

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

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

Present were:

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

Also present:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Tyson Waag	District Engineer
Angie Lynch	Breeze Management (Breeze)
Jeremy Griffin	CLS
Matt Kilridge	Juniper

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:04 p.m. Supervisors Chamoff, Smith, Alexander and Conwill were present. Supervisor Gonzalez was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

▪ **Consolidated Land Services, Inc. (CLS) Proposals/Estimates**

II. Estimate #00000297 to Repair Two (2) Sides of Weir Control Structure

This item, previously Item 4GII, was presented out of order.

Referencing a Pond Report from CLS, Ms. Sanchez stated she recently received an email from CLS regarding the work done in Ponds G, C, J, Q, F and H.

Mr. Griffin responded to questions regarding CLS' vegetation removal methods, if the prior removal of wooden bridges contributed to pond erosion, why CLS recommends repairing the opposite side of the control structure to mitigate future damages in Ponds G and C, the Pond Q maintenance recommendation, ownership of a specific control structure in the rear of

the CDD and which vendor is responsible for not alerting Staff about the failed ponds in Mitigation Areas A and B.

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

This item, previously Item 4A., was presented out of order.

Ms. Sanchez noted that there are two proposals to consider for the repair of the two weir control structures; one is from Clementi Environmental Consulting, LLC, in the amount of \$54,000, and the other is from CLS, in the amount of \$29,971.53.

Mr. Waag explained the price differences between the two proposals.

Ms. Sanchez stated Staff recommends making a decision today to avoid further deterioration of the control structures. Accounting will add a new, unbudgeted line item for pond repairs in next month's financials.

Discussion ensued regarding the scope of work, wetland maintenance, which ponds exacerbated the control structure issues, if mitigation monitoring is required, why a mid-year assessment and a funding source.

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, CLS Estimate #00000297 to Repair Two (2) Sides of the Weir Control Structure, in the amount of \$29,971.53, was approved.

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

This item, previously the Fifth Order of Business, was presented out of order.

Ms. Sanchez stated the SOLitude termination letter was prepared by District Counsel but is being held subject to Board approval of a new vendor to ensure that there is no break in service. The letter will be mailed once a new vendor is named. In the interim, CLS submitted a proposal for lake maintenance behind tab 4GI.

- **2025 Annual Maintenance Plan Proposal**

This item, previously Item 4GI, was presented out of order.

Mr. Waag discussed what he believes is a general lack of communication between lake maintenance crews and District Staff. He voiced his opinion that Mr. Griffin is very good about alerting Staff to anything concerning. He stated, if the Board decides to accept the CLS

maintenance proposal, it can rest assured that Mr. Griffin is excellent at communicating lake maintenance issues.

Mr. Griffin presented the 2025 Annual Maintenance Plan proposal and discussed CLS' scope of services.

Regarding the cost, in relation to the budget, Ms. Sanchez stated the CLS proposal is well under the budgeted amount and called attention to Agenda Item 4E.

▪ **Superior Waterway Services, Inc. Lake Beautification and Enhancement Report and Aquatic Management Agreement**

This item, previously Item 4E, was presented out of order.

Ms. Sanchez presented the Superior Waterway Services, Inc. (Superior) Proposal for Lake Beautification and Enhancement. She stated, similar to CLS, Superior performs quality work; however, Superior's proposal costs and scopes of work are completely different. CLS performs inspections, provides monthly reports and subcontracts the maintenance, whereas, Superior's proposal includes all the services, which is why there is a price gap.

Discussion ensued regarding the price gap, proposal differences, subcontractor availability, infrastructure, overall appearance of the lakes and whether to uphold the SOLitude contract until after the next meeting.

Ms. Sanchez stated that the Board needs to know CLS' price before making a decision. Mr. Griffin will provide an updated proposal at the next meeting. Ms. Sanchez will invite Mr. Nott, from Superior, to the next meeting. This item was tabled.

Mr. Griffin left the meeting.

THIRD ORDER OF BUSINESS

Open Items/Updates

• **RFP for Landscaping**

Ms. Hammock thanked Mr. Waag for his assistance providing certificates of completion for the ponds that were at issue, as well as other ponds, in response to the citation the CDD received from the City of Zephyrhills. Staff was able to submit the documents in advance of the deadline and the Court was pleased about that.

Regarding the landscaping Request for Proposals (RFP), Ms. Sanchez recalled that the Board approved the Project Manual that was included in the last agenda. The RFP notice will be issued and the package will be available for download on February 21, 2025. The submittal

deadline is March 24, 2025 and the contract will be awarded at the April meeting. The bid opening will be on March 24, 2025 at 2:15 p.m.; all proposals must be sent to Management's Offices and Ms. Sanchez will preside over the bid opening. This item will be kept on the agenda.

Ms. Sanchez stated crew-related issues at Juniper caused a disruption in service and precipitated the RFP for Landscape Services. For several weeks, neither she nor Ms. Lynch were able to reach Juniper representatives.

Mr. Kilridge stated he is the Juniper Branch Manager of Tampa North. He explained how his hiring in December 2024 coincided with Mr. Pridgen, the previous account manager, going on medical leave just before Christmas, and him not receiving adequate assistance to get a full scope on the situation. He has a tremendous amount of experience in the landscape business and knows how to run a landscape operation correctly. Mr. Kilridge acknowledged that Juniper's level of service, post-hurricane season, was not acceptable. He stated that Ms. Laura Lee Bishop, who is the new account manager for the CDD, will attend the next meeting and they coordinated to get Juniper back on track and provide a clear understanding of what clients can expect, going forward. Mr. Kilridge discussed his recent tour of the property with Ms. Lynch to identify deficiencies and problem areas and shared how Juniper crews will take care of open items and make necessary repairs. He presented a proposal for stump removal and stated an update on tree trimming will be provided before the next meeting.

▪ **Consideration of Juniper Contract #323891 for Stump Removal**

This item was an addition to the agenda.

Ms. Sanchez stated that she previously informed Ms. Bishop that an RFP for Landscaping Services will be advertised and that Juniper can respond to the RFP and that the Board must consider a few items from Juniper; one of which is an addition to the agenda.

A Board Member commented that his main concern is communication and District Staff should have been informed of Juniper's personnel issues.

Discussion ensued regarding the Board's frustration with how Juniper presented proposals, the flowers at the front entrance being underwhelming, the irrigation repairs and Proposal No. 313094, for tree trimming in three locations, which was improperly presented at the December meeting.

▪ **Juniper Proposal No. 313094 [Tree Trimming and Removal]**

This item, previously Item 4B, was presented out of order.

Mr. Kilridge stated he will have Juniper Proposal No. 313094 revised, include photographs and resubmit it. He stated what the Board is asking of its landscaper is very common, very normal and, it behooves Juniper to make it easy for the Board to make a decision, and that, going forward, site audits will be performed and monthly reports will be produced and submitted to Management.

Ms. Sanchez stated it appears that the consensus is to table this item to the next meeting. Stump removal will be included on the next agenda.

Ms. Sanchez recalled that, at the last meeting, the Board approved Proposal #310815 for irrigation repairs and asked when that work will be completed. Mr. Kilridge stated it will be completed this week. He stated that Juniper will respond to the RFP and he and Ms. Bishop will work to rebuild the Juniper's relationship with the CDD.

- **Soffit Gutter Repairs**

Ms. Lynch stated this coincides with Item 4HII. She presented the \$789.44 Florida Commercial Care Inc. Proposal for gutter repairs. Additional proposals are also being sought.

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the Florida Commercial Care Inc. Proposal for Gutter Repairs, in the amount of \$789.44, was approved.

- **Fence Repairs**

This item, previously Item 4HIII, was presented out of order.

Ms. Lynch presented the \$882.86 Commercial Care Inc. Proposal for fence repairs.

A Board Member stated, although the fence is leaning, it is still functional.

The consensus was to reject the proposal and remove this item from the agenda.

- **Florida Commercial Care, Inc. Proposals**

- I. **Urinal Installation**

This item, previously Item 4HI, was presented out of order.

Ms. Lynch and Ms. Sanchez responded to questions regarding the proposal and the reason for the repair.

On MOTION by Mr. Conwill and seconded by Mr. Chamoff, with all in favor, the Florida Commercial Care Inc. Proposal for Urinal Installation, in the amount of \$1,100.69, was approved.

- **Lighting at Front of Silverado Entrance**

Ms. Lynch stated she is still securing lighting proposals.

This item will remain on the agenda.

- **RedTree Large Oak Pruning**

Ms. Lynch stated the oak tree pruning is scheduled for tomorrow.

This item will remain on the agenda.

- **Industrial Shade Ports Cover Installation**

Ms. Lynch explained that there was an issue with the vendor so she obtained another proposal; which is Item 4F. This item will be removed from the agenda.

- **Steadfast Proposal to Install Playground Shade**

This item, previously Item 4F, was presented out of order.

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, the Steadfast Proposal to Install Playground Shade, in the amount of \$1,850, was approved.

- **FL Brothers Road Signage**

Ms. Lynch stated this item is in progress.

Discussion ensued regarding the vendor not completing the project by January 31, 2025, per the contract; the District's legal remedies for the delays and the payment process.

Ms. Sanchez will contact the vendor. This item will remain on the agenda.

- **Juniper Irrigation Repairs**

Ms. Sanchez will email Proposal #310815 to Mr. Kilridge to be revised and resubmitted.

This item will remain on the agenda.

- **Termination with SOLitude**

Ms. Sanchez will send the termination letter to SOLitude.

FOURTH ORDER OF BUSINESS**Consideration of Proposals, Quotes,
Estimates and Agreements****A. Clementi Environmental Consulting, LLC Proposal for Repair of Mitigation Areas A and B**

This item was considered following the Second Order of Business, and will be removed from future agendas.

B. Juniper Proposal No. 313094 [Tree Trimming and Removal]

This item was considered and tabled during the Third Order of Business; it will be kept on the agenda.

C. Florida Brothers Maintenance & Repair, LLC Estimate No. 1389 [Caps at Entrance]

Ms. Lynch will have the entrance caps removed and placed in storage.

This item will be removed from future agendas.

D. Reserve Study Proposals**I. Dreux Isaac & Associates, Inc.****II. Kipcon Incorporated****III. Reserve Advisors, LLC**

Ms. Sanchez responded to questions regarding the purpose of a reserve study, if this item is budgeted and which vendors she has worked with.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Reserve Advisors, LLC Proposal for a Reserve Study, in the amount of \$6,200, was approved.

E. Superior Waterway Services, Inc. Lake Beautification and Enhancement Report and Aquatic Management Agreement

This item was considered following the Second Order of Business, and will be kept on the agenda.

F. Steadfast Proposal to Install Playground Shade

This item was considered and approved during the Third Order of Business.

G. Consolidated Land Services, Inc. (CLS) Proposals /Estimates**I. 2025 Annual Maintenance Plan Proposal**

This item was considered and tabled following the Second Order of Business; it will be kept on the agenda.

II. Estimate #00000297 to Repair Two (2) Sides of Weir Control Structure

This item was considered and approved following the Second Order of Business.

H. Florida Commercial Care, Inc. Proposals

I. Urinal Installation

II. Gutter Repairs

These items were considered and approved during the Third Order of Business.

III. Fence Repairs

This item was considered and rejected during the Third Order of Business; it will be removed from the agenda.

FIFTH ORDER OF BUSINESS

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

Ms. Sanchez presented the SOLitude Service Reports for December 17, 2024; January 21, 2025; and January 28, 2025, which were included for informational purposes.

Discussion ensued regarding SOLitude's crews, fish stocking and midge flies.

Ms. Sanchez stated, if the Board is not satisfied with the revised CLS proposal that will be presented at the next meeting, she is familiar with Superior and highly recommends them.

SIXTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of December 31, 2024**

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

SEVENTH ORDER OF BUSINESS

**Approval of December 16, 2024 Regular
Meeting Minutes**

On MOTION by Mr. Smith and seconded by Mr. Alexander, with all in favor, the December 16, 2024 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Board Member Comments

Ms. Sanchez reported that she was recently contacted by a resident regarding another resident fishing in the pond; this is a repeat violation by the resident. A Board Member voiced his disagreement with the CDD's "No Fishing" policy and asked why fishing is prohibited.

Discussion ensued regarding the consequence for violating the "No Fishing" policy, safety concerns, involving law enforcement, designating Ponds H and J for fishing, setting parameters and installing additional fishing-related signage.

Ms. Hammock will research options and present sample fishing policies.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

Ms. Hammock reminded the Board Members that they must complete the ethics training requirement for 2025.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Breeze Home

- **Safety Culture**

The January Safety Culture report was included for informational purposes. Ms. Lynch is having new plantings installed around the Amenity Center and having it pressure-washed.

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

The August 18, 2025 meeting date will be changed to August 25, 2025 at 5:00 pm. Location availability will be confirmed.

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

- **QUORUM CHECK**

TENTH ORDER OF BUSINESS

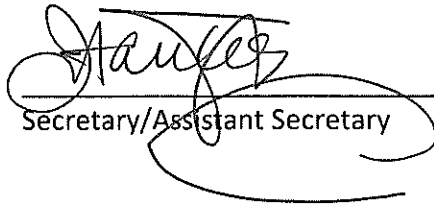
Public Comments

There were no public comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the meeting adjourned at 7:23 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair