
Field ops accounting	500	6,000	6,000	100%
Pet waste removal	724	2,894	2,700	107%
Signage	-	593	-	N/A
Wetland maintenance	600	6,600	8,200	80%
Storm readiness	-	-	5,000	0%
Miscellaneous field operations	-	9,394	-	N/A
Amenity center				
Pool service contract	1,250	14,900	20,240	74%
Pool maintenance & repairs	-	5,910	8,500	70%
Pool resurfacing	-	-	20,000	0%
Pool Furniture	-	-	12,000	0%
Pool permit	-	280	275	102%
Flood insurance	-	-	4,200	0%
Cleaning & maintenance	1,000	17,000	16,000	106%
Internet	160	1,869	1,500	125%
Electricity	1,014	11,989	12,197	98%
Water	-	5,964	6,672	89%
Pest control	110	2,300	1,440	160%
Camera monitoring	189	2,268	3,600	63%
Refuse service	-	-	1,000	0%
Landscape maintenance - infill	-	-	5,000	0%
Contingency	-	3,335	25,000	13%
Miscellaneous repairs & maintenance	-	9,765	10,000	98%
Total field operations	<u>46,013</u>	<u>514,387</u>	<u>648,726</u>	79%
Other fees & charges				
Property appraiser	-	150	175	86%
Tax collector	-	12,773	17,233	74%
Total other fees & charges	<u>-</u>	<u>12,923</u>	<u>17,408</u>	74%
Total expenditures	<u>60,760</u>	<u>668,353</u>	<u>814,678</u>	82%
Excess/(deficiency) of revenues over/(under) expenditures	(60,760)	161,134	12,500	
Fund balances - beginning	<u>521,278</u>	<u>299,384</u>	<u>230,360</u>	
Fund balance - ending				
Assigned				
Working capital	227,821	227,821	227,821	
Unassigned	232,697	232,697	15,039	
Fund balances - ending	<u>\$ 460,518</u>	<u>\$ 460,518</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 SEPTEMBER 30, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 57,922	\$ 57,784	100%
Interest	607	7,187	-	N/A
Total revenues	607	65,109	57,784	113%
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	-	892	1,204	74%
Total other fees and charges	-	892	1,204	74%
Total expenditures	-	55,202	55,814	99%
Excess/(deficiency) of revenues over/(under) expenditures	607	9,907	1,970	
Fund balances - beginning	146,997	137,697	133,639	
Fund balances - ending	\$ 147,604	\$ 147,604	\$ 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 SEPTEMBER 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 54,589	\$ 54,460	100%
Interest	629	7,423	-	N/A
Total revenues	629	62,012	54,460	114%
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	-	841	1,135	74%
Total other fees and charges	-	841	1,135	74%
Total expenditures	-	52,766	53,060	99%
Excess/(deficiency) of revenues over/(under) expenditures	629	9,246	1,400	
Fund balances - beginning	152,381	143,764	139,799	
Fund balances - ending	\$ 153,010	\$ 153,010	\$ 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 SEPTEMBER 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 147,566	\$ 147,217	100%
Interest	1,044	10,316	-	N/A
Total revenues	1,044	157,882	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	-	2,273	3,067	74%
Total other fees and charges	-	2,273	3,067	74%
Total expenditures	-	140,798	141,592	99%
Excess/(deficiency) of revenues over/(under) expenditures	1,044	17,084	5,625	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(51,067)	-	-	N/A
Total other financing sources	(51,067)	-	-	N/A
Net change in fund balances	(50,023)	17,084	-	
Fund balances - beginning	253,031	185,924	180,528	
Fund balances - ending	\$ 203,008	\$ 203,008	\$ 186,153	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018A-2 BONDS
FOR THE PERIOD ENDED SEPTEMBER 30, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 115,901	\$ 115,623	100%
Interest	1,395	17,141	-	N/A
Total revenues	<u>1,395</u>	<u>133,042</u>	<u>115,623</u>	115%
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	-	1,786	2,409	74%
Total other fees and charges	<u>-</u>	<u>1,786</u>	<u>2,409</u>	74%
Total expenditures	<u>-</u>	<u>112,311</u>	<u>112,934</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	1,395	20,731	2,689	
Fund balances - beginning	<u>337,661</u>	<u>318,325</u>	<u>309,928</u>	
Fund balances - ending	<u>\$ 339,056</u>	<u>\$ 339,056</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 SEPTEMBER 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 2,276
Total revenues	<u>-</u>	<u>2,276</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>22,080</u>
Total expenditures	<u>-</u>	<u>22,080</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(19,804)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>51,067</u>	<u>-</u>
Total other financing sources/(uses)	<u>51,067</u>	<u>-</u>
Net change in fund balances	51,067	(19,804)
Fund balances - beginning	<u>(11,040)</u>	<u>59,831</u>
Fund balances - ending	<u><u>\$ 40,027</u></u>	<u><u>\$ 40,027</u></u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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 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
Tysun 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.

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.

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

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

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

200 These items will be removed from future agendas.

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

202 This item will be removed from future agendas.

203 F. **Commercial Grade Swings**

204 This item will be removed from future agendas.

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

206 This item will be removed from future agendas.

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

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

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

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

211 These items were considered earlier in the meeting.

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

213 This item will be removed from future agendas.

214

215 **FOURTH ORDER OF BUSINESS**

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

216

217

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

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

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

224

225 **FIFTH ORDER OF BUSINESS**

**Update: Clementi Environmental
Consulting, LLC**

226

227

228 Ms. Sanchez presented the following reports:

229 A. Mitigation Monitoring Reports

230 B. Customer Treatment Report

231 The Board and Staff discussed the reports.

232

233 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

234

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

239

240 SEVENTH ORDER OF BUSINESS

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

241

242

243

244 • Consideration of Goals and Objectives Reporting

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

252

253 On MOTION by Mr. Smith and seconded by Mr. Alexander, with all in favor, the
254 Goals and Objectives and the Performance Measures/Standards & Annual
255 Reporting Form, were approved.

256

257

258 EIGHTH ORDER OF BUSINESS

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

259

260

261

262 Ms. Sanchez presented the Termination of Pest Control Services.

263

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**

330

331 **THIRTEENTH ORDER OF BUSINESS****Public Comments**

332

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

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

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

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

344

345 **FOURTEENTH ORDER OF BUSINESS****Adjournment**

346

347 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**
348 **the meeting adjourned at 7:56 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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359 _____
Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

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	Public Hearing and Regular Meeting <i>adoption of Rules of Procedure</i>	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, 2025¹	Regular Meeting	5:00 PM
July 21, 2025	Regular Meeting	5:00 PM
August 18, 2025	Regular Meeting	5:00 PM
September 15, 2025¹	Regular Meeting	5:00 PM