

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

March 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

March 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 March 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
 - Soffit Gutter Repairs
 - Lighting at Front of Silverado Entrance
 - RedTree Large Oak Pruning
 - FL Brothers Road Signage
 - Juniper Irrigation Repairs
 - Playground Shades Install
 - CLS Repair of Weir Control Structure
 - Urinal Installation
 - Gutter Repairs
4. Consideration of Proposals/Quotes/Estimates/Agreements
 - A. Juniper Proposal No. 313094 [Tree Trimming and Removal]
 - B. Juniper Proposal No. 323891 [Stump Removal]
 - C. Juniper Proposal No. 325388 [Tree Removal]
 - D. Juniper Proposal No. 325409 [Clean up Trees Around Pond 1]
 - E. Superior Waterway Services, Inc. Lake Beautification and Enhancement Report and Aquatic Management Agreement

- F. Blue Wave Lighting Landscape Lighting Proposal
- 5. Presentation of SOLitude Lake Management, LLC Service Reports
- 6. CLS Environmental Services, Inc., Proposal for Environmental Consulting Services
- 7. Presentation of Juniper Monthly Report
- 8. Acceptance of Unaudited Financial Statements as of January 31, 2025
- 9. Approval of February 17, 2025 Regular Meeting Minutes
- 10. Board Member Comments
- 11. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk*
 - Fishing Policies
 - B. District Engineer: *Stantec*
 - C. Operations Manager: *Breeze Home*
 - Safety Culture Report
 - D. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: April 21, 2025 at 5:00 PM

○ QUORUM CHECK

SEAT 1	LARRY CONWILL	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	THOMAS SMITH	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	LEE CHAMOFF	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	LUIS GONZALEZ	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	FRANCISCO ALEXANDER	☐ IN-PERSON	☐ PHONE	☐ NO

- 12. Public Comments
- 13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 512-9027.

Sincerely,

Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4A



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 toards 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

4B



February 11, 2025
Silverado CDD - Maintenance

Contract No. - 323891

Purpose:

To remove stumps and install 19 "Live Oak" Trees. (All marked with RED flags on pictures below)

Process:

Juniper will remove the stumps that have been flagged on the pictures below. All debris will be hauled off-site.

Prep area with command soil as needed.

Install 2.5-3-inch caliber "Live Oak" Trees.

Stake each tree by using two nylon tree stakes for each tree.

Top each tree ring with Pine Bark.

Irrigation Tech will inspect each area once planting is completed.



Results:

Stumps replaced with Live Oak Trees.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Bed Prep - Plant, Sod, Debris Removal	30.00	\$60.00	\$1,800.00
Debris by the truck	2.00	\$350.00	\$700.00
Bobcat Rental	2.00	\$500.00	\$1,000.00
Enhancement Labor	30.00	\$60.00	\$1,800.00
Tree Frog Pro40 Tree Stake Kit Nylon Anchor 1 in. x 12 ft. Black	38.00	\$44.83	\$1,703.55
Command Soil	3.00	\$149.99	\$449.97
Cathedral Live Oak, 12-14' x 5-6', 2.5-3" cal - 45G	19.00	\$1,140.56	\$21,670.69
Enhancement Labor	16.00	\$60.00	\$960.00
Pine Bark Mulch 3 cu. ft. Bag	40.00	\$12.20	\$487.97

Contract No. - 323891

Silverado CDD - Maintenance

February 11, 2025

Irrigation Technician Labor	10.00	\$75.00	\$750.00
Misc Irrigation Parts	1.00	\$100.00	\$100.00
			\$31,422.18

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Site Prep	\$0.00	\$3,500.00
Landscape Material	\$0.00	\$25,624.21
Mulch, Rock, Soil	\$0.00	\$1,447.97
Irrigation Renovation	\$0.00	\$850.00
		\$0.00
		\$31,422.18

Sale	\$31,422.18
Sales Tax	\$0.00
Total	\$31,422.18

By 

Laura-Lee Bishop

Date 2/11/2025

Juniper Landscaping of Florida
LLC

By _____

Silverado CDD - Maintenance

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4C



February 18, 2025

Contract No. - 325388

Silverado CDD - Maintenance

Purpose:

Tree removal in 2 different areas of the property.

Process:

1. Flush cut tree/debris and haul all material off-site
2. Cut up and remove all debris from property.





ITEM	QTY	UNIT PRICE	TOTAL PRICE
Enhancement Labor	50.00	\$60.00	\$3,000.00
Green Waste Dumping	8.00	\$110.00	\$880.00
Misc Rental	1.00	\$1,500.00	\$1,500.00
			\$5,380.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Debris Removal	\$0.00	\$5,380.00
		\$0.00
		\$5,380.00

Sale \$5,380.00

Sales Tax \$0.00

Contract No. - 325388

Silverado CDD - Maintenance

February 18, 2025

Total

\$5,380.00

By



Laura-Lee Bishop

Date 2/18/2025

Juniper Landscaping of Florida
LLC

By

Date

Silverado CDD - Maintenance

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4D



February 18, 2025
Silverado CDD - Maintenance

Contract No. - 325409

Purpose:

To clean up the trees around pond 1

Process:

Remove all downed limbs

Flush cut any broken leaning trees and haul debris off-site.





ITEM	QTY	UNIT PRICE	TOTAL PRICE
Enhancement Labor	40.00	\$60.00	\$2,400.00
Green Waste Dumping	6.00	\$110.00	\$660.00
Misc Rental	1.00	\$1,500.00	\$1,500.00
			\$4,560.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Debris Removal	\$0.00	\$4,560.00
	\$0.00	\$4,560.00

Sale	\$4,560.00
Sales Tax	\$0.00

Contract No. - 325409

Silverado CDD - Maintenance

February 18, 2025

Total

\$4,560.00

By



Laura-Lee Bishop

Date 2/18/2025

Juniper Landscaping of Florida
LLC

By

Date

Silverado CDD - Maintenance

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

SUPERIOR WATERWAY SERVICES, INC.



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.

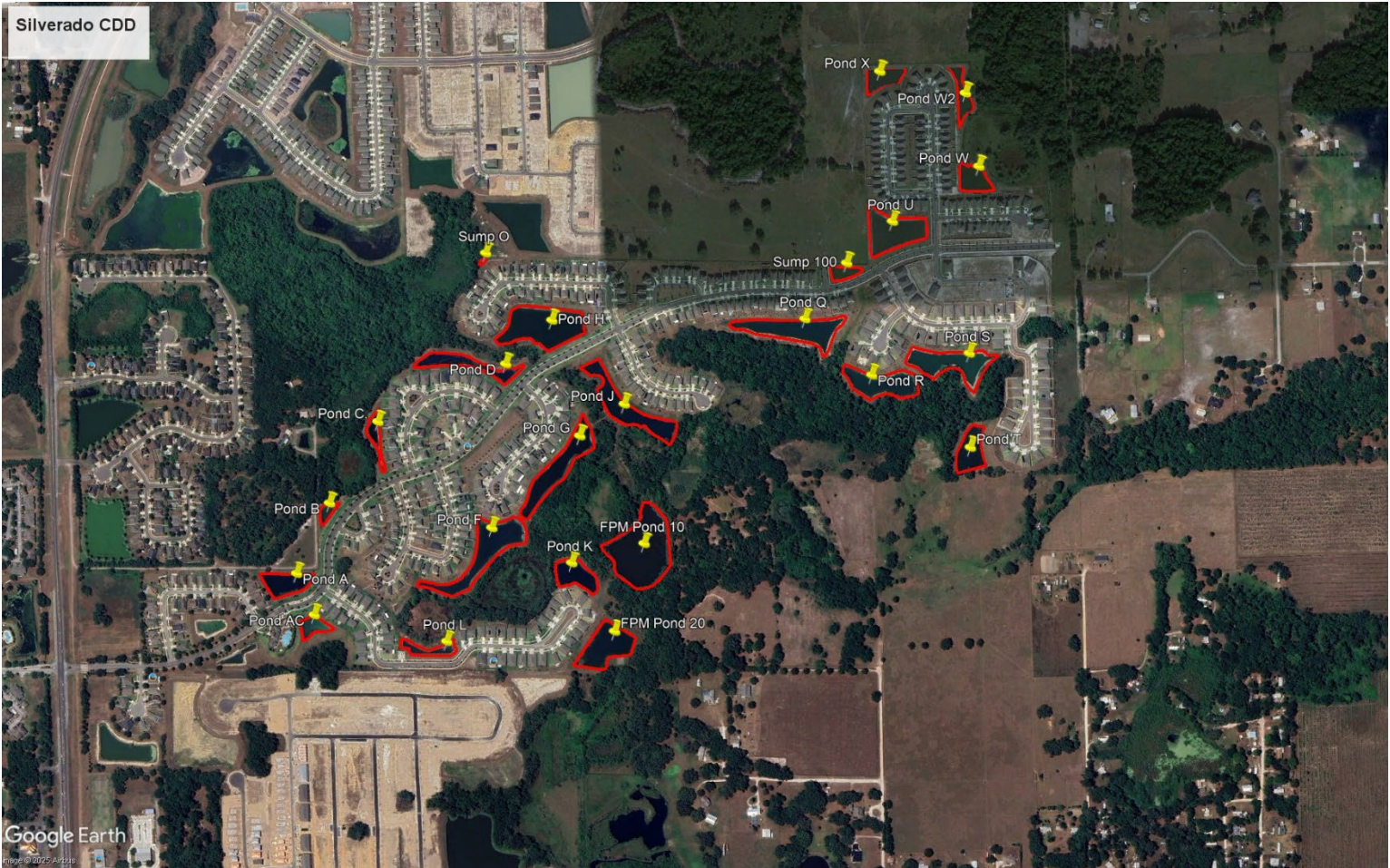
Management Reporting – A comprehensive report filled out each visit for the specific activity performed on the property and provided to Customer.

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.

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



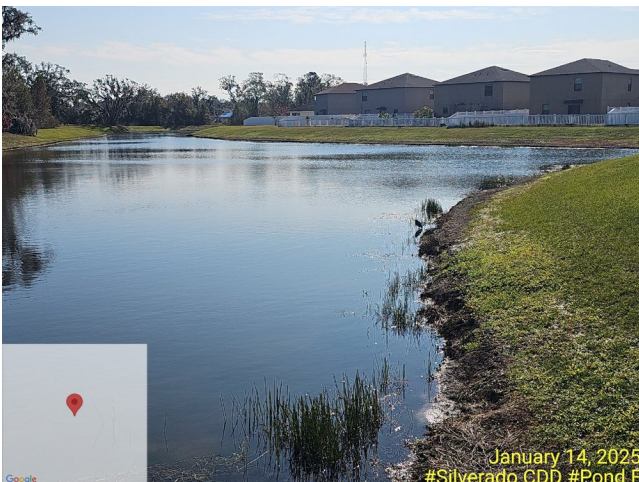
Pond D

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



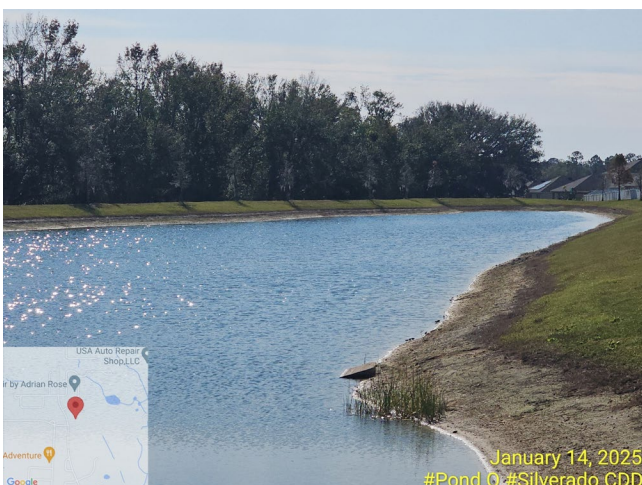
Pond L

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



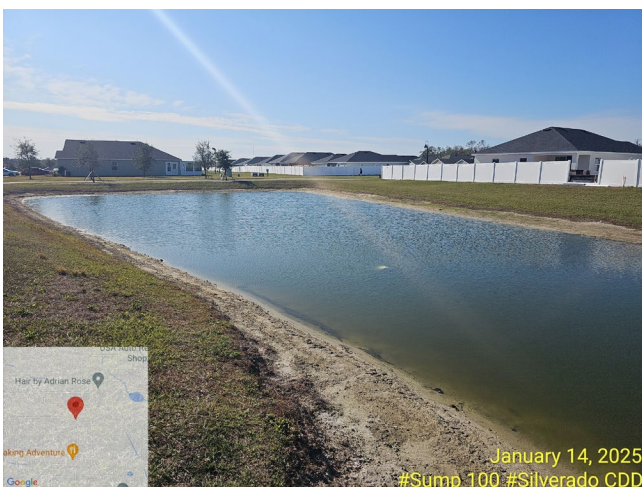
Sump 0

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

SUPERIOR WATERWAY SERVICES, INC.



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@whhassociates.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@whhassociates.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@whhassociates.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@whhassociates.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

artesianmgr@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 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.



SUPEWAT-01

CHOLZWORTH

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. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Legacy Insurance Solutions, LLC 1414 Piedmont Drive East Suite 200 Tallahassee, FL 32308-7967	CONTACT NAME: PHONE (A/C, No, Ext): (850) 894-2333 E-MAIL ADDRESS: info@legacyinsllc.com FAX (A/C, No): (850) 894-3129														
INSURED Superior Waterway Services, Inc. 6701 Garden Road Suite 1 Riviera Beach, FL 33404	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : Admiral Insurance Company</td><td>24856</td></tr><tr><td>INSURER B : Auto-Owners Insurance Company</td><td>18988</td></tr><tr><td>INSURER C : Florida Citrus, Business & Industries Fund</td><td>15764</td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Admiral Insurance Company	24856	INSURER B : Auto-Owners Insurance Company	18988	INSURER C : Florida Citrus, Business & Industries Fund	15764	INSURER D :		INSURER E :		INSURER F :	
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INSURER E :															
INSURER F :															

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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Professional \$1M/\$1M GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:	X	X	SPEJCP00000018	8/16/2024	8/16/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 CONTRACTORS ENV \$ 5,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			5431005200	2/9/2024	2/9/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
A	UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED \$ RETENTION \$			SPEJCP00000019	8/16/2024	8/16/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☒ Y ☐ N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	10661263-2023	3/11/2024	3/11/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Pollution			SPEJCP00000018	8/16/2024	8/16/2025	Per Contamination \$ 5,000,000
A	Professional Liab.			SPEJCP00000018	8/16/2024	8/16/2025	Occurrence \$ 1,000,000

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. General Liability is Primary and Non-Contributory basis if required by written contract. Waiver of Subrogation is in favor for Naples Associates VI, LLLP and GL Building Corporation, their respective partners and affiliates and each of the respective partners, affiliates, shareholders, members, officers, directors, agents, employees, successors and assigns, with respects to the General Liability and Workers compensation, if required by written contract. No Exclusion for Residential/Habitational.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Request for Taxpayer Identification Number and Certification

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

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

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.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☒ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

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.

☐ Other (see instructions) ►

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) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

6701 Garden Road, Suite 1

6 City, state, and ZIP code

Riviera Beach, FL 33404

Requester's name and address (optional)

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

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

Blue Wave Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827



TO:

Silverado CDD
1540 International Pkwy; Suite 2000
Lake Mary, FL 32746

JOB DESCRIPTION
Landscape Lighting proposal for Silverado CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance	\$6,950.00
Install 1 uplight front, center of tower	
Install 1 uplight on each column of tower (6 Lights Total) Note: Does not include back side columns of tower	
Install 1 uplight on each column of fence (4 Lights Total)	
Install 1 uplight on tree just left of tower (1 Light Total)	
Install 1 uplight on 3 Magnolia trees just to left of tower (right side of sidewalk) (3 Lights Total)	
Install 1 uplight on 3 crape myrtles behind tower (3 Lights Total)	
NOTE: All uplights referenced above are Blue-tooth enabled. The lights can be controlled by a Smartphone app to change the colors and set color changing scenes (i.e. Red, White, Blue)	
OPTION Add 1 additional light to each tree listed above giving 2 lights per tree (7 Additional Lights Total)	\$3,150.00
Warranties: 10 Year warranty on lights Life-time warranty on transformer 1 Year Service	
Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	\$6,950.00

* Price includes all material and labor needed to complete project

* Remaining balance of project due upon receipt of invoice after installation.

Tim Gay
PREPARED BY

3/7/2025
DATE

AUTHORIZED SIGNATURE FOR SILVERADO CDD

DATE

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

5

Service Report



Work Order 00752500

Work Order 00752500
Number

Created Date 2/11/2025

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist Inspection.
Comments to
Customer

Prepared By

kenneth Morehouse

Work Order Assets

Asset

Status

Product Work Type

Silverado Ranch Cdd-Lake-ALL

Inspected

Service Parameters

Asset

Product Work Type

Specialist Comments to Customer

Silverado Ranch Cdd-Lake-ALL

MONITORING

Silverado Ranch Cdd-Lake-ALL

Service Report



Work Order 00761777

Work Order 00761777
Number

Created Date 2/11/2025

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist Comments to Customer
All sites were treated for algae and shoreline weeds. Thanks for choosing Solitude.

Prepared By

kenneth Morehouse

Work Order Assets

Asset

Status

Product Work Type

Silverado Ranch Cdd-Lake-ALL

Inspected

Service Parameters

Asset

Product Work Type

Specialist Comments to Customer

Silverado Ranch Cdd-Lake-ALL

TRASH / DEBRIS COLLECTION (IN HOUSE)

Silverado Ranch Cdd-Lake-ALL

SHORELINE WEED CONTROL

Silverado Ranch Cdd-Lake-ALL

LAKE WEED CONTROL

Silverado Ranch Cdd-Lake-ALL

ALGAE CONTROL

Silverado Ranch Cdd-Lake-ALL

Service Report



Work Order 00761778

Work Order 00761778
Number

Created Date 2/25/2025

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd
Zephyrhills, FL 33541
United States

Work Details

Specialist Comments to Customer
Treated north end of Silverado, sites 20,21,23,18 treated for algae sites 19,28,18 treated for planktonic algae all sites treated for shoreline weeds. Thank you for choosing Solitude.

Prepared By

kenneth Morehouse

Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	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

6



Welcome to CLS' 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, construction and mitigation services to Engineering Firms, Property Management Companies, Homeowner Associations, Community Development Districts, Municipalities and Local Governments. CLS has the expertise your business needs to understand, prevent, monitor, and remediate any environmental concerns affecting your real estate interests, projects 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, property ownership/operations and projects, and to help our clients select effective solutions to environmental issues they face.

Our core environmental consulting capabilities include:

- **Observation Reporting**
- **Custom & Tailored Recommended Solutions to Stormwater Management Issues**
- **Custom & Tailored Recommended Solutions to Erosion and Sediment Control**
- **Environmental Clearing and More.**

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

Consulting schedule and fees:

At CLS Consulting we offer a full-service custom solution, recommendation and reporting methods to provide you with the best options for your projects.

***Quarterly Retainer:** \$2,400.00 per quarter (\$800 per month) with a *minimum of a 2-quarter retainer required*).

- A retainer provides consulting services for up to 23 stormwater project observations per quarter. Additional costs will be incurred per project after 23 total project observations per quarter. Each additional project after 23 projects per quarter will incur a \$500.00 fee per project observation.

***Project Observation Definition & Example:** *One (1) Eroded Pond embankment to include onsite observation, recommended repair, recommended type of product/material installation and a report.*

***Project-by-project basis:** \$750 per project observation (*subject to change dependent on size type of project, and location of project*).

***Hourly rate:** \$250.00 per hour (*minimum of 3 hours required*).



Silverado Ranch CDD
Customized Annual Maintenance Plan

Scope of Services:

CLS, Inc., will provide quarterly field observation reports to evaluate site conditions, and provide a once-a-quarter 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).

**This proposal is to provide field observation reports only. For project construction, repairs, mitigations, etc... a separate proposal for work will be provided.*

Type of Services

Stormwater and Pond Field Observation Reports

Quarterly Stormwater and Pond Field Observation Report Plan Price:

Quarterly Retainer: \$2,400.00 per quarter (\$800 per month) with a *minimum of a 2-quarter retainer required*).

- A retainer provides consulting services for up to 23 stormwater project observations per quarter. Additional costs will be incurred per project after 23 total project observations per quarter. Each additional project after 23 projects per quarter will incur a \$500.00 fee per project observation.

***Project Observation Definition & Example:** *One (1) Eroded Pond embankment for up to 23 ponds per quarter to include onsite observation, recommended repair, recommended type of product/material installation and a report.*

Or

One (1) Stormwater Inlet Structure for up to 23 ponds per quarter to include onsite observations, recommended repair, recommended type of product/material installation and a report.

***Project-by-project basis:** \$750 per project observation (*subject to change dependent on size type of project, and location of project*).

***Hourly rate:** \$250.00 per hour (*minimum of 3 hours required*).

CLS currently does not offer in-house services for Aquatic Maintenance. All services are coordinated, organized and managed by CLS, and third parties out to subs. If Aquatic Management is desired, please see add-ons on next page.

Quarterly Aquatic Coordinating Plan Price:

Quarterly Retainer: \$3,600.00 per quarter (\$1,200 per month) with a *minimum of a 2-quarter retainer required*).

- A retainer provides coordinating services for up to 23 ponds per quarter. Additional costs will be incurred per pond after 23 total pond coordination per quarter. Each additional pond after 23 ponds per quarter will incur a \$500.00 fee per pond coordination.

****Project Coordination Definition & Example:*** One (1) pond coordination for up to 23 ponds per quarter. Coordinate, organize and manage third party vendor to provide Aquatic Services to Silverado Ranch CDD.

****Project-by-project basis:*** \$750 per pond coordination (*subject to change dependent on size type of project, and location of project*).

****Hourly rate:*** \$250.00 per hour (*minimum of 3 hours required*).

**This proposal is to provide Aquatic Coordination, Organization and Management services. For Aquatic Pond Maintenance Services, such as Embankment debris & trash removal, Algae & Aquatic Weed Management, Shoreline Grass Management, Lake Dye, etc... a separate proposal for work will be provided by CLS. All third-party vendors will be a subcontractor of CLS. Silverado Ranch CDD will make payment to CLS, and CLS will manage payment to subcontractor.*

Aquatic Management for:

- Embankment debris and trash removal
- Algae & Aquatic Weed Management
- Shoreline Grass Management
- Lake Dye
- Additional services upon request

**Prices are based on estimates and/or suggestions, and will be determined at the time of project proposal. This scope of work is not included in the quarterly retainer.*

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 may 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 may 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 quarterly.

Customer Name: _____

Signature of acceptance: _____

Name: _____

Title: _____

Date: _____

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2025**

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	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	\$ 964,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 964,260
Investments							
Revenue	-	114,422	120,047	181,506	158,635	-	574,610
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	2,711	2,711
Utility deposit	3,408	-	-	-	-	-	3,408
Total assets	<u>\$ 967,668</u>	<u>\$169,842</u>	<u>\$173,372</u>	<u>\$253,581</u>	<u>\$411,273</u>	<u>\$ 2,711</u>	<u>\$ 1,978,447</u>
LIABILITIES							
Liabilities:							
Accrued taxes payable	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>10,525</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,525</u>
FUND BALANCES							
Restricted for							
Debt service	-	169,842	173,372	253,581	411,273	-	1,008,068
Capital projects	-	-	-	-	-	2,711	2,711
Assigned							
Working capital	234,530	-	-	-	-	-	234,530
Unassigned	722,613	-	-	-	-	-	722,613
Total fund balances	<u>957,143</u>	<u>169,842</u>	<u>173,372</u>	<u>253,581</u>	<u>411,273</u>	<u>2,711</u>	<u>1,967,922</u>
Total liabilities and fund balances	<u>\$ 967,668</u>	<u>\$169,842</u>	<u>\$173,372</u>	<u>\$253,581</u>	<u>\$411,273</u>	<u>\$ 2,711</u>	<u>\$ 1,978,447</u>

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 6,576	\$ 799,616	\$ 827,118	97%
Miscellaneous	-	60	-	N/A
Total revenues	<u>6,576</u>	<u>799,676</u>	<u>827,118</u>	97%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	1,077	3,229	12,918	25%
Management consulting services	4,000	16,000	48,000	33%
Field management	500	2,000	-	N/A
Printing & binding	42	167	500	33%
Telephone	17	67	200	34%
Other current charges	-	564	500	113%
Auditing services	-	-	3,450	0%
Postage	24	116	500	23%
Insurance	-	3,910	7,000	56%
General Liability Insurance	-	3,648		
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	-	1,500	0%
Engineering	-	4,905	10,000	49%
Legal	12,350	16,826	25,000	67%
Website hosting	705	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	-	-	720	0%
Debt administration				
Dissemination agent	250	1,000	3,000	33%
DSF accounting	458	1,833	5,500	33%
Trustee fees	-	4,256	16,080	26%
Arbitrage rebate calculation	-	-	3,000	0%
Total professional & administrative	<u>19,423</u>	<u>59,401</u>	<u>138,958</u>	43%

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2025

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	12,782	28,261	95,000	30%
Electricity (irrigation & pond pumps)	293	983	4,134	24%
Landscaping maintenance	15,143	72,622	205,192	35%
Landscape replenishment	-	-	10,000	0%
Palms & tree trimming	-	-	15,000	0%
Irrigation maintenance	-	3,011	25,000	12%
Pond maintenance	2,887	11,547	35,000	33%
Fertilizer & mulch	-	-	20,800	0%
Property insurance	-	23,348	30,000	78%
Solid waste disposal	29	264	540	49%
Comprehensive field tech services	-	3,780	15,120	25%
Field ops accounting	-	-	6,000	0%
Pet waste removal	482	723	3,000	24%
Signage	3,459	3,887	1,000	389%
Wetland maintenance	1,200	2,400	8,200	29%
Stormwater Repair & Maintenance	53,179	53,179	-	N/A
Storm readiness	-	-	5,000	0%
Reserve study	-	-	10,000	0%
Amenity center				
Pool service contract	1,250	5,000	23,850	21%
Pool maintenance & repairs	-	-	8,500	0%
Pool resurfacing	-	-	20,000	0%
Pool Furniture	-	-	12,000	0%
Pool permit	-	-	275	0%
Cleaning & maintenance	1,000	4,000	7,200	56%
Internet	320	629	2,150	29%
Electricity	2,223	4,276	12,500	34%
Water	1,116	1,239	6,672	19%
Pest control	110	440	1,320	33%
Camera monitoring	189	901	3,600	25%
Refuse service	-	-	200	0%
Holiday decorations	-	5,500	6,000	92%
Contingency	518	518	37,500	1%
Miscellaneous repairs & maintenance	-	1,165	40,000	3%
Total field operations	<u>96,180</u>	<u>227,673</u>	<u>670,753</u>	34%
Other fees & charges				
Property appraiser	-	-	175	0%
Tax collector	116	15,977	17,232	93%
Total other fees & charges	<u>116</u>	<u>15,977</u>	<u>17,407</u>	92%
Total expenditures	<u>115,719</u>	<u>303,051</u>	<u>827,118</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	(109,143)	496,625	-	
Fund balances - beginning	<u>1,066,286</u>	<u>460,518</u>	<u>314,334</u>	
Fund balance - ending				
Assigned				
Working capital	234,530	234,530	234,530	
Unassigned	<u>722,613</u>	<u>722,613</u>	<u>79,804</u>	
Fund balances - ending	<u>\$ 957,143</u>	<u>\$ 957,143</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 JANUARY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 459	\$ 55,861	\$ 57,784	97%
Interest	420	1,953	-	N/A
Total revenues	<u>879</u>	<u>57,814</u>	<u>57,784</u>	100%
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	<u>8</u>	<u>1,116</u>	<u>1,204</u>	93%
Total other fees and charges	<u>8</u>	<u>1,116</u>	<u>1,204</u>	93%
Total expenditures	<u>8</u>	<u>35,576</u>	<u>56,004</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	871	22,238	1,780	
Fund balances - beginning	<u>168,971</u>	<u>147,604</u>	<u>143,115</u>	
Fund balances - ending	<u><u>\$ 169,842</u></u>	<u><u>\$ 169,842</u></u>	<u><u>\$ 144,895</u></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 JANUARY 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 433	\$ 52,649	\$ 54,460	97%
Interest	443	2,040	-	N/A
Total revenues	<u>876</u>	<u>54,689</u>	<u>54,460</u>	100%
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	8	1,052	1,135	93%
Total other fees and charges	<u>8</u>	<u>1,052</u>	<u>1,135</u>	93%
Total expenditures	<u>8</u>	<u>34,327</u>	<u>52,310</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	868	20,362	2,150	
Fund balances - beginning	172,504	153,010	148,733	
Fund balances - ending	<u>\$ 173,372</u>	<u>\$ 173,372</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 JANUARY 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,170	\$ 142,322	\$ 147,217	97%
Interest	441	2,420	-	N/A
Total revenues	<u>1,611</u>	<u>144,742</u>	<u>147,217</u>	98%
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	21	2,844	3,067	93%
Total other fees and charges	<u>21</u>	<u>2,844</u>	<u>3,067</u>	93%
Total expenditures	<u>21</u>	<u>94,169</u>	<u>144,717</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	1,590	50,573	2,500	
Fund balances - beginning	251,991	203,008	196,207	
Fund balances - ending	<u>\$ 253,581</u>	<u>\$ 253,581</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 JANUARY 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 919	\$ 111,782	\$ 115,623	97%
Interest	1,092	4,743	-	N/A
Total revenues	<u>2,011</u>	<u>116,525</u>	<u>115,623</u>	101%
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	16	2,234	2,409	93%
Total other fees and charges	<u>16</u>	<u>2,234</u>	<u>2,409</u>	93%
Total expenditures	<u>16</u>	<u>44,309</u>	<u>116,559</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	1,995	72,216	(936)	
Fund balances - beginning	409,278	339,057	329,392	
Fund balances - ending	<u>\$ 411,273</u>	<u>\$ 411,273</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 JANUARY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 54	\$ 478
Total revenues	<u>54</u>	<u>478</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>37,794</u>
Total expenditures	<u>-</u>	<u>37,794</u>
Excess/(deficiency) of revenues		
over/(under) expenditures	54	(37,316)
Fund balances - beginning	2,657	40,027
Fund balances - ending	<u>\$ 2,711</u>	<u>\$ 2,711</u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

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

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

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

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

92 **Mr. Griffin left the meeting.**

93
94 **THIRD ORDER OF BUSINESS**

Open Items/Updates

95
96 • **RFP for Landscaping**

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

101 Regarding the landscaping Request for Proposals (RFP), Ms. Sanchez recalled that the
102 Board approved the Project Manual that was included in the last agenda. The RFP notice will be
103 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.

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Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
A

FISHING POLICIES

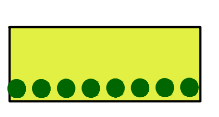
1. Fishing is restricted to Residents only.
2. Compliance with State fishing licensure requirements must be met.
3. Fishing is not permitted in certain Ponds within the District, as shown in map designating areas where fishing is prohibited, which is included as Exhibit A to these Policies. Any Pond posted with a sign indicating that there is no fishing shall not be used. Ponds, or a portion of the lands surrounding such Ponds, which may be posted with no trespassing signs shall not be used for any purpose.
4. In order to maintain every Resident's personal privacy, fishing from Pond banks behind any platted residential lot is not permitted.
5. Access to Ponds through private property between homes is prohibited and will be considered as trespassing. Exceptions will be made for maintenance purposes through designated maintenance easements.
6. Live bait is permitted for fishing along with other types of bait.
7. Catch and Release is the policy for all fishing in District owned Ponds.
8. The following items are prohibited on or near the Ponds: spears, large nets, traps, bows and arrows.
9. To protect the fish and waterfowl, fishing lines must not be left unattended.
10. Violations of the above policies may result in the suspension or termination of your privilege to use the District owned Ponds.
11. Property owners are responsible for the activities of their tenants, Guests and invitees.

The _____ Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of lakes or ponds. All persons, including property owners, Residents and Guests and invitees are using lakes and ponds at their own risk. There are no lifeguards or other safety personnel present at any time. Lakes and ponds contain wild animals or other natural or manmade hazards which may result in injury or death. The District makes no representation that the use of any lake or pond is suitable for recreational boating or fishing. These policies and procedures are intended only to assist property owners and residents in the orderly and continued enjoyment of the natural surroundings.

LEGEND

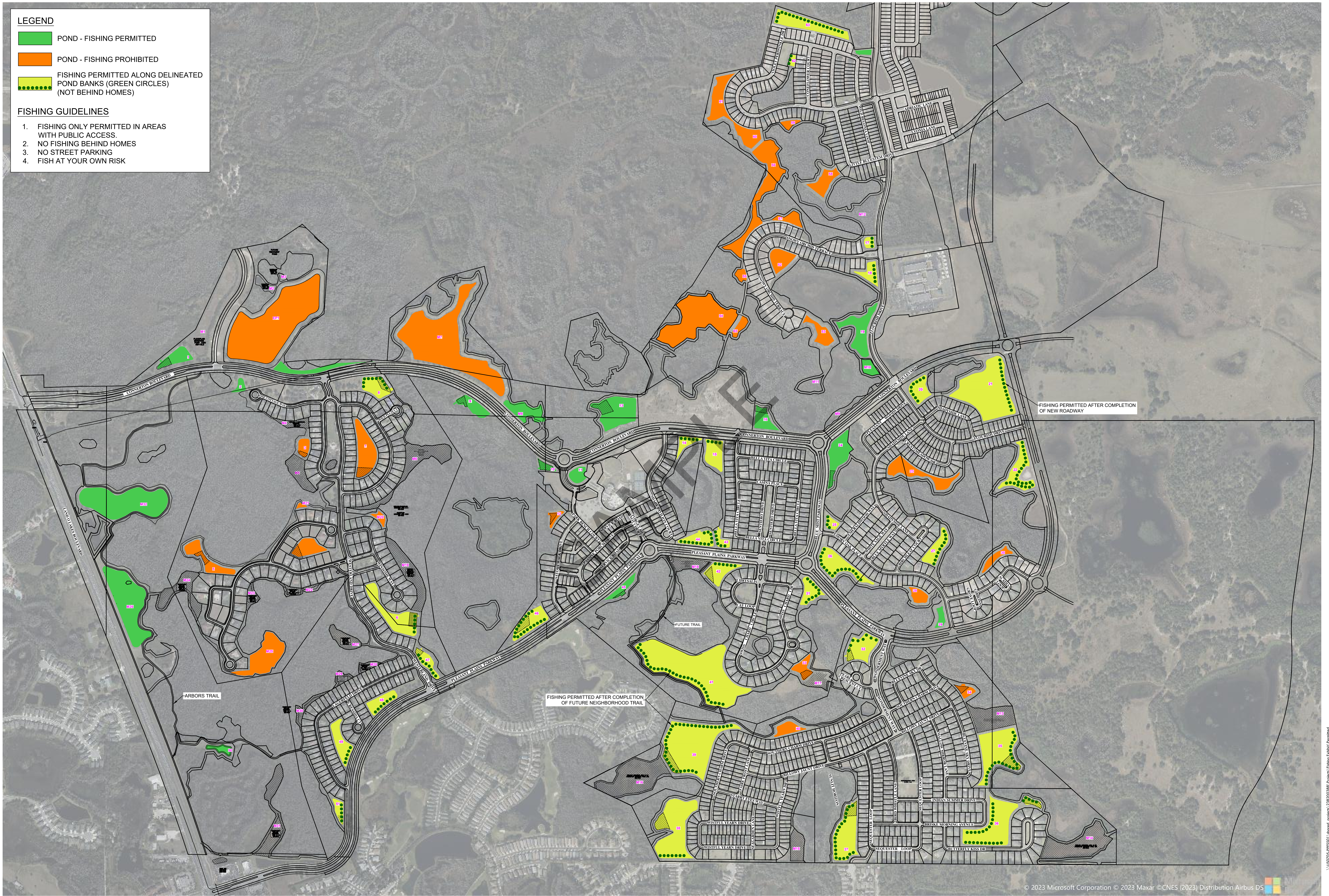
 POND - FISHING PERMITTED

 POND - FISHING PROHIBITED

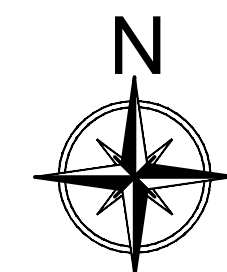
 FISHING PERMITTED ALONG DELINEATED POND BANKS (GREEN CIRCLES) (NOT BEHIND HOMES)

FISHING GUIDELINES

1. FISHING ONLY PERMITTED IN AREAS WITH PUBLIC ACCESS.
2. NO FISHING BEHIND HOMES
3. NO STREET PARKING
4. FISH AT YOUR OWN RISK



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POND POLICIES

Ponds and other stormwater management facilities (“**Ponds**”) within the District primarily function as retention ponds to facilitate the District’s system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

1. Users of District Ponds shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement, or regulation of any governmental entity relating to the District Ponds.
2. Wading and swimming in District Ponds are prohibited.
3. **Patrons may fish from District Ponds. However, the District has a “catch and release” policy for all fish caught in these waters.**
4. Pets are not allowed in the District Ponds. Wildlife (including but not limited to birds and reptiles) may neither be removed from nor released into the District Ponds; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission (“**FWC**”). Anyone concerned about an alligator is encouraged to call FWC’s toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392- 4286).
5. Owners of property lying contiguous to the District Ponds shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner’s property that detract from the overall beauty, setting and safety of the property.
6. No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Ponds or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
7. No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Ponds, except by the District.
8. No foreign materials may be disposed of in the District Ponds, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Pond environment.
9. **Easements through residential backyards along the community’s stormwater management system are for maintenance purposes only and residents are not granted access for fishing or any other recreational purpose.** Access to other residents’ backyards via these maintenance easements is prohibited. Unless individual property owners of single family dwelling homes grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
10. Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, and other

wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida.

11. Any hazardous condition concerning the District Ponds must immediately be reported to the District Manager and the proper authorities.
12. Property owners and residents are responsible for their tenants', guests', and invitees' adherence to these policies.

SAMPLE

LAKES AND PONDS POLICIES

The terms “Lakes” and “Ponds” are used in these Policies interchangeably and reference to one shall imply reference to the other. The Lakes and Ponds within the District primarily function as retention ponds to help facilitate the District’s stormwater management system for runoff and overflow in accordance with requirements of Southwest Florida Water Management District. As a result, contaminants may be present in the Lakes and Ponds. These Policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes and Ponds while allowing limited recreational use.

- (1) Any person, including Patrons or Guests, using District Lakes and Ponds shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes and Ponds.
- (2) The use of watercraft, including but not limited to boats, canoes, and kayaks in District Lakes and Ponds is strictly prohibited. Wading and swimming in District Lakes and Ponds is strictly prohibited.
- (3) **Subject to the following requirements, Patrons may fish from District Lakes and Ponds.**
 - (a) **Compliance with State fishing licensure requirements must be met.**
 - (b) **The District has a “catch and release” policy for all fish caught in District Lakes and Ponds.**
 - (c) **The following items are prohibited on or near the Lakes and Ponds: spears, large nets, traps, bows and arrows.**
 - (d) **To protect the fish and waterfowl, fishing lines must not be left unattended.**
 - (e) **Accessing Lakes and Ponds through private property between homes is prohibited and can be considered trespassing.**
- (4) Pets are not allowed in the District Lakes or Ponds.
- (5) Owners of property lying contiguous to the District Lakes or Ponds shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner’s property that detract from the overall beauty, setting and safety of the property.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes and Ponds or any other District stormwater management system facilities unless properly permitted and pre-approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes or Ponds, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes or Ponds, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, landscaping debris or any other material that is not naturally occurring or which may be detrimental to the Lake and/or Pond environment.
- (9) **Easements through residential backyards along the community’s stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose.** Access to residents’ backyards via these maintenance easements is prohibited, except for use by District Staff and District vendors for use of the easement for its legal purpose. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife, which may pose a threat to your safety - are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes and Ponds.
- (11) On July 24, 2024, the District’s Board of Supervisors adopted the following Nuisance Alligator Reporting Procedures, which shall be incorporated into these Amenity Policies, as follows:

The Florida Fish and Wildlife Commission (“FWC”) regulates the capture and harvest of alligators in Florida. **The FWC defines “nuisance” alligators as those over four (4) feet in length that pose a threat to people, pets or property, with special consideration given to the proximity of children and pedestrian traffic.** An aggressive alligator of any length will be deemed a nuisance. The Statewide Nuisance Alligator Program (“SNAP”) exists to address complaints regarding alligators. If you see an alligator on your property that meets the criteria above, you can call at the Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286). If the complaint meets criteria, the FWC will send out a permitted nuisance alligator trapper to capture and destroy the alligator, often in less than a few hours. The trapper must confirm legal right/permission to access property to capture an alligator. Additionally, the trapper may capture any alligators in the area over 4 feet to ensure likelihood of obtaining the complained of alligator (i.e., “unlimited response”). Alligators are euthanized and not relocated.

If you see an alligator on District property (ex. on the pond banks, in a pond) that meets the criteria above, please contact the District Manager’s office at (813) 565-4663. If appropriate, the District Manager, Vice Chairman, or Chairman of the Board of Supervisors shall contact the FWC to report a nuisance alligator found on District property.

For more information regarding the SNAP program, please visit:

<https://myfwc.com/wildlifehabitats/wildlife/alligator/snap/>

- (12) Any hazardous conditions concerning the District Lakes or Ponds must immediately be reported to the District Manager and the proper authorities.

The _____ Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of Lakes or Ponds. All persons, including but not limited to property owners, Patrons, Guests, and invitees, are using Lakes and Ponds at their own risk. There are no lifeguards or other safety personnel present at any time. Lakes and Ponds contain wild animals or other natural or man-made hazards which may result in injury or death. The _____ Community Development District makes no representation that the use of any Lake or Pond is suitable for recreational boating or fishing. These Policies and procedures are intended only to assist in the orderly and continued enjoyment of the natural surroundings.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C



Silverado

Angie Lynch

Complete

Score	82 / 121 (67.77%)	Flagged items	0	Actions	0
-------	-------------------	---------------	---	---------	---

Mar 9, 2025 11:31 AM EDT

Prepared by

Angie Lynch

Ponds

32 / 48 (66.67%)

Ponds 1

2 / 3 (66.67%)

Ponds

Fair



Photo 1

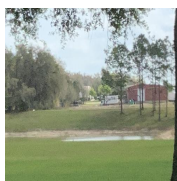


Photo 2



Photo 3

Pond Location

Entrance side Silverado Ranch Blvd

Ponds 2

2 / 3 (66.67%)

Ponds

Fair



Photo 4



Photo 5

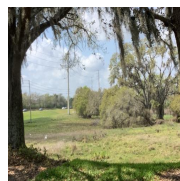


Photo 6

Pond Location

West side Silverado Ranch Blvd at entrance

Ponds 3

2 / 3 (66.67%)

Ponds

Fair



Photo 7



Photo 8



Photo 9

Pond Location

Silverado Ranch

Ponds 4

2 / 3 (66.67%)

Ponds

Fair



Photo 10

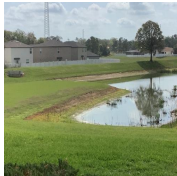


Photo 11

Pond Location

South side amenity center

Ponds 5

2 / 3 (66.67%)

Ponds

Fair



Photo 12



Photo 13



Photo 14

Pond Location

North side of amenity center

Ponds 6

2 / 3 (66.67%)

Ponds

Fair



Photo 15



Photo 16

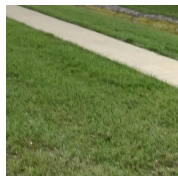


Photo 17

Pond Location

Cobble Bliss

Ponds 7

2 / 3 (66.67%)

Ponds

Fair

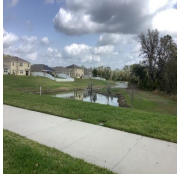


Photo 18



Photo 19



Photo 20

Pond Location

East side behind Wagon Trail

Ponds 8

2 / 3 (66.67%)

Ponds

Fair



Photo 21



Photo 22



Photo 23

Pond Location

West side behind Wagon Trail

Ponds 9

2 / 3 (66.67%)

Ponds

Fair



Photo 24



Photo 25

Pond Location

Silverado Ranch south of Steer Blade

Ponds 10

2 / 3 (66.67%)

Ponds

Fair



Photo 26



Photo 27

Pond Location

Morse Willow

Ponds 11

2 / 3 (66.67%)

Ponds

Fair



Photo 28



Photo 29



Photo 30

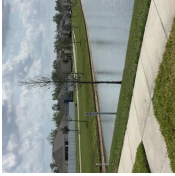


Photo 31

Pond Location

Stella Vast and Silverado Ranch

Ponds 12

2 / 3 (66.67%)

Ponds

Fair

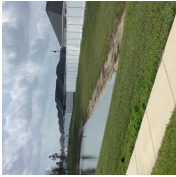


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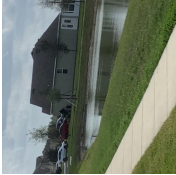


Photo 33

Pond Location

Rider Way and Silverado Ranch

Ponds 13

2 / 3 (66.67%)

Ponds

Fair



Photo 34

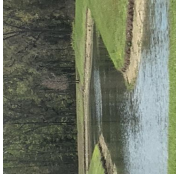


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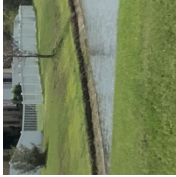


Photo 36

Pond Location

Across from Saddle Palm

Ponds 14

2 / 3 (66.67%)

Ponds

Fair

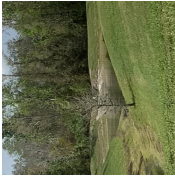


Photo 37



Photo 38

Pond Location

South of Paden Wheel

Ponds 15

2 / 3 (66.67%)

Ponds

Fair



Photo 39



Photo 40



Photo 41

Pond Location

Inside dog park

Ponds 16

2 / 3 (66.67%)

Ponds

Fair



Photo 42



Photo 43



Photo 44

Pond Location

Across from amenity center

Landscaping

26 / 39 (66.67%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair



Photo 45



Photo 46



Photo 47

Landscaping Location

Entrance at Eiland Blvd

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair



Photo 48

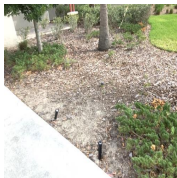


Photo 49



Photo 50



Photo 51



Photo 52

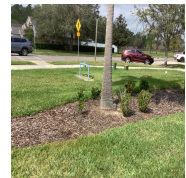


Photo 53



Photo 54



Photo 55



Photo 56

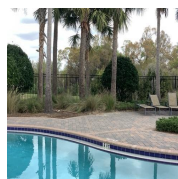


Photo 57



Photo 58

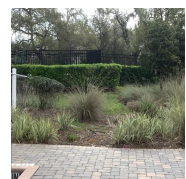


Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66

Landscaping Location

Amenity center

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair



Photo 67



Photo 68

Landscaping Location

Cobble Bliss island

Landscaping 4

2 / 3 (66.67%)

Landscaping

Fair



Photo 69



Photo 70



Photo 71



Photo 72

Landscaping Location

Silverado Ranch Blvd

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair



Photo 73



Photo 74

Landscaping Location

Carriage Pine island

Landscaping 6

2 / 3 (66.67%)

Landscaping

Fair



Photo 75



Photo 76

Landscaping Location

Saddle Palm island

Landscaping 7

2 / 3 (66.67%)

Landscaping

Fair



Photo 77

Landscaping Location

Morse Willow island

Landscaping 8

2 / 3 (66.67%)

Landscaping

Fair



Photo 78

Landscaping Location

Steer Blade

Landscaping 9

2 / 3 (66.67%)

Landscaping

Fair



Photo 79



Photo 80

Landscaping Location

Stella Vast island

Landscaping 10

2 / 3 (66.67%)

Landscaping		Photo 81	Landscaping Location		Ezra Loft island	Landscaping 11		Fair
Landscaping		Photo 82	Landscaping Location		Wagon Trail island	Landscaping 12		Fair
Landscaping		Photo 83	Landscaping Location		Paden Wheel island	Landscaping 13		Fair
Landscaping		Photo 84	Landscaping Location		Silverado Ranch island	Landscaping 14		Good
Landscaping		Photo 85	Landscaping Location			Landscaping 15		
Landscaping		Photo 86	Landscaping Location			Landscaping 16		
Landscaping		Photo 87	Landscaping Location			Landscaping 17		
Landscaping		Photo 88	Landscaping Location			Landscaping 18		
Landscaping		Photo 89	Landscaping Location			Landscaping 19		
Landscaping		Photo 90	Landscaping Location			Landscaping 20		
Landscaping		Photo 91	Landscaping Location			Landscaping 21		
Landscaping		Photo 92	Landscaping Location			Landscaping 22		
Landscaping		Photo 93	Landscaping Location			Landscaping 23		
Landscaping		Photo 94	Landscaping Location			Landscaping 24		
Landscaping		Photo 95	Landscaping Location			Landscaping 25		
Landscaping		Photo 96	Landscaping Location			Landscaping 26		
Landscaping		Photo 97	Landscaping Location			Landscaping 27		
Landscaping		Photo 98	Landscaping Location			Landscaping 28		
Landscaping		Photo 99	Landscaping Location			Landscaping 29		
Landscaping		Photo 100	Landscaping Location			Landscaping 30		



Photo 87



Photo 88

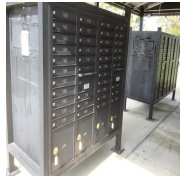


Photo 89



Photo 90



Photo 91



Photo 92

Mailbox Location

Amenity center

Streetlights

Working



Photo 93



Photo 94

Streetlights Location

Throughout community

Entrance Monument - Main

Fair



Photo 95



Photo 96



Photo 97

Gates - Main

Good

N/A

Sidewalks

Fair



Photo 98

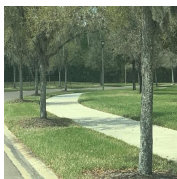


Photo 99



Photo 100

Sidewalks Location

Throughout community

Common Area Fence

Roads

Fair

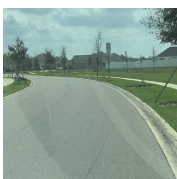


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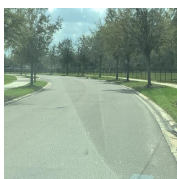


Photo 102

Roads Location

Throughout community

Amenities

11 / 15 (73.33%)

Amenities 1

11 / 15 (73.33%)

Clubhouse

Fair



Photo 103



Photo 104



Photo 105

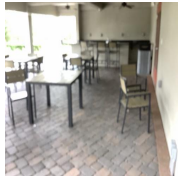


Photo 106



Photo 107



Photo 108



Photo 109

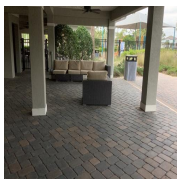


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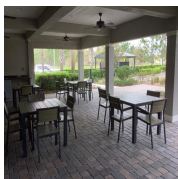


Photo 111



Photo 112

Clubhouse Restrooms

Fair



Photo 113



Photo 114

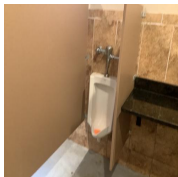


Photo 115

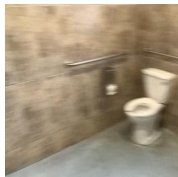


Photo 116



Photo 117

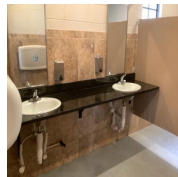


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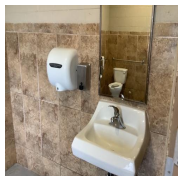


Photo 119



Photo 120

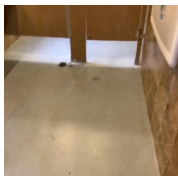


Photo 121

Pool

Fair

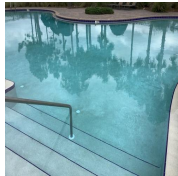


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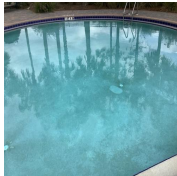


Photo 123



Photo 124

Tot Lot

Good



Photo 125



Photo 126



Photo 127



Photo 128

WiFi Speeds at Clubhouse

Dog Park

Fair



Photo 129



Photo 130

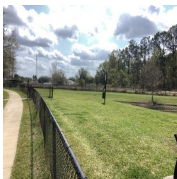


Photo 131



Photo 132



Photo 133

Sign Off

Angie Lynch

Mar 9, 2025 11:48 PM EDT

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



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



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



Photo 111



Photo 112



Photo 113



Photo 114

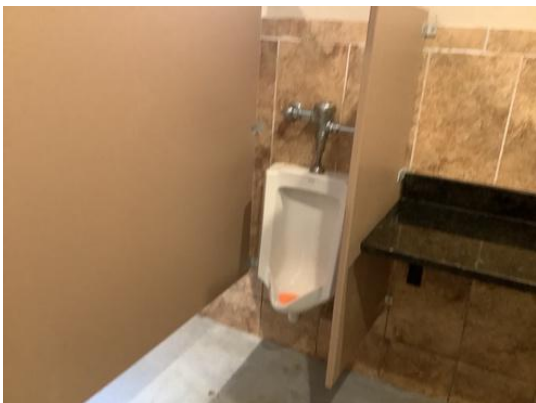


Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
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SILVERADO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542</i>		
<i>¹The Genesis Center, 38112 15th Ave., Zephyrhills, Florida 33542</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2024	Public Hearing and Regular Meeting <i>adoption of Rules of Procedure</i>	5:00 PM
November 18, 2024	Regular Meeting	5:00 PM
December 16, 2024	Regular Meeting	5:00 PM
February 17, 2025	Regular Meeting	5:00 PM
March 17, 2025	Regular Meeting	5:00 PM
April 21, 2025	Regular Meeting	5:00 PM
May 19, 2025	Regular Meeting	5:00 PM
June 16, 2025¹	Regular Meeting	5:00 PM
July 21, 2025	Regular Meeting	5:00 PM
August 18, 2025	Regular Meeting	5:00 PM
September 15, 2025¹	Regular Meeting	5:00 PM