

SILVERADO

**COMMUNITY DEVELOPMENT
DISTRICT**

February 17, 2025

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

February 10, 2025

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 February 17, 2025 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. Open Items/Updates
 - RFQ for Landscaping
 - Soffit Gutter Repairs
 - Lighting at Front of Silverado Entrance
 - RedTree Large Oak Pruning
 - Industrial Shade Ports Cover Installation
 - FL Brothers Road Signage
 - Juniper Irrigation Repairs
 - Termination with SOLitude
4. Consideration of Proposals/Quotes/Estimates/Agreements
 - A. Clementi Environmental Consulting, LLC Proposal for Repair of Mitigation Areas A and B
 - B. Juniper Proposal No. 313094 [Tree Trimming and Removal]
 - C. Florida Brothers Maintenance & Repair, LLC Estimate No. 1389 [Caps at Entrance]
 - D. Reserve Study Proposals
 - I. Dreux Isaac & Associates, Inc.

- II. Kipcon Incorporated
- III. Reserve Advisors, LLC
- E. Superior Waterway Services, Inc. Lake Beautification and Enhancement Report and Aquatic Management Agreement
- F. Steadfast Proposal to Install Playground Shade
- G. Consolidated Land Services, Inc. (CLS) Proposals /Estimates
 - I. 2025 Annual Maintenance Plan Proposal
 - II. Estimate #00000297 to Repair Two (2) Sides of Weir Control Structure
- H. Florida Commercial Care, Inc. Proposals
 - I. Urinal Installation
 - II. Gutter Repairs
 - III. Fence Repairs
- 5. Update: SOLitude Lake Management, LLC Service Reports
- 6. Acceptance of Unaudited Financial Statements as of December 31, 2024
- 7. Approval of December 16, 2024 Regular Meeting Minutes
- 8. Board Member Comments
- 9. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk*
 - B. District Engineer: *Stantec*
 - C. Operations Manager: *Breeze Home*
 - Safety Culture
 - D. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: March 17, 2025 at 5:00 PM

○ QUORUM CHECK

SEAT 1	LARRY CONWILL	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	THOMAS SMITH	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LEE CHAMOFF	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	LUIS GONZALEZ	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	FRANCISCO ALEXANDER	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Public Comments

11. 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

4A



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 \$54,00.00 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 provided 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 executed, 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 \$1,000,000.000 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

4B



Proposal

Proposal No.: 313094

Proposed Date: 12/16/24

PROPERTY:	FOR:
Silverado CDD - Maintenance C/O Wrathell, Hunt and Associates 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Tree trimming and removal in common areas

This proposal is to cut back the Large Oak that is leaning over the vinyl fence at 35968 Morse Willow. This tree is located on the left side of the home towards the back. There is also a small area on the same side of the lawn that needs fill dirt and sod replaced. There currently is an impression in the lawn.

Remove Large Oak at pond at 35835 Iron Redding.

Remove hanging tree branches behind 6586 Cobble Bliss in easement area.

Clean up dead limbs on pine tree behind 7250 steer balde dr.

ITEM	QTY	UOM	TOTAL
Site Prep			\$5,460.00
Bed Prep - Plant, Sod, Debris Removal	0.00	HR	
Misc Sub	1.00	EA	
Landscape Material			\$0.00
Enhancement Labor	0.00	HR	
Total:			\$5,460.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4C

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

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



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

Estimate details

Estimate no.: 1389
Estimate date: 12/14/2024
Expiration date: 01/18/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Repair	This estimate is to repair the remaining (2) lower perimeter tin entrance caps at the Silverado entrance. NOTE - These caps have NOW fallen off due to failure since last reporting, so they will need to be restructured to be remounted. These two cap tops will also need minimal repairs to them as they are failing as the (4) previous repaired caps. NOTE - This does NOT include a replacement of either cap/top, but only a repair to there current condition for remounting.	1	\$1,848.36	\$1,848.36

Total **\$1,848.36**

Note to customer

This estimate is to repair the remaining (2) lower perimeter tin entrance caps at the Silverado entrance. NOTE - These caps have NOW fallen off due to failure since last reporting, so they will need to be restructured to be remounted. These two cap tops will also need minimal repairs to them as they are failing as the (4) previous repaired caps.

NOTE - This does NOT include a replacement of either cap/top, but only a repair to there current condition for remounting.

Customer is tax exempt.

Expiry date 01/18/2025

Accepted date

Accepted by

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4DI

First Time Reserve Study Report Proposal

Page 1 of 2

DATE: March 6, 2024 (To be done in **2025**)

CLIENT: Silverado Community Development District
6378 Silverado Ranch Boulevard, Zephyrhills, FL 33431

PROPERTY: Silverado Community Development District
6378 Silverado Ranch Boulevard, Zephyrhills, FL 33431

INTRODUCTION: Dreux Isaac & Associates, Inc. will perform a First Time Reserve Study of the property listed in this proposal. The Reserve Study Report we prepare for each property will contain two methods for calculating reserve contributions. The first method, a straight-line component plan, includes a detailed categorized reserve component schedule which lists every reserve component, its' current cost, life expectancies, accumulated cash balance, the unfunded balance and recommended contribution amount. The second method, a thirty-year cash flow plan, includes the same reserve component list, but calculates the reserve contribution based on combined reserve expenditures over a thirty-year period, factoring in interest and inflation.

Each First Time Reserve Study Report will contain a summary of findings and recommendations, the two methods of calculating reserve contributions previously described, supporting charts and graphs as well as property photographs and general reserve information. The report will also comply with auditing guidelines from the American Institute of Certified Public Accountants, which require full disclosure on the adequacy of reserves.

SCOPE OF WORK: **On-Site Survey** – We will perform an on-site survey of the property listed in this proposal. While on-site, we will meet with available personnel (manager, maintenance engineer, board/committee members, etc.) to discuss specific reserve concerns. We will then identify the reserve components and collect specific information on each including age, history, quantity, and condition. Photographs and measurements will be taken as needed.

Physical Analysis – We will research relevant background information on the property, review past reserve related work and, if necessary, contact those involved. We will also investigate any possible reserve requirements. A takeoff of information will be performed from available construction drawings. Current repair and/or replacement costs for each reserve component will be estimated. Useful and remaining life expectancies for each reserve component will then be projected.

Financial Analysis – Financial data, including reserve budget contributions and year end balances will be calculated. Reserve funding projections will be made. A final review and analysis will conclude with completion of the report findings and recommendations.

Report Preparation – We will prepare and send an electronic PDF copy to the Client. Unless requested no hard copies will be provided. The Reserve Study will include a summary of recommendations and findings, a straight-line reserve component plan and schedule, a 30-year cash flow plan, supporting charts, and property photographs.

Florida Condo Reserve Requirements – This agreement is for preparing a traditional reserve study and will comply with all regulatory requirements currently in effect. It will not comply with Florida's new condominium structural integrity reserve study and reserve requirements signed into law on May 26, 2022. These requirements do not go into effect until December 31, 2024.

DREUX ISAAC & ASSOCIATES, INC.

10151 UNIVERSITY BLVD., STE. 323 • ORLANDO, FL 32817 • 800.866.9876 • 407.695.5226 • FAX 407.695.3865 • WWW.DIA-CORP.COM

First Time Reserve Study Report Proposal

March 6, 2024
Silverado Community Development District
6378 Silverado Ranch Boulevard, Zephyrhills, FL 33431
Page 2 of 2

UPDATE REPORT: For future years (and budgets) clients who have had a First Time Reserve Study Report prepared by our firm will have the open-ended option of requesting a Reserve Study Update Report. In each update report, any reserve related changes made to property since the time the last report was prepared will be reviewed. Based on the latest available data, all reserve component costs, and life expectancies will be adjusted accordingly. Current financial data will be entered in, and a new analysis will be performed. The update report will be prepared in our office without an on-site visit. Future site visits may be recommended when substantial changes are made to the property and/or to observe the present condition and rate of deterioration of the reserve components.

FEES: First Time Reserve Study Fee: **\$8,400.00** First Year (2026) Update Fee: **\$2,100.00**
**ANY ALTERNATE SCHEDULES OR SCENARIOS IS AN ADDITIONAL COST BASED ON SCOPE OF WORK.*

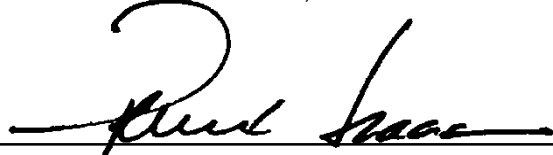
The First Year Update Fee is an open option for the client and shown for information purposes only. Acceptance of this proposal does not include acceptance of the First Year Update Reports.

PAYMENT: The 1st Time Reserve Study fee is due as follows: 50% is due upon completion of the on-site visual survey portion of the work. The remaining 50% balance is due upon receipt of the draft study. After 30 days payment will be past due.

REVISIONS: Within 30 days of receiving your reserve study draft, you can submit one set of changes and request one revised reserve study draft be prepared at no additional charge. After 30 days the reserve study draft will become the final unless an extension has been agreed upon. Changes after 30 days, or after completing the first revision can be made, but there will be an additional fee for each set of changes requested.

TIME FRAME: As of this proposal date, the estimated starting time frame for the work proposed will be in **1st Quarter of 2025**.

CONTRACTOR: Dreux Isaac & Associates, Inc.



Dreux Isaac, President

March 6, 2024

Date

ACCEPTED: Silverado Community Development District

Authorized Signature

Date

Name (Please Print)

Position/Title

DREUX ISAAC & ASSOCIATES, INC.

10151 UNIVERSITY BLVD., STE. 323 • ORLANDO, FL 32817 • 800.866.9876 • 407.695.5226 • FAX 407.695.3865 • WWW.DIA-CORP.COM

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4DII

KIPCON

PROPOSAL FOR:

*Silverado Community
Development District*

RESERVE STUDY

KIPCON RESERVE STUDY+™

Engage.

Envision.

Engineer.



KIPCON

Engage. Envision. Engineer.

Sent via email Sanchezj@whhassociates.com

January 10, 2025

Jameli Sanchez
Silverado Community Development District
6378 Silveraso Ranch Blvd
Zephyrhills, Florida 33541

**Reserve Study Proposal
Most Reserve Studies Provide the Numbers,
the Kipcon Reserve Study Provides a Plan.
Proposal No. RSB-16213-01**

Dear Jameli,

Thank you very much for giving Kipcon Inc. the opportunity to submit a Reserve Study proposal for your community.

We understand that the need to have a quality Reserve Study is of paramount importance, as these funds make up a large portion of your annual budget. We also believe that selecting the right firm to conduct this study is of equal importance.

Before you decide which firm will prepare your study, please allow us to share what makes Kipcon different. As pioneers in the Reserve Study space, we are equipped with an expert staff and years of experience which we will utilize to meet your community's needs without the risk of overfunding. When you use our services, we provide you with a carefully constructed Reserve Funding Plan that will carry you years into the future.

Please note that included in the selection of our Reserve Study +™ is access to our new, state-of-the-art software that allows you to update your Reserve Study interactively from anywhere you get internet.

Thank you very much for the opportunity. Please let us know when a good time would be to Zoom and share our funding strategies with you.

Very truly yours,

KIPCON INCORPORATED

Jennie Shannon

Jennie Shannon
Director of Florida Division

JS/ks



ABOUT KIPCON

Kipcon goes above and beyond the standards, even though we helped write them.

Kipcon's president Mitchell H. Frumkin, PE, RS, helped develop the National Reserve Study Standards of the Community Associations Institute and continues to be a leader in the Reserve Study space. Community associations of all sizes trust Kipcon to prepare personalized Reserve Studies which provide for adequate funding without overfunding.

Although we are well-known for Reserve Studies, Kipcon is a full-service engineering firm with the ability to take your engineering projects from start to finish. Our staff is comprised of Professional Engineers, Licensed Inspectors, Drone Pilots and Reserve Specialists.

OUR MISSION

As our logo states, it is our goal to **Engage** with our clients, and to **Envision** their needs which we then **Engineer** to meet their expectations.

OUR CONTRIBUTIONS

Our contributions to the evolution of Reserve Studies nationwide include:

- Chairing the national committee that developed, and recently updated, the National Reserve Study Standards of the Community Associations Institute as well as the Reserve Specialist (R.S.) designation.
- Co-Chairing the development and updating of the nationally distributed Best Practices paper on Reserve Studies.
- Co-Authoring the CAI publication, Reserve Funds: How and Why Community Associations Invest Assets.

WHY CHOOSE KIPCON?

- We helped set the standards for Reserve Studies...why choose someone who reads the book when you can hire someone who helped write it?
- We provide more than just the numbers, we provide a plan. Our team is here to walk you through your Reserve Study, and offer personalized funding plans with exceptional customer service.
- The **goal of our Study** is to provide a Funding Plan which starts with your current annual contribution and gradually changes to reach adequate funding if you are currently underfunded.



YOUR COMMUNITY OVERVIEW

Community Name:	Silverado Community Development District
Community Location:	6378 Silverado Ranch Blvd, Zephyrhills, Florida
Community Type:	Homeowner's Association
Building Total:	1
Unit Total:	430
Age of Community:	Approximately 10 years

Design drawings may be available.

The common elements include based on information provided, but are not limited to:

Sitework: Stormwater Management, Street Lighting, Signage, Fencing, Sidewalks, Parking Lot, Common Area Irrigation

Clubhouse- Roof, Façade, Exterior and Interior Painting, Restrooms, Security System

Amenities- Outdoor Pool, Pool Equipment, Tot-Lot



CLIENT CONTACT INFORMATION

Contact: **Jameli Sanchez**

Phone: **(561) 571-0010**

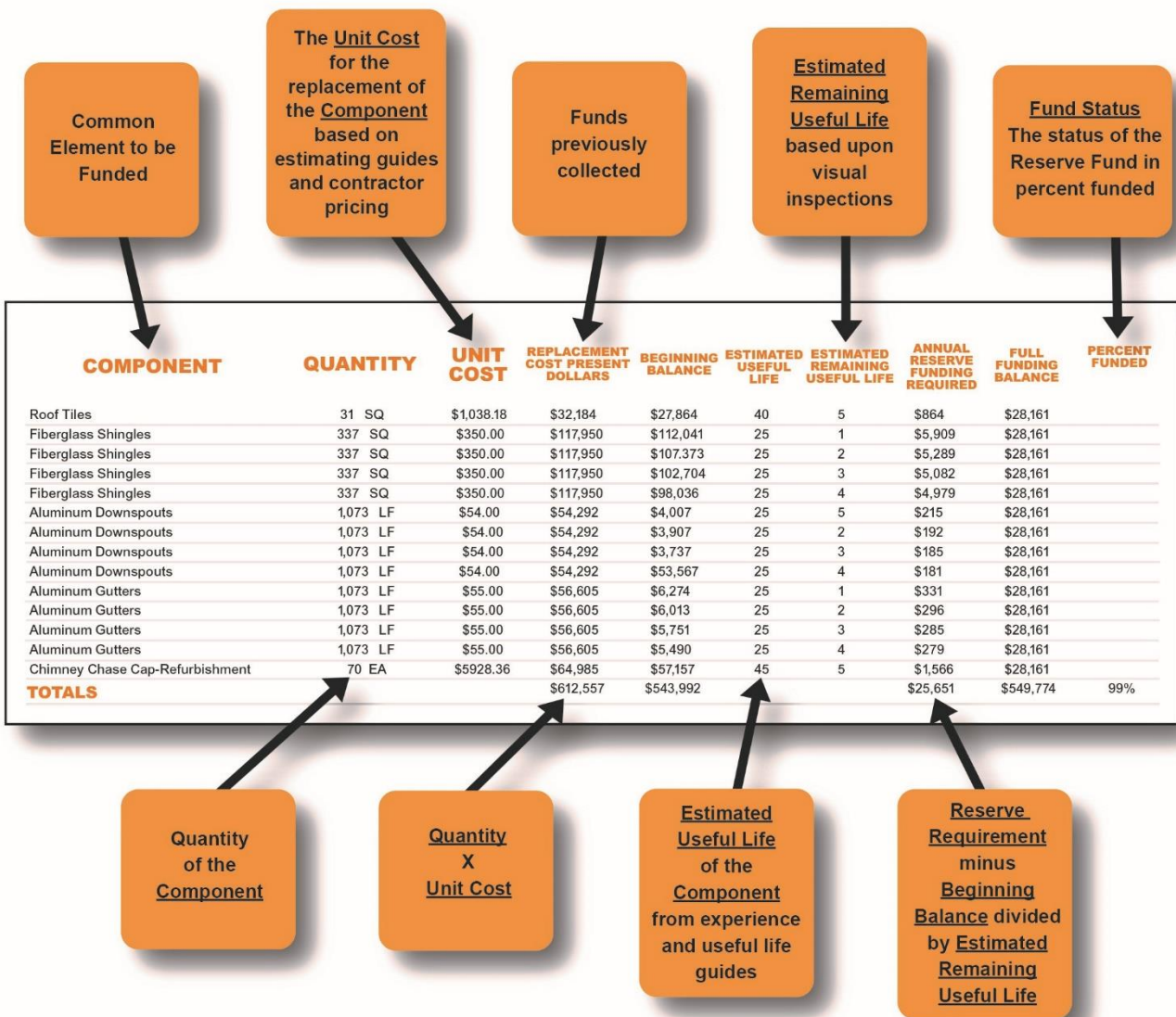
Email: **Sanchezj@whhassociates.com**



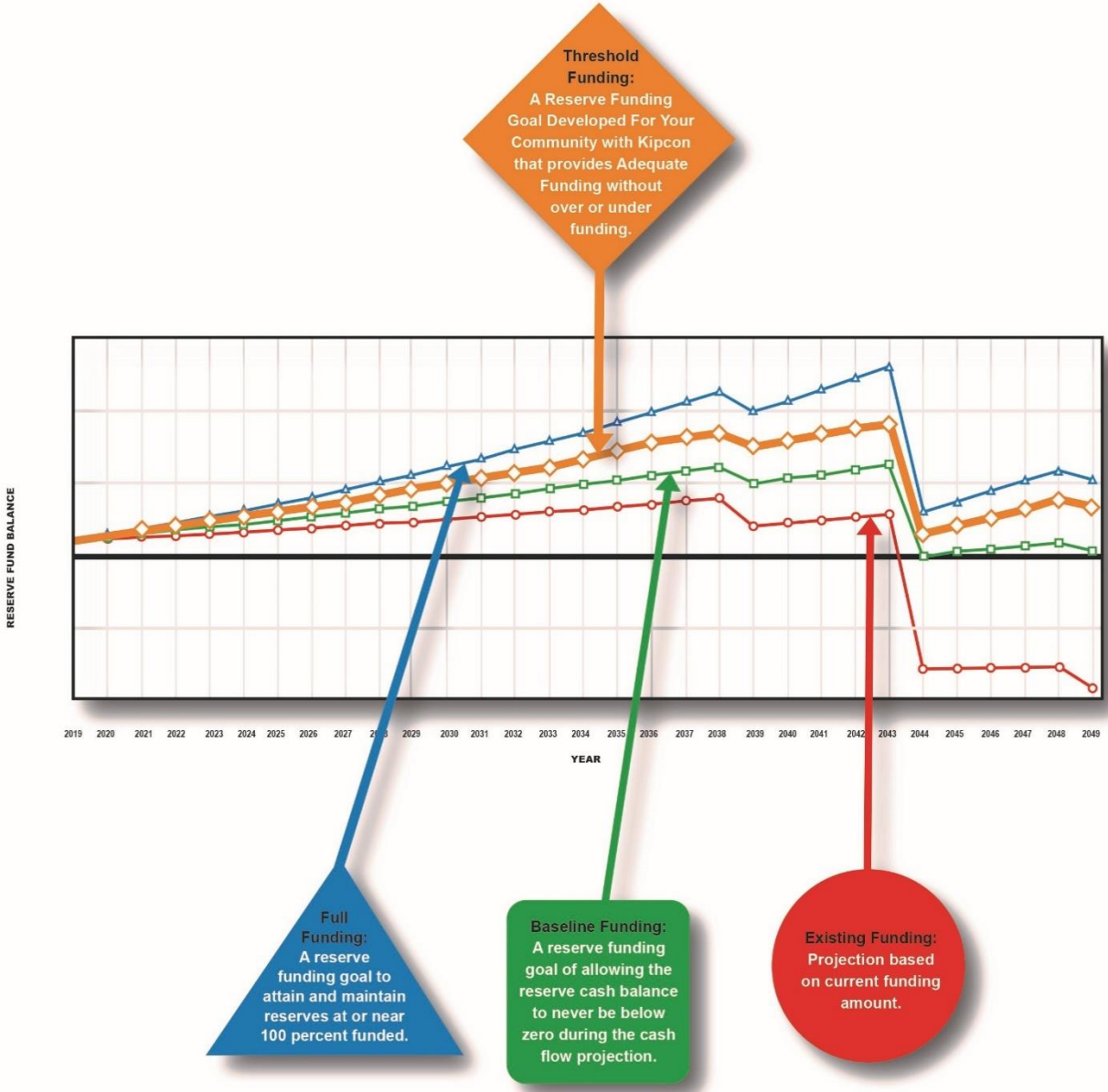
EXECUTIVE SUMMARY

A **Reserve Study** is a budget planning tool which identifies the common area components that the Association is responsible to replace. The Study consists of two parts, the **Physical Analysis**, and the **Financial Analysis**.

The **Physical Analysis** includes the Component Inventory, Condition Assessment and the Life and Valuation estimates. An example is shown below:



The **Financial Analysis** includes the current status of reserves (see Percent Funded above) and a recommended Funding Plan including the projected reserve income and expense over a period of time. An example is shown below:



SCOPE OF WORK

Standard Reserve Study

The proposed Reserve Study with a Site Visit is in conformance with the National Reserve Study Standards of the Community Associations Institute.

The following five reserve study tasks are performed as a part of this update:

- Component inventory (including quantification)
- Condition assessment (based on on-site visual observations)
- Life and valuation estimates
- Fund status
- Funding plan



Physical Analysis

- To begin performing our analysis, Kipcon will require a copy of the association's budget (which includes the current year funding amount), the beginning balance anticipated to be in the reserve account at the effective date of the study, copies of all maintenance contracts for any of the Reserve components, and a description of any work performed on Reserve components.

Note: Should this information not be provided, certain assumptions will be made.

- Kipcon will determine which components should be included within the Study. This determination will be based on the description of the common elements of the community provided to us.
- Kipcon will determine the quantities of all the common element components that are included within the study based on the design drawings provided. In preparing this proposal it has been assumed, unless indicated otherwise, that these drawings are available. If design drawings are not available, Kipcon will perform field measurements of all observable and accessible components for use in the preparation of the study. The time to measure will be billed at time and expense according to the attached hourly fee schedule. If the cost is anticipated to exceed \$1,200.00 (one thousand two hundred dollars) the client will be notified for authorization.



- Kipcon will perform a site visit. Our site visits consist of visual observations of all accessible common elements and limited common elements. The visual observations will be the basis for the estimated remaining useful lives and replacement costs used in the study. The visual observations are intended to evaluate the remaining useful lives of the components and does not evaluate structural deterioration or installation safety. Kipcon can provide a proposal for an upgraded evaluation if requested.~
- Kipcon will determine the replacement costs of each component. These costs will include both the removal of the existing component as well as the installation of a replacement component of similar quality.



Financial Analysis

- Kipcon will prepare multiple projected 30-year funding plans. These include Full Funding, and Baseline Funding models as well as Existing Funding based on continuing to set aside the same amount in the future as is currently being set aside. All plans will include estimated inflationary increase in replacement costs of 2% and interest on the Reserve Funds of 1%. Different rates can be use if requested.
- Kipcon will prepare a Threshold Funding plan. This will be based on an inflationary rate of 2% and an interest rate of 1%. It will also be based on maintaining the current annual contributions and increasing them yearly based on the rate of inflation. If this scenario results in a deficit in the 30-year projection period, Kipcon will include recommendations based on the specific conditions of your community. It is recommended that the Association meet with Kipcon to finalize the proposed plans prior to proceeding.





Report Delivered

- Kipcon will prepare a Full Reserve Study report in conformance with the National Reserve Standards of the Community Associations Institute. The Study also includes a tabulation on an annual basis of the anticipated expenditures and amounts for these expenditures in each year of the 30-year funding projection period. All Reserve Studies will be prepared under the direction of an experienced Kipcon staff member who has obtained the CAI Reserve Specialist (R.S.) designation.

SCOPE OF WORK

Kipcon Reserve Study+™

In addition to above scope of work, The Kipcon Reserve Study +™ also includes supplemental services. These additional services are meant to provide more comprehensive information regarding the physical assets of your community and to connect them more directly to the goal of maintaining your community's property values. The Kipcon Reserve Study+™ also provides ongoing planning tools, such as annual notifications regarding upcoming capital improvement projects, reduced engineering fees for additional engineering services and, if desired, an annual audit of your property which would include a site visit and summary report.

It is our recommendation that for communities which are more than 10 years old that this option be selected as it will evaluate the need to add additional components that now fall within the 30 year projection period.

Also included is access to our online password-protected portal which gives you the ability to interactively adjust your Reserve Study.



Additional Services

In addition to the services provided with the Standard Reserve Study previously described, the Kipcon Reserve Study+™ also includes:

- A detailed description of each component as well as representative photographs of this condition with recommendations for necessary maintenance, upgrades or remedial work based on our visual observations.
- The separation of the applicable components into categories reflecting partial replacements which have taken place as well as wide varieties in the conditions.
- A review of the components with recommendations for alternative replacement components which would provide a reduction in life cycle maintenance and/or energy costs. This information would be included within the descriptions of the components if applicable. If the Association would like to have this information analyzed in greater detail to determine the estimated long-term savings, a proposal for this service can be provided on request.
- Access to our state-of-the-art software which allows for communities to interactively update their study through a password-protected portal. When you choose the Reserve Study+™ option, your association will have full access to this feature until the recommended date to update your Study as recommended within the report.
- Discounted engineering fees for additional engineering services.



Option: Annual Property Evaluation

As an option, Kipcon can annually conduct a property evaluation of your community. This is based on a site visit for the purpose of observing the conditions of the common elements within the community, and the preparation of a summary report of our observations. This evaluation includes visual observations of the observable structural elements of the community. It is not intended to evaluate structural deficiencies or structural adequacy but rather to identify areas in which additional investigation is warranted. The benefit of this yearly audit is to provide an overview of your community to visually identify the current conditions as compared to the most current Reserve Study. The price included in the Fee Section of this proposal reflects one property evaluation to be conducted in between Updates.



WHAT DO WE NEED TO GET STARTED?

1. Design drawings
2. The amount the Association has currently set aside for reserves each year
3. The projected Beginning Balance in the Association's Reserve Fund at the start of the next fiscal year. It is assumed that the Association's fiscal year matches the calendar year, if not provided with another timeframe
4. Copies of any maintenance contracts for any of the Reserve Components
5. A description of any work that has been performed on any of the Reserve Components since the last study was completed or is anticipated to be completed in the coming two (2) years
6. Initialed selection and signed terms and conditions
7. Retainer



FEES

		Please initial selection(s)
Reserve Study	\$6,950.	_____
or		
Kipcon Reserve Study ⁺ ™	\$7,200	_____
and		
Annual Property Evaluation (Site Visit + Summary Report)	\$2,750.	_____

YOUR NEXT UPDATE

With inflation and the cost of living increasing each year, the cost for engineering services is also subject to increase. Here at Kipcon, we wanted to offer our clients the ability to lock in pricing for their next Reserve Study Update. Below, we have listed the current cost for both Standard Reserve Study Updates and Kipcon Reserve Study⁺™ Updates for your community. When you select this option today, we will honor this year's pricing when the time comes to update your study in about two years' time. Payment will not be required until the time of the next Reserve Study Update.

		Please initial selection(s)
Reserve Study Update	\$6,950.	_____
or		
Kipcon Reserve Study ⁺ ™ Update	\$7,200.	_____



PAYMENT TERMS

1. The stated amount is a guaranteed lump sum cost to provide the work outlined including all expenses.
2. At project award, a signed contract and retainer are due.
 - a. A 50% retainer will be due on projects less than \$5,000.
 - b. A 25% retainer will be due on all projects greater than or equal to \$5,000.
3. Progressive payments for the percentage of work completed will be invoiced on a monthly basis.
4. Upon submission of the draft report or preliminary design, a sum equal to 100% of the contract value less the amount previously billed will be due.
5. If the Owner suspends the project or terminates the Engineer for any reason the Engineer shall be compensated for services performed prior to notice of the suspension. If the project is canceled prior to the Engineer starting work but after a retainer has been received, the Owner will be refunded 50% of the retainer amount in exchange for the Engineers administrative costs.
6. If the Owner terminates the project for failure to perform in accordance with the terms of this agreement, the Engineer shall be given 30 days to correct any deficiencies.



TERMS & CONDITIONS

The pricing stated is valid for a period of forty-five (45) days from the date of the proposal. If not all required information is received within ninety (90) days, we reserve the right to increase the pricing stated in this proposal.

Payment is due within thirty (30) days of invoice receipt. There is a 1.5 percent (1.5%) finance charge on outstanding balances for each thirty (30) days, or portion thereof, overdue. If payment of our invoice(s) is not made within thirty (30) days, and we turn your account over to an attorney for collection, the client agrees to pay all costs of collection including, but not limited to, reasonable attorney's fees equal to 1/3 of the amount then remaining due. In addition, any account with an outstanding balance past sixty (60) days will have all work stopped until the account is made current. An additional fee may be charged to restart work when payment is received.

Kipcon will submit a copy of the Reserve Study to the association within a maximum of forty-five (45) working days subsequent to the receipt of all required information, at which point 100% of the contract value will be due. If requested within 30 (thirty) days of the report submission, Kipcon will make one (1) set of revisions. Any additional revisions or revisions requested after 30 days will be made in conformance with the fee schedule in effect at that time.

Kipcon has in force professional liability insurance, errors and omissions insurance, general liability insurance, and workers compensation insurance. Kipcon's limit of liability on this project is based on the lower of either the actual contract value or \$25,000. The client agrees to indemnify, defend, and hold harmless Kipcon on any and all claims, lawsuits, complaints or demands for money, damages, injunctive relief or any form of remedy as a result of the claims of any party. In the event of such action, the client agrees to reimburse Kipcon for all costs of defense of these actions, not limited to the payment of insurance deductibles. Kipcon agrees to maintain professional liability insurance as part of this contract. If Kipcon, Inc. is implicated in any actions resulting from the work provided by any party (including the client) which is found to be unsubstantiated, the client shall reimburse Kipcon for all costs of defense in the action. Prior to pursuing any legal actions against Kipcon for the work performed, alternative dispute resolution is required at the full expense of the client.

Note: All common elements will be observed from ground level only. Any common elements that may only be accessible through individual units or cannot be visually observed from the ground will be reviewed only if the association, prior to the site visit, makes special arrangements. In this report, construction costs and useful life estimates are approximations that represent the engineer's best judgment as a design professional familiar with the construction industry.



With regard to construction cost estimates, it must be recognized that neither the engineer nor the community manager has control over actual expenses. The cost of labor, materials, energy, and equipment, as well as how various contractors determine bid prices, cannot be exactly established in advance. Construction cost values are estimates. Kipcon’s useful life estimates are determined based on visual observations. No destructive testing will be implemented unless otherwise stated. An engineer cannot precisely determine ongoing rates of deterioration or account for the actual amount of preventative maintenance employed on particular components.

Accordingly, Kipcon cannot and does not warrant that future bid prices or actual useful lives will not vary from what is presented in the Reserve Study. Nonetheless, Kipcon confidently stands behind our educated and detailed assessments.

All reserve schedules are prepared in accordance with prevailing statutory regulations and the American Institute of Certified Public Accountant’s guidelines.

All electronic and digital files are the property of Kipcon, Inc. and will not be released without written consent from Kipcon, Inc. By entering into a contract to perform this work with Kipcon, the client gives permission for Kipcon to use any photographs obtained as a part of this project, as well as the client’s name, in any of its marketing efforts.

Accepted by:

Signature

Date

Please Print Name

Title

Email



FEE SCHEDULE (Rates Effective January 1, 2023)

Principal Engineer/President	\$420.00 per hr.
Vice President	\$260.00 per hr.
Licensed Engineer/Licensed Architect	\$245.00 per hr.
Senior Project Manager	\$220.00 per hr.
Project Manager	\$205.00 per hr.
Designer	\$185.00 per hr.
AutoCAD Designer	\$180.00 per hr.
Assistant Project Manager	\$175.00 per hr.
Administrative Staff Level 1	\$85.00 per hr.
Out of Pocket Expenses	Cost plus 15%
Subcontractors/Testing Companies	Cost plus 20%
Mileage Reimbursement	Federal amount at time of travel plus 15%
Postage	Direct bill per current postage rates
Printing	\$4.00 per sheet for drawings \$.25 per page for copies

Notes:

1. *Contract Administration rates include travel time but not travel expenses.*
2. *Retainer agreement information can be provided upon request.*
3. *Expert Testimony Rates – Multiply above figures by 1.25.*
4. *All work is charged according to the rates effective at the time the work is completed.*
5. *Work performed on the weekends and holidays will be charged at time and a half of the above rates.*



SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4DIII



Property Wellness Reserve Study Program Proposal Level I Reserve Study

Reserve Advisors, LLC
201 E. Kennedy Boulevard, Suite 1150
Tampa, FL 33602
(800) 980-9881
reserveadvisors.com

Silverado Community Development District
Zephyrhills, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today, and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

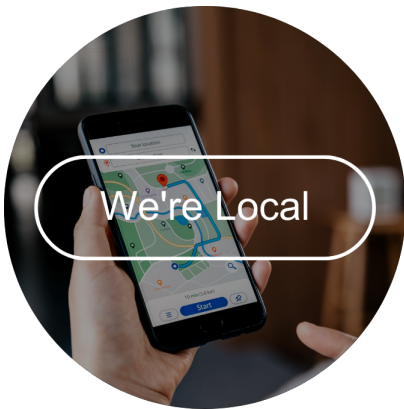
Reserve Advisors has prepared over 29,000 reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry.

Through the leadership of our founders, John Poehlmann and Theodore Salgado, we helped pioneer the standards that all reserve study providers are measured by today. This success comes from our independence, extensive knowledge and experience. We pride ourselves on delivering unbiased recommendations that give community associations the plans they need to ensure the future well-being of their property.

60+
ENGINEERS

29,000
RESERVE STUDIES CONDUCTED

300+
YEARS OF RESERVE STUDY EXPERIENCE



Local Conditions

Drawing upon our broad national experience, we recognize the profound impact local conditions have on the wear and tear of common property and subsequent replacement needs.

Local Costs

Our exclusive database of client project costs grants you real-time access to localized pricing, ensuring that your reserve study projections are not reliant on standardized costs.

Level I Full Reserve Study



	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program - Level I

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Silverado Community Development District comprises 430 homes. We've identified and will include the following reserve components:

Clubhouse(s), Pond(s), Playground(s), Pool(s), Pool House(s), Streets and Curbs, Access Drives, Parking Areas and/or Driveways, Irrigation System, Landscaping, Mailboxes, Signage, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Level I Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30-years on one easy-to read spreadsheet.

[View Example](#)



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

For Confidence in All Decisions

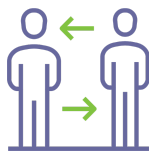


Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive reserve study solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.



Your property is your biggest investment. Here's why our solution is the best for your community:



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

The Time to Protect Your Property's Long-Term Health is Now

This proposal, dated 1/17/2025, for a **Level I Property Wellness Reserve Study**, is valid for 90 days.

To Start Your Property Wellness Level I Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
<p>Reserve Study (Level I)</p> <p>This service includes a pre-project meeting to discuss your unique needs and priorities with our engineer. You'll receive: 1) a PDF report with 30-year expenditure and funding plan tables, 2) Excel spreadsheet with formulas, and 3) Complimentary support with implementation of your study and ongoing guidance.</p>	\$6,200.00
Total	\$6,200.00

2. E-sign below

Signature:

Title:

Name:

Date:

For: Silverado Community Development District

Ref: 240953

3. Pay \$3,100.00

Retainer via mail or ACH

Mailing Address

Reserve Advisors, LLC
 PO Box 88955
 Milwaukee, WI 53288-8926

ACH

Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
 17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 1/17/2025, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys’ fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4E



**LAKE BEAUTIFICATION
AND
ENHANCEMENT**

Silverado CDD

Pasco County, Florida

Especially Prepared for:

Jamie Sanchez, District Manager



January 19, 2025

Silverado CDD
C/o: Wrathell, Hunt and Associates, LLC
2300 Glades Road #410W
Boca Raton, FL 33431
Attn: Jamie Sanchez, District Manager

Lakes in South Florida, whether they are man-made or natural, have a life cycle. They start balanced, fresh and clear with natural clean-up mechanisms in place. As they age, increased nutrient levels can put the waterway system out of balance, often overwhelming its natural ability to dissipate problems. This often causes weed and excessive algae growth.

Waterway management programs are designed to slow down the aging process and to help prolong the peak period of desirable water quality, clarity and nutrient balance.

Every lake is a unique ecosystem. There is no magical cure for lake problems. This is why it is essential to understand the causes of problems, as well as the effects. By increasing your understanding you'll be able to develop a balanced management program for your lakes.

At your request, we surveyed the waterway system at Tres Belle in Martin County, Florida.

1. The property has twenty-three (3) lakes in need of environmental resource management.
2. Storm water runoff enters the waterways along sodded, sloped banks and underground culverts.

To summarize the aquatic conditions found on our survey:

- a. Shoreline growth includes plankton and filamentous algae.
- b. Submerged weed growth was noted in several locations.
- c. Shoreline grasses were present as well as other shoreline weeds.
- d. Aquatic growth in the water can impede flow at drainage culverts.
- e. Water clarity was fair at the time of survey.



It should be noted that the most significant factors that impact lake conditions are oxygen levels in the water, the amount of nutrients contained in the water and water temperature.

- A. OXYGEN supports the food chain and provides for a natural way to consume organic matter and undesirable bacteria.
- B. Organic NUTRIENTS are compounds essential to the life of a plant. In water management, these are substances that contain phosphorous and nitrogen (materials found in fertilizers). As nutrient levels rise in lake water, so does algae, and aquatic weed growth, often causing severe problems.
- C. TEMPERATURE differentials in surface and the bottom water of a lake are called thermal stratification. Variations in water temperature cause differences in density. Warm and cold layers do not mix. Warmer surface water induces algae growth. Lake “turnover” which brings oxygen deficient water to the surface is a prime cause of natural fish kills.

We recommend that this integrated program of waterway management be initiated:

- a. Control and maintenance of the algae. Fertile nutrient run-off entering the water from sodded banks and storm drainage areas will continually stimulate algae growth. Algae blooms often cause odor problems and tend to accumulate along shoreline regions.
- b. Control and maintenance of existing excessive aquatic weeds growing in the waterways and littoral/transitional areas.
- c. Scheduled inspections, with treatment as necessary, for the prevention of the development of new undesirable aquatic weed species through introduction by drainage transfer, or other natural processes.
- d. Control and maintenance of the shoreline grasses growing in the water to the water's edge. Some neatly maintained native plants may be left for aesthetic value and wildlife benefit, if they develop.
- e. Establishment of a professional reporting system for property management administration. A sample copy of our comprehensive, monthly report is attached for your review.

Enclosed is a contract covering the lake management services you require. Monthly payments as indicated include visits every thirty (30) days with treatment as necessary, management post treatment reports and monthly water testing. Kindly sign the original copy of the contract and return it to us so that we may schedule your program.

Properly managed waterways will maintain water quality and adequate water clarity, while providing an environmental and recreational asset to the property owners at the least cost of maintenance.

We look forward to the opportunity of serving you on this important project.

Respectfully yours,

Andy Nott
Director of Sales & Operation SW Florida



AQUATIC MANAGEMENT AGREEMENT

This agreement, dated February 1st, 2025, is made between SUPERIOR WATERWAY SERVICES, INC. (SWS) and CUSTOMER:

Silverado CDD
C/o: Wrathell, Hunt and Associates, LLC
2300 Glades Road #410W
Boca Raton, FL 33431
Attn: Jamie Sanchez, District Manager

Both Customer and SWS agree to the following terms and conditions:

1. SWS will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aeration sites:

Twenty-three (23) lakes (28 acres), Located in Pasco County, FL

2. Customer agrees to pay SWS the following amount during the term of this agreement for these specific waterway management services (as herein defined):

Algae And Aquatic Plant Control	\$2,632.00 / Monthly
Total Annual Contract	\$31,584.00/ Annually
Border Grass and Brush Control To Water's Edge	Included
Monthly Water Testing	Included
Fish & Wildlife Monitoring	Included
Management Reporting	Included

Two times per month for lake management with treatment as necessary. Additionally needed visits at no extra charge.

3. Schedule of payment: First quarter's payment shall be due and payable upon execution of this agreement; the balance shall be payable in equal quarterly installments. A 1.5% late fee shall apply to any balance past due more than 30 days.



4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.
5. SWS agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife. All herbicides to be utilized must be labeled for the application and approved by Federal and State authorities for that use.
6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to SUPERIOR WATERWAY SERVICES, INC., 6701 Garden Rd., Suite 1 Riviera Beach, FL 33404. CUSTOMER agrees to pay for all services rendered by SWS to date of termination of contract. SWS reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products.
7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
8. FISH STOCKING: Annual Spring Fish Stocking optional.
9. Addendums: See attached map, survey, and report (where applicable).
 - A. Monthly water testing and monitoring as necessary for the success of the aquatic weed control program is included.
 - B. Additional work as requested by CUSTOMER such as trash clean up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work requested by CUSTOMER will be invoiced separately at our current hourly equipment and labor rates.
 - C. Care for aquatic sanctuary areas and wetland/upland habitat planted with sensitive native flora is included herein. All areas are to be maintained at a level to be in compliance with the appropriate rules and codes set forth by the SJRWMD and any other governing agencies which may have any jurisdiction.
 - D. Care proposed in this contract is for maintenance control of aquatic growth and will not eradicate all plants in the water.



E. Definitions of services referred to in Paragraph 1 are as follows:

Algae and Aquatic Plant Control – The treatment as necessary of all aquatic weed species located in the waterways maintained by the community association. Treatments are to be made with E.P.A. registered aquatic herbicides.

Border Grass And Brush Control To Water's Edge – The treatment of all undesirable emergent vegetation around the lake edge up to the turf line.

Monthly Water Testing – Water testing as needed for the success of the lake management program. Parameters include Dissolved Oxygen, Ph, Clarity and Water Temperature.

Fish & Wildlife Monitoring – Surveys performed at time of treatments which explain fish and wildlife species observed while onsite.

Management Reporting – A comprehensive report filled out each visit for the specific activity performed on the property and provided to Customer.

10. SWS will provide CUSTOMER with certificates of insurance, which are incorporated herein by reference. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates.
11. This agreement constitutes the entire agreement of SWS and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both SWS and CUSTOMER.
12. This agreement is not assignable to any third party for any reason, without the prior written consent of CUSTOMER.

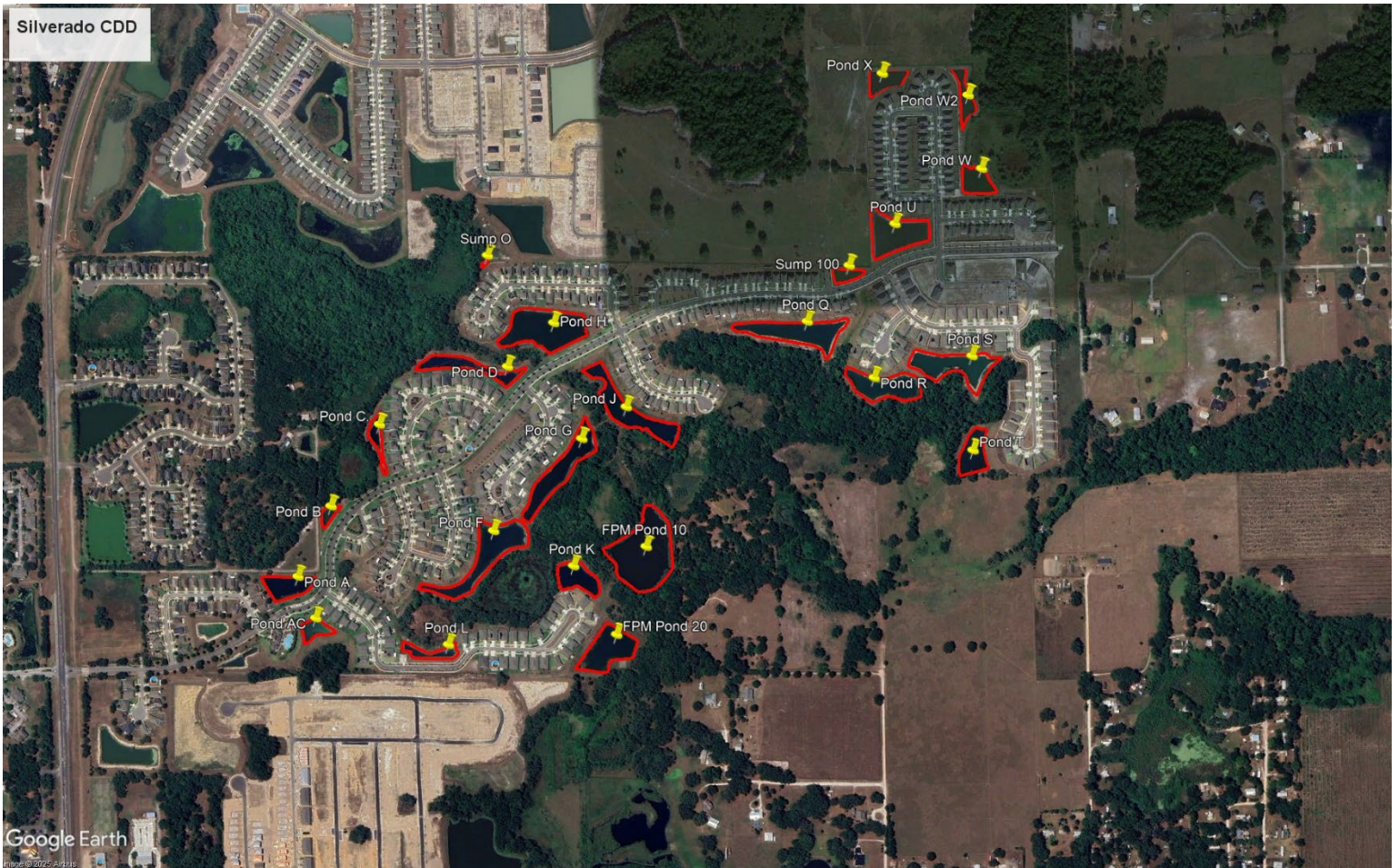
SUPERIOR WATERWAY SERVICES, INC.



SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER

DATE





Pond A

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Pond AC

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Pond B

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Pond C

Notes/Comments

No problems noted

Action Needed

Routine maintenance



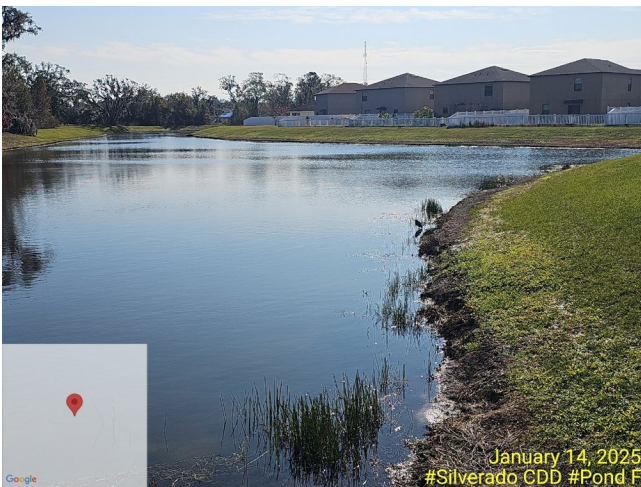
Pond D

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Pond F

Notes/Comments

Minor

Action Needed

Start submersed weed treatment ASAP



Pond G

Notes/Comments

Heavy shoreline weeds/grasses
Slender Spikerush

Action Needed

Treat exposed banks for weeds/grasses
Start submersed weed treatment ASAP



Pond H

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Pond J

Notes/Comments

Slender Spikerush
Grasses/Weeds

Action Needed

Start submersed weed treatment ASAP



Pond K

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Pond L

Notes/Comments

Shoreline weeds/grasses

Action Needed

Treat exposed banks for weeds/grasses



Pond Q

Notes/Comments

Shoreline weeds/grasses

Action Needed

Treat exposed banks for weeds/grasses



Pond R

Notes/Comments

Minor
Algae

Action Needed

Routine maintenance



Pond S

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Pond T

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Pond U

Notes/Comments

Chara starting

Action Needed

Monitor and treat as needed



Pond W2

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Pond W

Notes/Comments

Excessive
Algae

Action Needed

Treat ASAP



Pond X

Notes/Comments

Erosion around storm drain pipe

Action Needed

Monitor



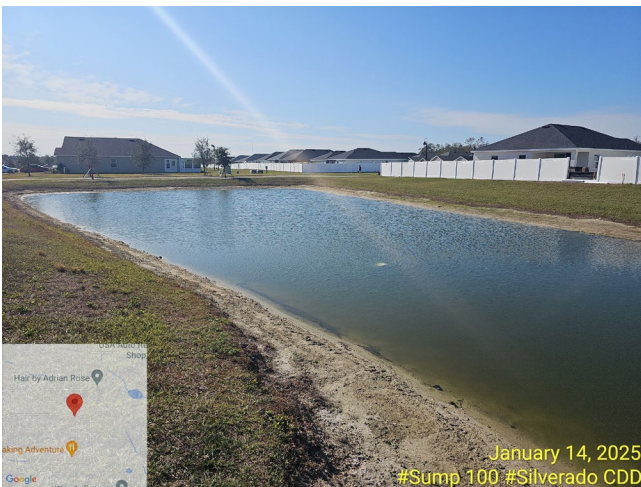
Sump 0

Notes/Comments

Algae

Action Needed

Treat ASAP



Sump 100

Notes/Comments

Planktonic Algae

Action Needed

Monitor and treat as needed



FPM Pond 10

Notes/Comments

Limited access will make treating this lake difficult and limits what we can do

Action Needed



FPM Pond 20

Notes/Comments

Excessive
Grasses/Weeds

Action Needed

Treat ASAP



Superior Waterway Services References

The Vineyards; Serving since 2018

Currently maintain 42 lakes totaling 208 surface acres

Dena

Dena@PMPofswfl.com

400 Vineyards Blvd, Naples, FL 34119

Venice Golf and Country Club; Serving since 2018

Currently maintain 9 Fountains

Office- 941-496-8482

Christine Goerz, PM

christinegoerz@vgccmaster.com

140 Rich St. Venice, FL 34292

Burnt Store Lakes: Serving since 2016

Currently maintain 11 lakes totaling 126 surface acres and 12 aeration systems

Ron Kent

Cell- 909-938-1822

24532 Saragossa Ln. Punta Gorda, FL 33955

Bayside BayCreek CDD: Serving since 2021

Currently maintain 94 lakes totaling 225 surface acres and 38 aeration systems

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Attn: Shane Willis

williss@whhassociates.com

Summerwoods CDD: Servicing since 2022

Currently maintain 29 lakes totaling 50 acres

C/O: Rizzetta & Company

3434 Colwell Ave UNIT 200

Tampa, FL 33614

Atten: Matt O’Nolan

MONolan@rizzetta.com



Paseo CDD: Serving since 2021

Currently maintain 22 fountains

C/O: Rizzetta & Company

3434 Colwell Ave UNIT 200

Tampa, FL 33614

Attn: Belinda Blandon

BBlandon@rizzetta.com

Parkland West & Lee CDD: Serving since 2022 (Palmira GCC)

Currently maintain 26 lakes totaling 114 surface acres and 26 aeration systems

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Attn: Shane Willis

williss@whassociates.com

Beach Road Golf Estates CDD: Serving since 2022 (Bonita National)

Currently maintain 29 lakes totaling 112 surface acres, 158 acres preserve/wetland and 24 aeration systems

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Attn: Shane Willis

williss@whassociates.com

Naples Reserve CDD: Serving since 2023

Currently maintain 22 lakes totaling 214 surface acres

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Attn: Shane Willis

williss@whassociates.com

River Hall CDD: Serving since 2023

Currently maintain 33 lakes totaling 238 surface acres and 464 acres preserve/wetland

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Attn: Shane Willis

williss@whassociates.com



Fiddlers Creek CDD 2: Serving since 2023

Currently maintain 29 lakes totaling 112 surface acres and 24 aeration systems

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Attn: Cleo Adams

crismondc@whhassociates.com

Pelican Preserve at Gateway: Serving since 2021

Currently maintain 33 lakes totaling 120 surface acres and 55 aeration systems

James Latham

Cell - 201-787-6362

jimlatham@verizon.net

9802 Pelican Preserve Blvd. Fort Myers, FL 33913

Tidewater Island: Serving since 2021

Currently maintain 2 lakes

Maira Lamazares, LCAM

Office- 239-454-1101

maira@alliantproperty.com

6501 Jacobs Dr, Ft. Myers, FL 33908

Talon Bay; Serving since 2017

Currently maintain 8 lakes

Mark Reese

Keys-Caldwell, Inc.

Work: 941-408-8293

6179 Falcon Lair Dr. North Port FL

Lakehouse West WC: Serving since 2017

Currently maintain 3 lakes

Brian Bakhaus

941-716-5527

brianb@lakehousewest.com

3435 Fox Run Rd. Sarasota FL 34231

**SUPERIOR WATERWAY
SERVICES, INC.**



Artesia HOA: Serving since 2018

Currently maintain 10 lakes totaling 60 surface acres, 45 acres Wetlands/Preserves, and 10 Aeration systems

1460 Santiago Circle

Naples, FL 34113

Bryson Russell

Ph: 239-529-5647

artesiagr@swpropmgt.com

Valencia Trails: Serving since 2022

Currently maintain 24 lakes

Carl Senica

csenica@grsmgt.com

11256 Daphne Ct

Naples, FL 34120

Valencia Bonita: Serving since 2022

Currently maintain 19 lakes, 22 acres Wetlands/Preserves

Emma Davila

Edavila@grsmgt.com

239-908-0880

16221 Valencia Bonita Blvd

Bonita Springs, FL 34135



Corporate Summary

Superior Waterway Services, Inc. is a full-service environmental resource management team, offering a wide variety of services, including:

- Lake management including algae, border grass and aquatic weed control
- Mitigation wetland preserve management including invasive plant control.
- Aqua Master fountain and aeration system sales and service.
- DredgeSox earth-friendly erosion control system.
- Environmental and wetland monitoring for agency compliance.

Our team leads the industry and has an exemplary reputation with many government agencies, builders, developers, property managers and homeowner associations. Our State-certified, trained biologists have been providing environmental services for many of Florida's waterways and natural areas since 1999.

Superior Waterway Services is fully insured, carrying full coverage to protect our customers, including workman's compensation, liability, and property damage.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Florida's lakes, canals, ponds, rivers, and wetlands have become an increasingly popular aesthetic and recreational amenity in urban areas, in rural areas, in public places and throughout communities. Waterways provide facilities for recreational use, such as fishing and water sports, and are important for water drainage, wildlife preservation and as a source of water for industrial and residential use. As a result of natural and other factors, including overgrowth of noxious weeds, algae, and exotic plants, which can deplete oxygen and restrict the flow of water, waterways, and wetlands, require management to preserve and maintain their health and intrinsic value. Additionally, because extensive land development in the State of Florida has depleted natural wetlands, federal and state legislation has been enacted to preserve Florida's wetland sanctuaries by requiring property owners and developers to restore portions of developed land to natural wetlands.



Superior Waterway Services, Inc. (Superior) provides aquatic management and environmental remediation services to government, private and commercial customers throughout the State of Florida. The Company offers a variety of services, consisting primarily of the control of aquatic weeds, algae and exotic plants, wetland planting and restoration, the installation of fountains and aeration systems and the stocking of fish for recreation and plant control.

Field services are designed to suit individual customer requirements and are provided to condominiums, apartment complexes, homeowner associations, golf courses, land developers, special taxing districts, municipal and state authorities, many of which must maintain Florida's waterways in compliance with state and local environmental laws and regulations. A substantial portion of the Company's water monitoring and environmental remediation services are designed to protect Florida's freshwater ecosystems and groundwater from contamination by pollutants. Superior's services are intended to maintain the health, beauty, quality, and natural balance of life in aquatic communities throughout our client region.

Superior's executive offices are located at 6701 Garden Road, Suite 1, Riviera Beach, Florida 33404. The telephone number is (561) 844-0248 and the fax number is (561) 844-9629.
EID# 65-0955914

Superior's Unique Services

Aquatic Weed, Algae and Exotic Plant Control. The term "aquatic weed" encompasses a large, diverse group of plant types, consisting of four basic groups that pose a problem to waterways: floating aquatics, submersed weeds, emergent and ditch bank vegetation, and grasses. Algae, a fifth classification, is a lower form of submersed plant life and is the cause of unsightly "scum" on the water's surface. Left unattended, aquatic weeds, algae and plants appear and propagate in excessive amounts and interfere with the aquatic environment's natural balance. Thick masses of aquatic growth can disrupt boat traffic, fishing, and other water sports, lower the oxygen levels of water, often resulting in fish kills, and create flow problems. Noxious weeds generate foul odors, visual eyesores and create breeding grounds for mosquitoes and other pests. The most undesirable aquatic weeds are those exotic plants and trees that have been imported into Florida, which have no natural enemies, and that have adapted to out compete natural and native plant life. While beneficial plants are essential to creating a properly balanced aquatic ecosystem and shelter for various species of fish, birds, and animals, dense infestations of aquatic weeds and algae prevent sunlight from entering the water, potentially endangering all living inhabitants.



The Company's aquatic management services consist primarily of the control of aquatic weeds, algae and exotic plants. Superior's staff establishes treatment programs for lakes, canals, ponds and wetlands by assessing water quality and vegetation, and the specific needs of individual customers. Superior maintains a database of computerized water analysis information and property management control and aquatic treatment plans. Company-trained and licensed applicators utilize special equipment to disperse algaecides and herbicides in water and on adjacent land to control the growth of aquatic weeds, algae and exotic plants. The Company typically uses small boats and trucks equipped with specialized spray equipment. Significant reduction in the growth of aquatic weeds, algae and exotic plants is usually achieved within weeks.

Only products demonstrated to have a wide margin of safety to humans, Florida fish and wildlife are used in Superior's Lake management programs.

In addition to regular applications for weed control, Superior utilizes harvesting methods to control aquatic weeds and to remove trash from waterway systems. Harvesting is performed either manually or mechanically, depending upon the nature and extent of the growth of undesirable aquatic weeds, plants and debris. Mechanical harvesting is typically expensive but achieves immediate results. Superior uses boats equipped with special attachments to collect trash and to cut, gather and remove aquatic weeds.

Superior also controls submersed aquatic weeds and insects by introducing two species of fish, the Triploid Grass Carp, a genetically engineered, weed eating fish which may consume as much as three times it's body weight each day, and the Gambusia, or Mosquitofish, which may consume up to it's weight daily in mosquito larvae and pupae.

Wetlands/Uplands Planting and Restoration. The preservation and propagation of Florida's wetlands and natural areas has become recognized as an important part of a healthy aquatic ecosystem. Beneficial plants form a base for an important link between the beginnings of the food chain and higher forms of plant and animal life. The Company believes that the quality of water is directly attributed to the balance of aquatic life in the water and beneficial vegetation along shorelines. Superior offers wetland and upland planting, restoration and maintenance services, which involve the movement of soil and the planting of beneficial native plant life to create or recreate natural areas in the form in which they naturally occur. Ongoing maintenance programs ensure the survival of environmentally sensitive plants.



Fountains and Aeration Systems. Superior offers an extensive line of decorative floating fountains that enhance the visual appeal and beauty of waterways while providing ecological benefits which include increased water circulation, reduced stagnation and the reduction of odors caused by algae. The Company's fountains feature unique, interchangeable display heads, which allow a customer to select a variety of different spray patterns. Fountains are fabricated using quality stainless steel materials that resist corrosion.

Superior also offers aeration systems designed to induce waterways to better digest organic sediments which deplete oxygen, trap gasses and result in the general degradation of water quality. The Company's aeration systems are custom designed systems consisting of a pattern of porous stones that are laid on the bottom of a lake and silent air compressors mounted on the shore. When air is injected from the compressor through pipes to the stones, air rises through the water oxygenating and cleansing it. Superior's aeration systems are designed to minimize fish kills and foul odors.

Water Clarification. Superior has the capability to provide the specialized service of water clarification for residential and commercial customers. Applications are made based upon individual field conditions and results are typically seen within 24 hours.

Fish Stocking. Superior's Fisheries Management Division offers a variety of species of fish for stocking lakes and ponds for recreational purposes, including Largemouth Bass, Bluegill, Crappie and Channel Catfish. The Company's personnel perform salinity, pH and oxygen tests, conduct surveys of existing fish populations and create aquatic sanctuaries for successful fish habitat.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/5/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

PRODUCER: Legacy Insurance Solutions, LLC
INSURED: Superior Waterway Services, Inc.
CONTACT NAME: info@legacyinsllc.com
INSURER A: Admiral Insurance Company
INSURER B: Auto-Owners Insurance Company
INSURER C: Florida Citrus, Business & Industries Fund

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella Liab, Workers Compensation, Pollution, and Professional Liab.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Division Name: 413 - Shadowood (Resi - West)

Certificate holder Naples Associates VI, LLLP and GL Building Corporation, their respective partners and affiliates and each of their respective partners, affiliates, shareholders, members, officers, directors, agents, employees, successors and assigns are included as additional insured with respects to the General Liability if required by written contract.

CERTIFICATE HOLDER and CANCELLATION sections. CANCELLATION text: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Superior Waterway Services, Inc.	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
<input type="checkbox"/> Individual/sole proprietor or single-member LLC	<input type="checkbox"/> C Corporation
<input checked="" type="checkbox"/> S Corporation	<input type="checkbox"/> Partnership
<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____	<input type="checkbox"/> Trust/estate
Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.	
<input type="checkbox"/> Other (see instructions) ▶ _____	
5 Address (number, street, and apt. or suite no.) See instructions. 6701 Garden Road, Suite 1	Requester's name and address (optional)
6 City, state, and ZIP code Riviera Beach, FL 33404	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
6	5	-	0	9	5	5	9	1	4

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ 1/19/25
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4F



30435 Commerce Drive Unit 102 • San Antonio, FL 33576 • Phone: 844-347-0702 • Fax: 813-501-1432

Breeze Home
Cell: +18135654663

1540 International Parkway, Suite 2000 FL 32746
Lake Mary, FL

Job Address:
36841 Clubhouse Dr
Zephyrhills, FL 33542

Print Date: 2-4-2025

Proposal for Silverado HOA

Thank you for considering Steadfast for your project needs. We are pleased to present our proposal, which reflects our commitment to delivering high-quality results tailored to your requirements.

Steadfast proposes to furnish all labor, materials, equipment, and supervision necessary to construct, as an independent contractor, the following described work:

Items	Description	Price
Playground Shade Install 104 Environmental Labor	Install playground shade, community to provide materials.	\$1,850.00

Total Price: \$1,850.00

Our team is dedicated to ensuring this project is completed efficiently, safely, and to the highest standard of quality. We look forward to collaborating with you to bring your vision to life.

Client/Owner Certification and Authorization

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein. I agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4GI



Silverado Ranch CDD
2025 Annual Maintenance Plan

Attn: Jamie Sanchez
2300 Glades Road #410W
Boca Raton, FL 33431

Request for Proposal

Submitted:
02/7/2025

By:

CONSOLIDATED LAND SERVICES, INC.

37631 FAIRFIELD LN
DADE CITY, FL. 33525

(813)930-7890



WELCOME TO CONSOLIDATED LAND SERVICES, INC.

CLS is an industry leader in environmental construction and mitigation through practical design, construction, and maintenance of water quality infrastructure.

CLS's team of industry leading experts possess the experience, knowledge, and certifications necessary to convert, maintain and repair your stormwater systems, lakes and ponds. We are focused on delivering superior customer service through our proven results.



ABOUT US

Consolidated Land Services, Inc., is a woman-owned and operated business enterprise with over 40+ combined years of experience in the environmental construction industry. CLS provides environmental services by mitigating the many challenges caused by Florida's harsh weather conditions.

Our specialized services in environmentally sustainable mitigation will ensure your project is completed timely and professionally. We provide quality work, while being environmentally responsible with effective solutions for your project.



WOMAN-OWNED & OPERATED

*CLS is a **Woman-Owned and Operated Business Enterprise**. We welcome the opportunity to be a subconsultant or subcontractor on projects with DBE requirements.*



Company Qualifications

Professional Environmental Services: Over 40+ years of combined experience, CLS, Inc. is a woman-owned business who's specialized in Erosion Control and Mitigation, Pond, Shoreline and Stormwater Systems, Maintenance and Repairs, Wetland Protection and Restoration, Full-Service Environmental Services & Consulting, Civil Site Prep and More.

Company: Consolidated Land Services, Inc.

License Number: CUC1225908

Years in Business: 4+ years

Number of Employees: 10+ employees

Number of Similar Projects: 45+

Physical Office Location: 37631 Fairfield Ln. Dade City, FL. 33525

References:

Reference: Steve Wertovitch, Chairman

Community: Heritage Springs CDD

Phone: (727)389-8406

Email: hscdd@gmail.com

Reference: Rob Pullen, President

Community: Epperson Ranch CDD

Phone: (352)442-7250

Email: rpullenepersoncdd@outlook.com

Company: Titan Civil Construction

Reference: Chris Stamas | President

Phone: (727)243-0020

Email: cstamas@titancivilconstruction.com

Engineering Firm: BDI Engineering Firm

Reference: Robert Dvorak P.E. | Engineer

Phone: (727)420-0804

Email: rdvorak@bdiengineers.com

Management Firm: Inframark

Reference: Andy Mendenhall PMP | Tampa Regional Manager

Phone: (813)781-7330

Email: andy.mendenhall@inframark.com

Reference: Gaby Arroyo | District Manager

Management Firm: Breeze Home

Phone: (813)565-4663

Email: gaby@breezehome.com

Company: RH Moore & Associates

Reference: Jeff Peterson | General Manager

Phone: (813)988-0200

Email: jeff@rhmooreassociates.com

Engineering Firm: Stantec

Reference: Tyson Waag | Engineer

Phone: (612)963-3543

Email: tyson.waag@stantec.com



Environmental Consulting

Consolidated Land Services, Inc. (CLS) is an expert in the field of environmental consulting with extensive experience providing the full scope of environmental consulting and mitigation services to Engineering Firms, Property Management Companies, Homeowner Associations and Community Development Districts. CLS has the expertise your business needs to understand, prevent, monitor, and remediate any environmental concerns affecting your real estate interests and operations.

CLS's professional staff possesses the regulatory knowledge, technical skills, and project management expertise required to identify and minimize environmental risks during real estate transactions and property ownership/operations, and to help our clients select effective solutions to any environmental issues they face.

Our core environmental consulting capabilities include:

- **Custom design and build**
- **Tailored solutions to pond & stormwater management issues**
- **Erosion and sediment control**
- **Environmental clearing & more.**

CLS's team works together to customize the most cost-effective remedial design, which details the size, scope, and character of a site's remediation - the planned action that will, at a minimum, protect public health, safety and the environment.

Consulting schedule and fees:

At CLS we offer a full-service custom design, build and reporting methods to provide you with the best solutions to mitigate environmental damage and public safety hazards.

***Monthly Retainer:** \$800.00 per month (*minimum 6-month retainer required*).

- A monthly retainer provides evaluations once per month. An additional cost of \$250.00 will be incurred for emergency inspections that are outside the monthly evaluation.

-Monthly retainer includes 1 inspection report, additional inspection and/or evaluation reports are an additional \$75.00 per report.

***Project-by-project basis:** \$500 per project (*subject to change dependent on size and type of project*).

***Hourly rate:** \$375.00 per hour (*minimum of 3 hours required*).



Silverado Ranch CDD
Customized Annual Maintenance Plan

Scope of Services:

CLS, Inc., will provide monthly inspections to evaluate site conditions, and provide a once-a-month report on any findings identified. In addition to the report, CLS, Inc. will provide a proposal and scope of work which has been identified in order to mitigate identified issue(s).

Type of Inspections to be provided:

- Monthly Customer Site Management Inspection (one (1) per month) Report
- Algae & Aquatic Weed Management
- Shoreline Grass Management
- Lake Dye
- Debris Removal
- Stormwater Structure
- Weir Control and Inlet Structures
- Pond & Shoreline Maintenance & Erosion Control
- Environmental Clearing

Annual Maintenance Plan Price:

Monthly Retainer: \$800.00 per month (*minimum 6-month retainer required*).

- A monthly retainer provides evaluations once per month. An additional cost of \$250.00 will be incurred for emergency inspections that are outside the monthly evaluation.

-Monthly retainer includes one (1) inspection report, additional inspection and/or evaluation reports are an additional \$75.00 per report.

Customer Name: _____

Signature of acceptance: _____

Name: _____

Title: _____

Date: _____



Terms & Conditions:

*Consolidated Land Services, Inc. dba CLS, Inc., provides competition sensitive pricing and proprietary contractor means and methods to scope of work. Silverado Ranch CDD and all related parties agree to not share CLS, Inc.'s evaluation and/or inspection reports, scope of work and/or services, contractor means and/or methods, estimates and/or proposals to companies in direct competition with CLS, inc.

*CLS, Inc. reserves the right to subcontract work within the Annual Maintenance Plan provided.

*Repairs and/or maintenance will be determined on a case-by-case basis, and proposals/estimates may be provided.

*In the event of unforeseen or undisclosed conditions or additional identified work required, a change order will be provided prior to any repairs, inspections or reports.

*If Surveying, Staking or As-Builts are required, a change order will be provided.

*Track mat systems will be utilized to minimize disturbances to access points and work areas. Access points will be identified by Project Owner. CLS, Inc. is not responsible for damage to sidewalks, asphalt, parking lot, lay down areas or access points during work and/or site evaluations/inspections. In the event unavoidable damage occurs, and requests for repairs are made, CLS, Inc. may provide change order.

*Project Owner is responsible for notifying impacted or nearby residents/homeowners of contracted work.

*Project dates are scheduled around weekends and holidays, and will resume after the weekend/holiday to conduct all work during business working days (Monday - Friday), unless otherwise noted.

*In the event unexpected weather delays occur, CLS, Inc. will document events to adjust the anticipated project length and completion dates as appropriate.

*One (1) year Manufacturing Warranty applies to all product installation. Warranty does not cover labor, normal wear and tear due to harsh Florida weather conditions, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.

*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.

*Retainer will be billed monthly.

Customer Name: _____
Signature of acceptance: _____
Name: _____
Title: _____
Date: _____

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4G11



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
2/7/2025	00000297

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

Project
Repair to Weir Control Structure

Description	Qty	U/M	Rate	Total
<p>Weir Control Structure Repair to Two (2) sides of the Weir Control Structure.</p> <p>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 resetting the existing Weir Control Structure, which is out of design grade, caused by erosion. Once the structure has been reset, CLS, Inc., will then excavate obstructing materials and vegetation to restore proper water flow to both sides of the structure. Once proper water flow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around weir control structure where erosion has occurred to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System, and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap with concrete inlay to allow sheet flow as per plan in order to reinforce, and increase the longevity of the weir control structure to mitigate future erosion and damage. Once completed, the area around weir control structure where erosion occurred will be re-vegetated with sod.</p> <ol style="list-style-type: none"> Mobilize Reset existing control structure Excavate materials and vegetation Restore proper water flow Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System, and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap with concrete inlay to allow sheet flow as per plan Re-vegetate with Sod De-mobilize <p>**After vegetation has been cleared, CLS will conduct an evaluation to determine if any additional damage has occurred to weir structure. In the event damage has been</p>	1	ea	29,971.53	29,971.53

Initial:	<p><i>Estimate Valid for 30 Days.</i></p> <p><i>CLS, Inc. Provides Competition Sensitive Pricing.</i></p>
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Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
2/7/2025	00000297

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

Project
Repair to Weir Control Structure

Description	Qty	U/M	Rate	Total
identified a Change Order may be provided for recommended repair.				
<p>Terms & Conditions:</p> <p>*Project is bid based on ability to recoup eroded sediment provided it is clean sand, and free of organic material and/or debris. If sediment is unsuitable a change order will be provided.</p> <p>*If Project Owner prefers mitigated area to be re-vegetated with additional vegetation, such as trees, aquatic plants and/or other plant species a change order may be provided.</p> <p>*In the event of unforeseen or undisclosed conditions or additional identified work required, a change order will be provided prior to any repairs.</p> <p>*If Surveying, Staking or As-Built are required, a change order will be provided.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*Track mat systems will be utilized to minimize disturbances to access points and work areas.</p> <p>*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event unavoidable damage occurs, and request for repairs are made, CLS, Inc. may provide change order.</p> <p>*Project Owner is responsible for notifying impacted or near by residents/homeowners of contracted work.</p> <p>*Project dates are scheduled around weekends and holidays, and will resume after the weekend/holiday to conduct all work during business working days (Monday - Friday), unless otherwise noted.</p> <p>*Onsite dewatering plan will be conducted if necessary. Dewatering will not be</p>				

*Estimate Valid for 30 Days.
 CLS, Inc. Provides Competition Sensitive Pricing.*



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
2/7/2025	00000297

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

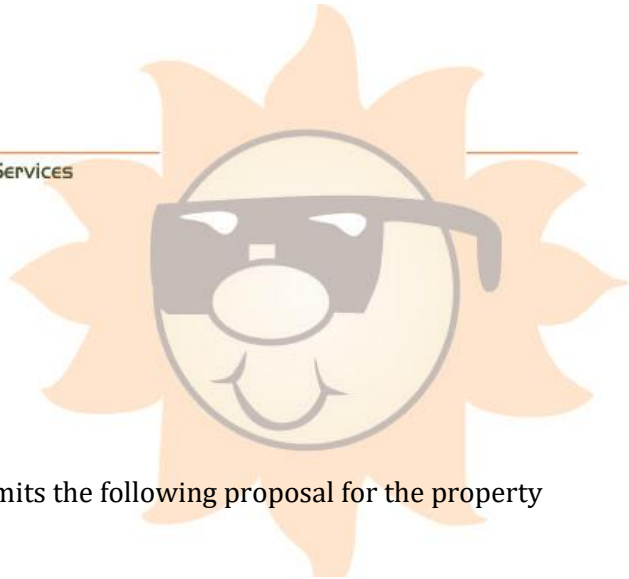
Project
Repair to Weir Control Structure

Description	Qty	U/M	Rate	Total
<p>foreseeable until project start. At that time, and if, dewatering is required a change order will be provided for dewatering of projects. In the event, unexpected weather delays occur, CLS, Inc. will document events to adjust anticipated project length and completion dates as appropriate.</p> <p>*All excavated and removed unsuitable material will be left onsite at project owner identified location within work area. If customer prefers materials to be hauled offsite Change Order may be provided.</p> <p>*One (1) year Manufacturing Warranty applies to all product installation. Warranty does not cover labor, normal wear and tear due to harsh Florida weather conditions, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p>				

Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>	
	<table border="1"> <tr> <td>Total</td> <td>\$29,971.53</td> </tr> </table>	Total
Total	\$29,971.53	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4HI



January 22, 2025

Attn: Angie Lynch

Re: Silverado CDD

Florida Commercial Care, Inc. hereby submits the following proposal for the property referenced above.

PROPOSAL: Install Urinal

SCOPE OF WORK:

- Dispatch technicians to the property with the required equipment and materials to complete work order.
- Located and tape off area for safe working environment.
- Locate community pool bathroom with leaking urinal.
- Remove old urinal and leaking supply pipe.
- Remove old mounting bracket.
- Install new mounting bracket.
- Install a new urinal.
- Install new supply pipes.
- Make sure urinal is properly working and draining.
- Check property for any other damage or issues.
- Clean all equipment and debris from the area.

Total Price- \$1,100.69

Proposal Accepted _____
DATE

SIGNATURE

Stephen McDowell
Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4H11

February 10, 2025

Attn: Angie Lynch
2300 Glades Rd Suite 410W
Boca Raton, FL 33431

Re: Silverado CDD

Florida Commercial Care, Inc. hereby submits the following proposal for the property referenced above.

PROPOSAL: Gutter

SCOPE OF WORK:

- Dispatch technicians to the property with the required equipment and materials to complete work order.
- Located and tape off area for safe working environment.
- Locate community center building.
- Locate side of building with vinyl soffit blown out from hurricane.
- Install a new u channel to replaced damaged u channel.
- Cut to fit vinyl soffit material. (new materials will be used if old materials are missing)
- Drill a small hole to set a rivet in place every 6 ft to keep soffit materials in place.
- Install rivets as needed.
- Locate rear gutters in pool area that are slightly bent.
- Install new mounting brackets as need to straighten small section of bent/sagging gutters.
- Make sure urinal is properly working and draining.
- Check property for any other damage or issues.
- Clean all equipment and debris from the area.

Total Price- \$789.44

Proposal Accepted _____
DATE

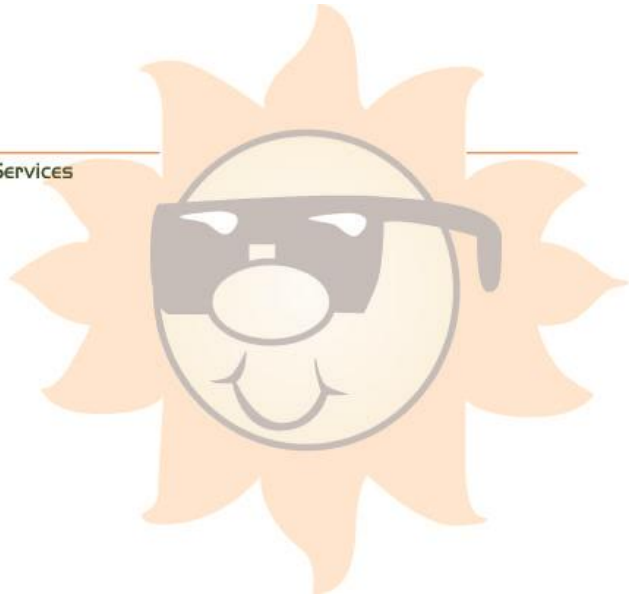
SIGNATURE

Stephen McDowell
Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4HIII



February 10, 2025

Attn: Angie Lynch
2300 Glades Rd Suite 410W
Boca Raton, FL 33431

Re: Silverado CDD

Florida Commercial Care, Inc. hereby submits the following proposal for the property referenced above.

PROPOSAL: Fence

SCOPE OF WORK:

- Dispatch technicians to the property with the required equipment and materials to complete work order.
- Located and tape off area for safe working environment.
- Locate community playground next to pool area,
- Locate black aluminum fencing at rear of play center that was damaged during hurricane.
- Remove 3 fence panels to straighten fence.
- Remove the broken mounting bracket from the adjacent fence that it is attached to.
- Remove 3-line post from ground.
- Cut roots and clean roots from area that 3-line post were removed.
- Install concrete in line post holes.
- Install 3-line post and properly plumb.
- Install a new mounting bracket to adjacent fence.
- Reinstall 3 sections of fence.
- Locate gate leading into gate area from side of property.
- Properly adjust gate hinge to open and close without dragging ground.
- Make sure urinal is properly working and draining.
- Check property for any other damage or issues.
- Clean all equipment and debris from the area.

FLORIDA COMMERCIAL CARE, INC.

Professional Landscape and Property Maintenance Services

Total Price- \$882.86

Proposal Accepted _____
DATE

SIGNATURE

Stephen McDowell
Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

www.FloridaCommercialCare.com

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

5



Work Order	00735020	Account	Silverado Ranch CDD
Work Order	00735020	Contact	Jamie Sanchez
Number		Address	6010 Silverado Ranch Blvd Zephyrhills, FL 33541 United States
Created Date	12/17/2024		

Work Details

Specialist	Sites treated for shoreline and floating weeds	Prepared By	kenneth Morehouse
Comments to	sites 5,13 treated for planktonic algae. Thank		
Customer	you for choosing Solitude.And Have a wonderful New Year.		

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		



Work Order	00745601	Account	Silverado Ranch CDD
Work Order	00745601	Contact	Jamie Sanchez
Number		Address	6010 Silverado Ranch Blvd Zephyrhills, FL 33541 United States
Created Date	1/21/2025		

Work Details

Specialist	Inspection.	Prepared By	kenneth Morehouse
Comments to Customer			

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		



Work Order	00738547	Account	Silverado Ranch CDD
Work Order	00738547	Contact	Jamie Sanchez
Number		Address	6010 Silverado Ranch Blvd Zephyrhills, FL 33541 United States
Created Date	1/21/2025		

Work Details

Specialist	Follow up for submersed/algae treatments on the	Prepared By	kenneth Morehouse
Comments to	following 2,11,13,9. were treated follow up for		
Customer	second treatment next visit. I am allowing		
	grasses to grow on some banks to help with		
	erosion. As water drops, I am spraying out		
	barrier.Thank you for choosing Solitude.		

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		



Work Order	00750191	Account	Silverado Ranch CDD
Work Order	00750191	Contact	Jamie Sanchez
Number		Address	6010 Silverado Ranch Blvd Zephyrhills, FL 33541 United States
Created Date	1/28/2025		

Work Details

<p>Specialist Comments to Customer</p>	<p>Sites 18,21,20,8,9,13, treated for algae. My last visit, it was raining, so I didn't get a good treatment. The rains we had with cool temp and warmer waters are causing algae blooms. I have a few other stops to make today, so I am going to schedule you guys a full day at the beginning of the month to run over all these sites again with blown up algae. Also, I wasn't sure if I allowed grasses to grow on banks so we don't have so much bank exposed Will the landscapers still maintain them? If not, I will continue to spray to the grass line. My email is attached to this if you have any questions regarding thank you. Thank you for choosing Solitude.</p>	<p>Prepared By</p>	<p>kenneth Morehouse</p>
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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
DECEMBER 31, 2024**

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

	General Fund	Debt Service Fund Series 2016A-1	Debt Service Fund Series 2017A-1	Debt Service Fund Series 2018A-1	Debt Service Fund Series 2018A-2	Capital Projects Fund Series 2018A-1	Total Governmental Funds
ASSETS							
Cash	\$1,395,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,395,325
Investments							
Revenue	-	63,981	72,461	53,626	57,450	-	247,518
Reserve	-	55,360	53,325	72,075	252,637	-	433,397
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	2,657	2,657
Due from general fund	-	49,570	46,718	126,290	99,190	-	321,768
Utility deposit	3,408	-	-	-	-	-	3,408
Total assets	<u>\$1,398,733</u>	<u>\$168,971</u>	<u>\$172,504</u>	<u>\$251,991</u>	<u>\$409,277</u>	<u>\$ 2,657</u>	<u>\$ 2,404,133</u>
LIABILITIES							
Liabilities:							
Due to debt service fund 2016A-1	\$ 49,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,570
Due to debt service fund 2017A-1	46,718	-	-	-	-	-	46,718
Due to debt service fund 2018A-1	126,290	-	-	-	-	-	126,290
Due to debt service fund 2018A-2	99,190	-	-	-	-	-	99,190
Accrued taxes payable	306	-	-	-	-	-	306
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>332,446</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>332,446</u>
FUND BALANCES							
Restricted for							
Debt service	-	168,971	172,504	251,991	409,277	-	1,002,743
Capital projects	-	-	-	-	-	2,657	2,657
Assigned							
Working capital	234,530	-	-	-	-	-	234,530
Unassigned	831,757	-	-	-	-	-	831,757
Total fund balances	<u>1,066,287</u>	<u>168,971</u>	<u>172,504</u>	<u>251,991</u>	<u>409,277</u>	<u>2,657</u>	<u>2,071,687</u>
Total liabilities and fund balances	<u>\$1,398,733</u>	<u>\$168,971</u>	<u>\$172,504</u>	<u>\$251,991</u>	<u>\$409,277</u>	<u>\$ 2,657</u>	<u>\$ 2,404,133</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 724,019	\$ 793,040	\$ 827,118	96%
Miscellaneous	-	60	-	N/A
Total revenues	<u>724,019</u>	<u>793,100</u>	<u>827,118</u>	96%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	-	2,153	12,918	17%
Management consulting services	4,000	12,000	48,000	25%
Printing & binding	42	125	500	25%
Telephone	17	50	200	25%
Other current charges	67	563	500	113%
Auditing services	-	-	3,450	0%
Postage	53	87	500	17%
Insurance	-	7,558	7,000	108%
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	-	1,500	0%
Engineering	-	4,905	10,000	49%
Legal	-	4,476	25,000	18%
Website hosting	-	-	705	0%
ADA website compliance	-	-	210	0%
Meeting room rental	-	-	720	0%
Debt administration				
Dissemination agent	250	750	3,000	25%
DSF accounting	458	1,375	5,500	25%
Trustee fees	-	4,256	16,080	26%
Arbitrage rebate calculation	-	-	3,000	0%
Total professional & administrative	<u>4,887</u>	<u>38,473</u>	<u>138,958</u>	28%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	2,611	15,479	95,000	16%
Electricity (irrigation & pond pumps)	-	691	4,134	17%
Landscaping maintenance	17,151	57,479	205,192	28%
Landscape replenishment	-	-	10,000	0%
Palms & tree trimming	-	-	15,000	0%
Irrigation maintenance	-	3,011	25,000	12%
Pond maintenance	2,887	8,660	35,000	25%
Fertilizer & mulch	-	-	20,800	0%
Property insurance	-	23,348	30,000	78%
Solid waste disposal	15	235	540	44%
Comprehensive field tech services	1,260	3,780	15,120	25%
Field ops accounting	500	1,500	6,000	25%
Pet waste removal	-	241	3,000	8%
Signage	-	428	1,000	43%
Wetland maintenance	-	1,200	8,200	15%
Storm readiness	-	-	5,000	0%
Reserve study	-	-	10,000	0%
Amenity center				
Pool service contract	1,250	3,750	23,850	16%
Pool maintenance & repairs	-	-	8,500	0%
Pool resurfacing	-	-	20,000	0%
Pool Furniture	-	-	12,000	0%
Pool permit	-	-	275	0%
Cleaning & maintenance	1,000	3,000	7,200	42%
Internet	-	309	2,150	14%
Electricity	-	2,054	12,500	16%
Water	-	123	6,672	2%
Pest control	110	330	1,320	25%
Camera monitoring	189	712	3,600	20%
Refuse service	-	-	200	0%
Holiday decorations	1,375	5,500	6,000	92%
Contingency	-	-	37,500	0%
Miscellaneous repairs & maintenance	-	1,167	40,000	3%
Total field operations	<u>28,348</u>	<u>132,997</u>	<u>670,753</u>	20%
Other fees & charges				
Property appraiser	-	-	175	0%
Tax collector	14,480	15,861	17,232	92%
Total other fees & charges	<u>14,480</u>	<u>15,861</u>	<u>17,407</u>	91%
Total expenditures	<u>47,715</u>	<u>187,331</u>	<u>827,118</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	676,304	605,769	-	
Fund balances - beginning	<u>389,983</u>	<u>460,518</u>	<u>314,334</u>	
Fund balance - ending				
Assigned				
Working capital	234,530	234,530	234,530	
Unassigned	831,757	831,757	79,804	
Fund balances - ending	<u>\$ 1,066,287</u>	<u>\$ 1,066,287</u>	<u>\$ 314,334</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 DECEMBER 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 50,582	\$ 55,404	\$ 57,784	96%
Interest	404	1,532	-	N/A
Total revenues	<u>50,986</u>	<u>56,936</u>	<u>57,784</u>	99%
EXPENDITURES				
Debt service				
Interest	-	20,460	40,800	50%
Principal	-	14,000	14,000	100%
Total debt service	<u>-</u>	<u>34,460</u>	<u>54,800</u>	63%
Other fees & charges				
Tax collector	1,012	1,108	1,204	92%
Total other fees and charges	<u>1,012</u>	<u>1,108</u>	<u>1,204</u>	92%
Total expenditures	<u>1,012</u>	<u>35,568</u>	<u>56,004</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	49,974	21,368	1,780	
Fund balances - beginning	118,997	147,603	143,115	
Fund balances - ending	<u>\$ 168,971</u>	<u>\$ 168,971</u>	<u>\$ 144,895</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 47,672	\$ 52,216	\$ 54,460	96%
Interest	427	1,597	-	N/A
Total revenues	<u>48,099</u>	<u>53,813</u>	<u>54,460</u>	99%
EXPENDITURES				
Debt service				
Interest	-	18,275	36,175	51%
Principal	-	15,000	15,000	100%
Total debt service	<u>-</u>	<u>33,275</u>	<u>51,175</u>	65%
Other fees & charges				
Tax collector	954	1,044	1,135	92%
Total other fees and charges	<u>954</u>	<u>1,044</u>	<u>1,135</u>	92%
Total expenditures	<u>954</u>	<u>34,319</u>	<u>52,310</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	47,145	19,494	2,150	
Fund balances - beginning	125,359	153,010	148,733	
Fund balances - ending	<u>\$ 172,504</u>	<u>\$ 172,504</u>	<u>\$ 150,883</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 128,867	\$ 141,152	\$ 147,217	96%
Interest	402	1,979	-	N/A
Total revenues	<u>129,269</u>	<u>143,131</u>	<u>147,217</u>	97%
EXPENDITURES				
Debt service				
Interest	-	51,325	101,650	50%
Principal	-	40,000	40,000	100%
Total debt service	<u>-</u>	<u>91,325</u>	<u>141,650</u>	64%
Other fees & charges				
Tax collector	<u>2,577</u>	<u>2,823</u>	<u>3,067</u>	92%
Total other fees and charges	<u>2,577</u>	<u>2,823</u>	<u>3,067</u>	92%
Total expenditures	<u>2,577</u>	<u>94,148</u>	<u>144,717</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	126,692	48,983	2,500	
Fund balances - beginning	125,299	203,008	196,207	
Fund balances - ending	<u>\$ 251,991</u>	<u>\$ 251,991</u>	<u>\$ 198,707</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 101,214	\$ 110,863	\$ 115,623	96%
Interest	1,057	3,649	-	N/A
Total revenues	<u>102,271</u>	<u>114,512</u>	<u>115,623</u>	99%
EXPENDITURES				
Debt service				
Interest	-	42,075	84,150	50%
Principal	-	-	30,000	0%
Total debt service	<u>-</u>	<u>42,075</u>	<u>114,150</u>	37%
Other fees & charges				
Tax collector	<u>2,024</u>	<u>2,217</u>	<u>2,409</u>	92%
Total other fees and charges	<u>2,024</u>	<u>2,217</u>	<u>2,409</u>	92%
Total expenditures	<u>2,024</u>	<u>44,292</u>	<u>116,559</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	100,247	70,220	(936)	
Fund balances - beginning	309,030	339,057	329,392	
Fund balances - ending	<u>\$ 409,277</u>	<u>\$ 409,277</u>	<u>\$ 328,456</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 DECEMBER 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 121	\$ 424
Total revenues	<u>121</u>	<u>424</u>
EXPENDITURES		
Capital outlay	<u>23,969</u>	<u>37,794</u>
Total expenditures	<u>23,969</u>	<u>37,794</u>
Excess/(deficiency) of revenues over/(under) expenditures	(23,848)	(37,370)
Fund balances - beginning	<u>26,505</u>	<u>40,027</u>
Fund balances - ending	<u><u>\$ 2,657</u></u>	<u><u>\$ 2,657</u></u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on December 16, 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
Larry Conwill	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Patrick Collins	Kilinski I Van Wyk
Tyson Waag (via telephone)	District Engineer
Tanya Stewart (via telephone)	Stantec
Angie Lynch	Breeze Management (Breeze)
Chad Pridgen (via telephone)	Juniper

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisor Lee Chamoff [Seat 3] (the following to be provided in a separate package)

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Lee Chamoff. Mr. Chamoff was familiar with the following:

A. Memorandum Regarding Required Ethics Training and Disclosure Filing

- 43 • **Sample Form 1 2023/Instructions**

44 **B. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

45 **C. Membership, Obligations and Responsibilities**

46 **D. Form 8B: Memorandum of Voting Conflict**

47 Ms. Hammock stated Supervisors must complete four hours of ethics training every
 48 calendar year for every year they are in office.

49

50 **FOURTH ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector
 to Seat 4; Term Expires November 2028**

51
 52

53 **A. Candidate(s)**

- 54 • **Richard H Gober, Jr.**

55 Ms. Sanchez stated Supervisor Gonzalez did not qualify to run for his seat during the
 56 candidate qualifying period so he was not on the ballot. Mr. Richard Gober submitted a letter of
 57 interest but is not present today. Mr. Gonzalez is interested in serving on the Board. The Board
 58 Members can re-appoint Mr. Gonzalez, appoint Mr. Gober or appoint someone else to Seat 4.

59 Mr. Alexander nominated Mr. Luis Gonzales to fill Seat 4.

60 No other nominations were made.

61 **On MOTION by Mr. Alexander and seconded by Mr. Conwill, with all in favor,**
 62 **the appointment of Mr. Luis Gonzalez to Seat 4, was approved.**

63
 64
 65

Ms. Stewart joined the call.

66 **B. Administration of Oath of Office to Appointed Supervisor**

67 Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the
 68 Oath of Office to Mr. Luis Gonzalez.

69

70 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03,
 Electing and Removing Officers of the
 District and Providing for an Effective Date**

71
 72
 73

74 Ms. Sanchez presented Resolution 2025-03. Mr. Alexander nominated the following:

- | | | |
|----|---------------------|---------------------|
| 75 | Lee Chamoff | Chair |
| 76 | Thomas Smith | Vice Chair |
| 77 | Francisco Alexander | Assistant Secretary |

78	Luis Gonzalez	Assistant Secretary
79	Larry Conwill	Assistant Secretary
80	No other nominations were made.	
81	The following prior appointments by the Board remain unaffected by the Resolution:	
82	Craig Wrathell	Secretary
83	Jamie Sanchez	Assistant Secretary
84	Craig Wrathell	Treasurer
85	Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Alexander and seconded by Mr. Gonzalez, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

89
90
91 **▪ Consideration of Consolidated Land Services, Inc., Estimates**

92 **This item, previously the Ninth Order of Business, was presented out of order.**

93 Mr. Waag stated CLS is on site and conducted repairs on Ponds H and J. Although Pond
94 Q had a slight delay due to downed trees, CLS obtained approval to cut back and move to the
95 wood line; those repairs will be completed this afternoon. After that, Ponds F and C will be
96 repaired to finish the last few repairs. The vendor anticipates completing all pond repairs
97 before the end of the year. Mr. Waag will schedule a tour with CLS after the work is completed
98 to inspect every structure to ensure compliance with the ordinances.

99 Mr. Waag responded to questions regarding whether additional approvals for access
100 were needed aside from the one for Pond Q, the two additional change orders/addendums and
101 why the issues were not captured in the initial assessment.

102 Discussion ensued regarding CLS, approving Items 9B and 9C, the need for Staff to
103 perform inspections before and after hurricane season and additional warranties.

104 **A. #0000277 Addendum to Pond Q**

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, CLS Estimate #0000277 Addendum to Pond Q in the amount of \$1,803.89, was ratified.

108
109
110 **B. #0000278 Addendum to Pond G**

111 **C. #0000279 Addendum to Pond C**

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, CLS Estimate #00000278, in the amount of \$5,997.22, and Estimate #00000279, in the amount of \$5,706.98, were approved.

In response to a Board Member's question, Ms. Hammock stated Ponds J and Q were cited by the City, and City officials are aware of other failed structures within the CDD. She reported that, at an arraignment that she attended, the judge issued a final hearing date of January 3, 2025 for the CDD to provide certification that the work is complete. In the interim, she scheduled a call with the City Attorney on Thursday, at 10:00 a.m., to discuss exactly what the City wants. Ms. Hammock will coordinate with the District Engineer and CLS to obtain the documentation certifying completion of the repairs of not only the two structures at issue, but also of other ponds not yet cited that are undergoing repairs. She hopes to then enter into a joint stipulation wherein the City acknowledges that the structures were repaired and that the City will no longer pursue legal remedies against the CDD.

Ms. Stewart spoke of the excellent work that Mr. Waag and CLS are doing to bring the ponds into compliance. This work will play a role in the proper knowledge of what the Board wishes to do with the structures going forward. She discussed there being very little research data about weir construction, the field conditions that cause weir design failures, the City, the Southwest Florida Water Management District (SWFWMD), engaging a structural engineer for advice about permanent weir repairs, mapping and the need to develop a long-term maintenance plan for the structures.

Ms. Stewart stated the most economical approach to the structural issues to stay in compliance is to develop an annual plan wherein CLS makes sure the repair work is in place and is manageable. The goal, over time, through implementation of the correct maintenance program, is to stabilize the soil by installing the correct type of plants with the correct type of roots. The annual work will need to be done between the dry season and the wet season.

Ms. Stewart asked the Board to consider increasing the maintenance budget for the structures and allow Staff to provide descriptive information about wetland mitigation area maintenance during the budgeting process, which could lead to cost savings. She suggested inviting CLS representatives to the next meeting to hear their input on how much to appropriate for stormwater services in the general fund maintenance budget.

144 Ms. Stewart responded to questions regarding overgrowth around the levees, if CLS is
145 capable of addressing all the issues that the CDD is projected to encounter, the structural
146 engineer that identified a design defect several years ago, the annual maintenance plan and
147 how much to increase the budget by to have a successful upkeep plan for the repairs.

148 Ms. Sanchez will invite a CLS representative to the next meeting and Staff will work with
149 them regarding an annual budget. Mr. Waag will provide the certification documentations for
150 the ponds before January 3, 2025.

151 **Mr. Waag and Ms. Steward left the call.**

152 **▪ Presentation of Juniper Proposals**

153 **This was an addition to the agenda.**

154 Juniper Proposal #313094 was distributed. Ms. Sanchez stated proposals need to be
155 submitted at least seven days in advance for inclusion on the electronic agenda.

156 Mr. Pridgen, of Juniper, apologized for the late submittal. He presented Proposal
157 #313094 for \$5,460 for tree trimming and removal in common areas and Proposal #310815 for
158 1,380.67 for irrigation repairs, which is Item 7F on the agenda.

159 Mr. Pridgen responded to questions regarding the irrigation repair proposal.

160 The Board and Staff discussed whether the CDD or homeowner is responsible for the
161 tree work in Proposal #313094, the CDD's legal requirement to cut trees at the property line,
162 the CDD potentially setting a precedent for the future by trimming trees encroaching on
163 resident properties and the scope of work. The consensus was for Juniper to provide photos of
164 the exact trees and more details before approving Proposal #313094.

165 Per the Board's request, Mr. Pridgen will provide a proposal to remove a large downed
166 tree on Silverado Boulevard between two main ponds.

167 Ms. Sanchez expressed her frustration when Staff emails Juniper about agenda items
168 but Juniper does not respond; the Board needs responsiveness from Juniper going forward.

169

170 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**
171 **Juniper Proposal #310815 for irrigation repairs, in the amount of \$1,380.67,**
172 **was approved.**

173

174

175

Mr. Pridgen left the call.

176

177 **SIXTH ORDER OF BUSINESS**

**Review of Landscape and Irrigation
Maintenance Services Project
Manual/Evaluation Criteria**

181 Ms. Sanchez presented the Landscape & Irrigation Maintenance Services Project
182 Manual.

183 Discussion ensued regarding an area that Juniper has been maintaining that is not CDD-
184 owned, entering into a cost-share agreement with a neighboring community, the Request for
185 Proposals (RFP) timeline and including workmanship in the form of agreement.

186

**On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor,
approving the Project Manual for Landscape & Irrigation Maintenance Services,
in substantial form, and authorizing Staff to proceed with the RFP process, was
approved.**

191

192

193 **SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals, Quotes,
Estimates**

194

195

196 **A. RedTree Landscape Systems [Large Oak Tree Pruning Proposal]**

197 Asked why Juniper did not trim the large oak tree, Ms. Lynch stated she was asked to
198 engage an Arborist.

199 Discussion ensued regarding proposal costs, whether to approve the proposal, the need
200 for an Arborist and homeowner responsibility for trimming.

201

**On MOTION by Mr. Gonzalez and seconded by Mr. Conwill, with all in favor,
the RedTree Landscape Systems Proposal for Large Oak Tree Pruning, in the
amount of \$3,850, was approved.**

205

206

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

208 **B**

209 Discussion ensued regarding the proposal and if CLS performs mitigation work.

210 For the next meeting, Ms. Sanchez will verify timelines with Mr. Waag.

211 This item was deferred.

212 **C. REP Services, Inc. Proposal No. 15552.05 [Playground Project - Installation Only]**

213 Discussion ensued regarding the proposal, service rates and a not-to-exceed amount.

214

215

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217

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, REP Services, Inc. Proposal No. 15552.05 for the Playground Project - Installation Only, in the amount of \$4,300, was approved.

218

219

220

D. Breeze Estimate Number SCDD103124 [Road Signage]

221

E. Florida Brothers Maintenance & Repair, LLC Estimate no. 1372 [Road Signage]

222

Ms. Lynch confirmed that Items 7D and 7E are for the same scope of work.

223

This item will be removed from future agendas.

224

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228

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, Florida Brothers Maintenance & Repair, LLC Estimate No. 1372 for Road Signage, in the amount of \$3,458.95, with a stipulation for a completion date of January 31, 2025, was approved.

229

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231

Ms. Hammock stated that, if the project is not completed before the next meeting, the contract can be cancelled and the CDD can engage Breeze, if Breeze has an agreeable timeline.

232

233

F. Juniper Proposal No. 310815 [Irrigation Repairs]

234

This item was addressed following the Fifth Order of Business.

235

G. Keeler Landscaping, Inc. Proposal KF111024 [Fencing Installation at 6270 Silverado Ranch Blvd.]

236

237

Discussion ensued regarding the fencing proposal.

238

This item will be removed from future agendas.

239

H. Lake Management Proposals

240

Referencing handouts, Ms. Lynch presented pond management proposals from Blue Water Aquatics and Steadfast. Ms. Sanchez stated Mr. Waag referred Cross Creek.

241

242

Discussion ensued regarding the proposed costs, if SOLitude's proposal is the same scope as the proposals under consideration, the number of ponds, if the CDD or the vendor dictates the scope of work and terminating the SOLitude Lake Management Agreement for poor service and the 60 to 90-day termination provision.

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On MOTION by Mr. Conwill and seconded by Mr. Gonzalez, with all in favor, terminating the SOLitude Lake Management Agreement, subject to the terms of the Agreement, was approved.

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Ms. Sanchez will coordinate with Mr. Waag regarding the correct number of ponds to be managed and include this item on the next agenda.

Referencing a handout, Ms. Lynch presented Florida Brothers Maintenance and Repair LLC Estimate #1389, in the amount of \$1.848.36, for monument repairs.

Discussion ensued regarding the scope of work and a warranty
This item was deferred and will be included on the next agenda.

EIGHTH ORDER OF BUSINESS

Update: SOLitude Lake Management, LLC Service Reports

259
260
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Ms. Sanchez presented the SOLitude Lake Management, LLC Service Reports as of November 18, 2024 and December 3, 2024.

NINTH ORDER OF BUSINESS

Consideration of Consolidated Land Services, Inc., Estimates

265
266
267
268

This item was presented following the Fifth Order of Business.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2024

270
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Ms. Sanchez presented the Unaudited Financial Statements as of October 31, 2024 and stated the expenditures are overbudget by \$65,000 due to the pond-related change orders, so a budget amendment will be necessary.

Discussion ensued regarding the O&M annual assessment and the special assessment levying process.

278

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

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ELEVENTH ORDER OF BUSINESS

Approval of November 18, 2024 Regular Meeting Minutes

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On MOTION by Mr. Smith and seconded by Mr. Chamoff, with all in favor, the November 18, 2024 Regular Meeting Minutes, as presented, were approved.

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TWELFTH ORDER OF BUSINESS

Board Member Comments

Mr. Conwill asked about roofing proposals and “Do Not Block Intersection” signage. Ms. Lynch will obtain and present roofing and gutter cleaning proposals at the next meeting.

Mr. Gonzalez stated the Amenity Center holiday lights are out. Ms. Lynch notified the vendor, facilitated repairs and will obtain and present a lighting proposal at the next meeting.

Mr. Chamoff requested landscape lighting proposals for the front of the CDD and suggested starting future meetings with a discussion of what was accomplished at the previous meeting. Ms. Lynch will re-introduce an action items list.

Ms. Sanchez will obtain a reserve study proposal and present it at the next meeting.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

Ms. Hammock stated Staff will provide ethics training courses in March 2025.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Breeze Home

- **Safety Culture**

Ms. Lynch stated she will update the fence quote to only include the aluminum near the tot lot and the landscaping around the amenity center that needs to be addressed.

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

- **NEXT MEETING DATE: February 17, 2025 at 5:00 PM**

- **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Conwill and seconded by Mr. Chamoff, with all in favor, the meeting adjourned at 7:28 p.m.

323

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325

326

327

328 _____
Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C



Silverado

Angie Lynch

Complete

Score	71 / 106 (66.98%)	Flagged items	0	Actions	0
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Jan 30, 2025 2:01 PM EST

Prepared by

Angie Lynch

Ponds

28 / 42 (66.67%)

Ponds 1

2 / 3 (66.67%)

Ponds

Fair



Photo 1



Photo 2

Pond Location

Front entrance side of Silverado Ranch

Ponds 2

2 / 3 (66.67%)

Ponds

Fair

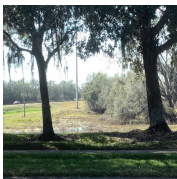


Photo 3

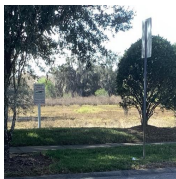


Photo 4



Photo 5

Pond Location

Front entrance exit side of Silverado Ranch

Ponds 3

2 / 3 (66.67%)

Ponds

Fair

Very low



Photo 6



Photo 7

Pond Location

South side Amenity center.

Ponds 4

2 / 3 (66.67%)

Ponds

Fair



Photo 8



Photo 9

Pond Location

North side of amenity center

Ponds 5

2 / 3 (66.67%)

Ponds

Fair



Photo 10



Photo 11

Pond Location

Across from amenity center

Ponds 6

2 / 3 (66.67%)

Ponds

Fair



Photo 12



Photo 13

Pond Location

Cobble Bliss

Ponds 7

2 / 3 (66.67%)

Ponds

Fair



Photo 14



Photo 15

Pond Location

Inside dog park

Ponds 8

2 / 3 (66.67%)

Ponds

Fair



Photo 16

Pond Location

Across from Saddle Palm

Ponds 9

2 / 3 (66.67%)

Ponds

Fair



Photo 17



Photo 18



Photo 19

Pond Location

West side behind Wagon Trail

Ponds 10

2 / 3 (66.67%)

Ponds

Fair



Photo 20



Photo 21

Pond Location

East side behind Wagon Trail

Ponds 11

2 / 3 (66.67%)

Ponds

Fair



Photo 22



Photo 23

Pond Location

Corner of Silverado Ranch and Rider Way

Ponds 12

2 / 3 (66.67%)

Ponds

Fair



Photo 24



Photo 25



Photo 26

Pond Location

Corner of Silverado Ranch and Stella Vast

Ponds 13

2 / 3 (66.67%)

Ponds

Fair



Photo 27

Pond Location

Behind Stella Vast and Burma Reed

Ponds 14

2 / 3 (66.67%)

Ponds

Fair



Photo 28



Photo 29

Pond Location

Morse Willow

Landscaping

20 / 30 (66.67%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37

Landscaping Location

Front entrance

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair

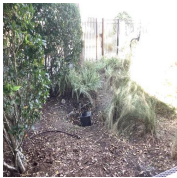


Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44

Landscaping Location

Amenity center

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair

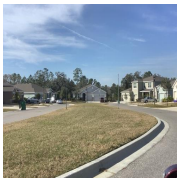


Photo 45



Photo 46

Landscaping Location

Cobble Bliss island

Landscaping 4

2 / 3 (66.67%)

Landscaping

Fair



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51

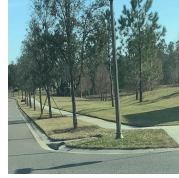


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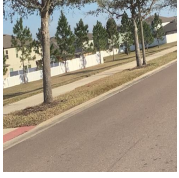


Photo 53



Photo 54

Landscaping Location

Silverado Ranch Blvd

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair



Photo 55



Photo 56

Landscaping Location

Carriage Pine island

Landscaping 6

2 / 3 (66.67%)

Landscaping

Fair



Photo 57



Photo 58

Landscaping Location

Saddle Palm island

Landscaping 7

2 / 3 (66.67%)

Landscaping

Fair



Photo 59

Landscaping Location

Wagon Trail island

Landscaping 8

2 / 3 (66.67%)

Landscaping

Fair



Photo 60



Photo 61

Landscaping Location

Ezra Loft island

Landscaping 9

2 / 3 (66.67%)

Landscaping

Fair



Photo 62



Photo 63

Landscaping Location

Stella Vast island

Landscaping 10

2 / 3 (66.67%)

Landscaping

Fair

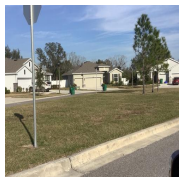


Photo 64



Photo 65

Landscaping Location

Morse Willow island

Mailbox

Fair

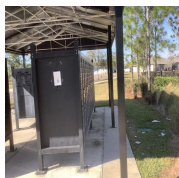


Photo 66



Photo 67



Photo 68

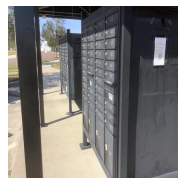


Photo 69



Photo 70

Mailbox Location

At Amenity center

Streetlights

Working

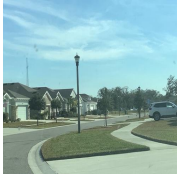


Photo 71



Photo 72

Streetlights Location

Throughout community Duke Power

Entrance Monument - Main

Fair

Proposals presented to repair caps



Photo 73



Photo 74



Photo 75

Gates - Main

Fair

N/A

Sidewalks

Fair

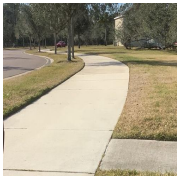


Photo 76



Photo 77

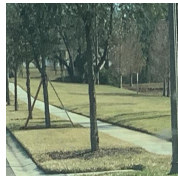


Photo 78

Sidewalks Location

Throughout community

Common Area Fence

Fair

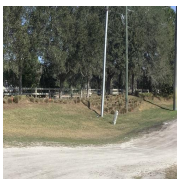


Photo 79



Photo 80

Front entrance and at dog park

Roads

Fair

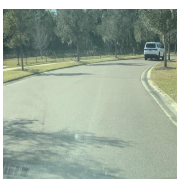


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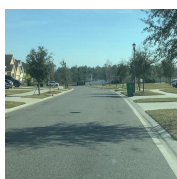


Photo 82

Roads Location

Throughout community

Amenities

10 / 15 (66.67%)

Amenities 1

10 / 15 (66.67%)

Clubhouse

Fair

Reaching out for proposals to look at the gate. It is dragging a bit.



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87

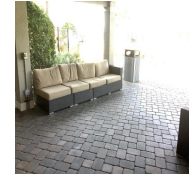


Photo 88



Photo 89



Photo 90

Clubhouse Restrooms

Fair



Photo 91

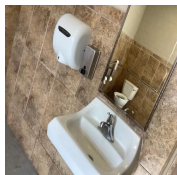


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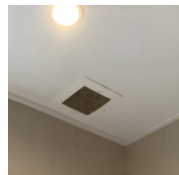


Photo 93



Photo 94

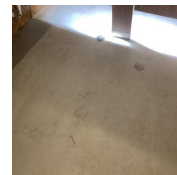


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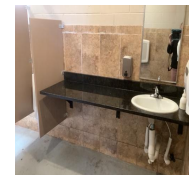


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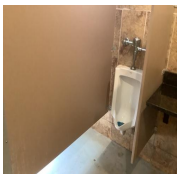


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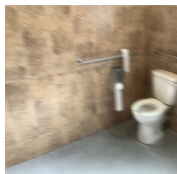


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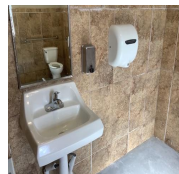


Photo 99

Pool

Fair

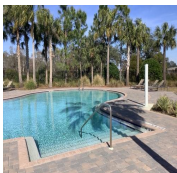


Photo 100



Photo 101

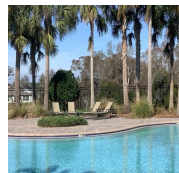


Photo 102



Photo 103



Photo 104

Tot Lot

Fair



Photo 105



Photo 106



Photo 107

WiFi Speeds at Clubhouse

Working

Dog Park

Fair



Photo 108



Photo 109



Photo 110

Sign Off

Angie Lynch

Jan 31, 2025 9:59 AM EST

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



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Photo 82



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Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542

¹The Genesis Center, 38112 15th Ave., Zephyrhills, Florida 33542

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