MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Silverado Community Development District held 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.

Present were:

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

Also present:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Tyson Waag (via telephone)	District Engineer
Gaby Arroyo	Breeze Management (Breeze)
Angel Rivera (via telephone)	Juniper
Larry Conwill	Resident

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 5:02 p.m.

Supervisors Chamoff, Smith, and Alexander were present. Supervisor Gonzalez was not present at roll call. Supervisor Ozorowsky was absent.

SECOND ORDER OF BUSINESS **Public Comments**

Ms. Sanchez explained the protocols for public comments and stated there are no Juniper-related items on today's agenda; however, Mr. Rivera is on the phone to address Board Member questions or concerns.

Mr. Alexander asked if Juniper determined the number of downed and/or damaged trees behind the ponds. Mr. Rivera will follow up with Chad about a damaged tree count. He asked if the Board would like any of the leaning trees to be re-staked.

The Board requested a proposal to re-stake trees and asked for Juniper Staff to check the condition of a pine tree between two main ponds on Silverado and advise as to how to address it.

Mr. Rivera will have his team inspect the pine tree and report the findings.

Ms. Sanchez will email a photograph of the exact location of the Pine tree to Mr. Rivera and Chad.

Mr. Gonzalez has arrived at the meeting.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Michael Ozorowsky [Seat 1]; Term Expires November 2026**

Ms. Sanchez presented Michael Ozorowsky's resignation letter dated November 14, 2024.

On MOTION by Mr. Alexander and seconded by Mr. Gonzalez, with all in favor, the resignation of Michael Ozorowsky from Seat 1, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment of Qualified Elector to Fill Term of Seat 1**

Mr. Alexander nominated Mr. Larry Conwill to fill Seat 1. No other nominations were made.

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, the appointment of Mr. Larry Conwill to Seat 1, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor (the following to be provided under separate cover)**

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Larry Conwill. She provided and reviewed the following items:

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

Ms. Hammock stated she will share her contact information with Mr. Conwill after the meeting. She urged him to contact her with questions or concerns. Ms. Sanchez noted it is most cost-effective to contact the District Manager first because District Counsel and the District Engineer fees are incurred at an hourly rate; whereas, District Management has a flat fee.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-02. Mr. Gonzalez nominated the following:

Lee Chamoff	Chair
Thomas Smith	Vice Chair
Francisco Alexander	Assistant Secretary
Luis Gonzalez	Assistant Secretary
Larry Conwill	Assistant Secretary

The Resolution removes the following Officer from the Board as of November 18, 2024:

Michael Ozorowsky	Assistant Secretary

The following prior appointments by the Board remain unaffected by the Resolution:

Craig Wrathell	Secretary
Jamie Sanchez	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Gonzalez and seconded by Mr. Alexander, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

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

Mr. Waag provided the following updates:

- Pond H was recently completed by CLS.
- Pond J: Further inspection occurred after Hurricane Milton and increased damage was discovered. The ditch pavings, which are the concrete pads on either side of the rear wall, had sunk; the control structure was undermined. The previous option to reset the ditch paving concrete pads is no longer feasible. CLS provided change order addendums to its proposal.
- Sediment deposits from a wetland behind Pond J have washed out into the wetland. There is a fairly-extensive proposal from Clementi Environmental for work that would need to happen after completion of the Pond J control structure repairs.

Asked if Pond G will be repaired after Pond J, in the amount of $21,216, Mr. Waag replied, no and stated that the area behind Pond J is not associated with Pond G or any other proposals submitted by CLS. Pond G is not a part of the Pond J/wetland mitigation work.

Ms. Sanchez recapped that, at the last meeting, the Board approved repairs to Ponds H and J. Mr. Waag confirmed that Pond H is completed and recommends approving the change order for Pond J, in the amount of $10,145.39. Thus far, $13,824.29 in construction funds has been expended on pond work.

The Board approved CLS Proposal 00000271 for Pond J, in the amount of $10,145.39.

Discussion ensued regarding whether to defer the proposed repairs to Ponds G & C and Ponds Q & F or approve them today. Other topics discussed included fund allocation, remaining construction funds, negotiating pricing of the CLS proposals, the Clementi Environmental proposal, repair timing, complying with the Southwest Florida Water Management District (SWFWMD) and establishing a not to exceed amount for pond work.

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]

On MOTION by Mr. Gonzalez and seconded by Mr. Alexander, with all in favor, Consolidated Land Services, Inc., Estimates #00000253, #00000264 and #00000265, in a not-to-exceed amount of $65,000, were approved.

Ms. Hammock stated the prior calculation is incorrect and recommended revising the motion, and reducing the not-to-exceed amount from $65,000 to $55,000.

On MOTION by Mr. Gonzalez and seconded by Mr. Alexander, with all in favor, Consolidated Land Services, Inc., Estimates #00000253, #00000264 and #00000265, in a not-to-exceed amount of $55,000, were approved.

Ms. Sanchez stated that Management and the Chair will negotiate with CLS for better pricing for all the pond work approved today. Staff was directed to seek additional proposals for the mitigation areas.

IV. Estimate #00000271 [Pond J]

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, Consolidated Land Services, Inc., Estimate #00000271 for Pond J, in the amount of $10,145.39, was approved.

B. American Illuminations & Décor Estimate #362 [Premium Permanent RGB Track Lighting]

This item will be removed from future agendas.

C. RedTree Landscape Systems [Large Oak Tree Pruning Proposal]

Discussion ensued regarding the RedTree proposal, the vendor and why a pruning proposal was not submitted by Juniper. Staff will obtain additional proposals.

This item will remain on the agenda.

D. Clementi Environmental Consulting, LLC Proposal for Repair of Mitigation Areas A and B

This item was deferred.

E. REP Services, Inc. Proposal No. 15552.05 [Labor to Feed New Cable into Shade Fabric and Re-Install Shade Structure]

Staff will obtain additional proposals. This item was deferred.

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

The SOLitude Lake Management, LLC Service Reports from October 30 and November 4, 2024 were included for informational purposes.

Ms. Sanchez stated the Board previously expressed interest in perhaps engaging another vendor; she has yet to receive proposals from Ms. Lynch regarding a new lake vendor.

The Board and Staff discussed switching to another lake management vendor.

Staff will obtain proposals from CLS, Superior Waterways or Steadfast and present them at the next meeting.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of September 30, 2024**

Discussion ensued regarding "Legal advertising" at 104%, "Internet" at 125%, wi-fi, "Pest control" at 160%, "Camera monitoring" and "Water" at 89%.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

NINTH ORDER OF BUSINESS **Approval of October 21, 2024 Public Hearing and Regular Meeting Minutes**

The following changes were made:

Line 19: Change "Tysun" to "Tyson"

Line 162: Change "Alxander" to "Alexander"

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, the October 21, 2024 Public Hearing and Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS **Board Member Comments**

A. Juniper Discussion

Ms. Sanchez stated it was previously suggested that the CDD go through the Request for Proposals (RFP) process for a new landscaping services vendor.

Discussion ensued about issues with Juniper, personnel changes, LMP, recent Juniper storm-related proposals, obtaining referrals, the RFP process, the project manual, etc.

Staff will include a landscape and irrigation project services manual from 2023 on the next agenda, as well as ranking criteria for the Board to review.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kilinski | Van Wyk

There was no report.

Discussion ensued regarding the wetland in the back of the CDD, work trucks pumping water near CDD property, the dry retention pond, traffic issues and the upcoming Pasco County Commission meeting on December 10, 2024 at 10:00 a.m.

B. District Engineer: Stantec

- **Field Report Site Visit**

There was no report.

C. Operations Manager: Breeze Home

- **Safety Culture**

Referencing a handout, Ms. Sanchez stated Ms. Lynch emailed the Safety Culture Report.

Ms. Arroya provided the following updates:

➢ Ms. Lynch is awaiting responses from vendors regarding fencing.

➢ Ms. Lynch arranged for an arborist to inspect the large oak tree.

➢ Lighting has been installed at the mailboxes.

➢ Ms. Lynch is monitoring the ponds to facilitate algae treatments.

A Board Member commented that the lighting at the mailboxes is dim and additional lights should be installed.

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

- **NEXT MEETING DATE: December 16, 2024 at 5:00 PM**
  - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, the meeting adjourned at 6:40 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair