

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

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

Present:

Lee Chamoff	Chair
Thomas Smith	Vice Chair
Francisco Alexander	Assistant Secretary
Larry Conwill	Assistant Secretary
Luis Gonzalez (via telephone)	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Tyson Waag (via telephone)	District Engineer
Angie Lynch	Breeze Management (Breeze)
Matt Gerich	Juniper

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:00 p.m. Supervisors Chamoff, Smith, Alexander and Conwill were present. Supervisor Gonzalez attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Open Items/Updates

Ms. Sanchez provided updates on the following:

- **Soffit Gutter Repairs**
The gutter repairs were completed. This item will be removed from the agenda.
- **Lighting at Front of Silverado Entrance**
The lighting proposals will be considered later in the meeting.
- **RedTree Large Oak Pruning**
This item was completed and will be removed from the agenda.

- **FL Brothers Road Signage**

This item was completed.

A Board Member stated a stop sign that used to be at the end of Silverado Ranch Boulevard is no longer there and nearly caused an accident. Ms. Sanchez suggested further discussion of this when Ms. Lynch arrives at the meeting. This item will remain on the agenda.

- **Juniper Irrigation Repairs**

In response to Ms. Sanchez's question, Mr. Gerich stated that the irrigation repairs were completed. This item will be removed from the agenda.

- **Playground Shades Install**

This item was completed and will be removed from the agenda.

- **CLS Repair of Weir Control Structure**

Ms. Sanchez stated she emailed the Board yesterday alerting them of additional unforeseen damages discovered by CLS during the repair work, which was temporarily halted until the change order was approved in between meetings.

Mr. Waag stated CLS is requesting approval of a change order to build a special structure to help support and reset the weir. He opined that the proposed option would be better than replacing the control structure entirely, which would cost significantly more than the additional \$30,000 cost.

Mr. Chamoff asked if the items on the recently approved change order are work that could have been captured initially and if it is possible for CLS to conduct a survey or full assessment and provide a complete estimated cost of the remaining work. Mr. Waag stated his understanding is that CLS crews uncovered additional damage as they started excavation to remove and reset the structure. This is not something that necessarily could have been foreseen. He will ask if CLS can provide some type of survey of the entire area and inform the Board if this is the final billing or if there will be additional charges in the future.

Mr. Waag left the call.

Ms. Lynch arrived at the meeting.

Discussion ensued regarding whether the builder can be held responsible for some of the weir repair costs, the Engineer's refusal to attest to original installation damage, a potential construction defects claim and missing road signs.

Ms. Lynch will check the maps and confer with Florida Brothers.

- **Urinal Installation**

Ms. Lynch stated the urinal will be repaired this week and the same vendor will repair a gate near the tot lot at no cost. This item will be removed from the agenda.

- **Gutter Repairs**

This item was completed and will be removed from the agenda.

FOURTH ORDER OF BUSINESS**Consideration of Proposals, Quotes, Estimates and Agreements**

Ms. Sanchez stated some of the Juniper proposals were revised to include photographs.

- 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]**

Items 4A, 4B and 4C were considered and removed.

The Board's consensus was to disregard the Juniper proposals because the trees in question are in remote, unimpactful areas and do not need to be removed.

Discussion ensued regarding total costs of the proposals, incomplete post-hurricane cleanup by Juniper, Juniper's storm readiness plan, why hurricane-damaged trees had to be reported to the vendor, a revised storm readiness proposal and previous communication failures by Juniper.

- **Consideration of Additional Juniper Proposals**

This item was an addition to the agenda.

Ms. Sanchez distributed the following additional Juniper proposals that were emailed before the meeting:

- **Juniper Proposal #330600 for Clock 1 Wet Check Repairs**

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, Juniper Proposal #330600, in the amount of \$270, was approved.

- **Juniper Proposal #330604 for Clock 3 Wet Check Repairs/Completed Repairs**

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, Juniper Proposal #330604, in the amount of \$61.18, was approved.

➤ **Juniper Proposal #330614 for Clock 2, Zone 40 Irrigation Repair; Low Pressure.**

Ms. Hammock stated that this is for diagnostic and repair work.

On MOTION by Mr. Gonzalez and seconded by Mr. Conwill, with all in favor, Juniper Proposal #330614, in the amount of \$200, was approved.

▪ **Presentation of Juniper Monthly Report**

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

Ms. Sanchez distributed recently emailed photographs from Ms. Laura Lee and read an accompanying note into the record as follows:

"I just wanted to give you an update of the work that was done last week. The crew was on site and all general maintenance and detail work was completed. Detail crew focused inside the pool and finished cutting back all of the grasses. I have attached a few of the pictures I took when I was onsite Friday checking. the overgrowth section was completed up to the culvert next to the road, I have attached a picture of this as well. The section that did not get cut had standing water; we will continue getting that on the next mow.

I have also attached two pictures of some items I noticed on the property. Number 1, a homeowner seems to be making a pile of brush on the CDD side; I have attached a picture for you to see. How would you like to handle? Number 2, it looks like a dual-wheel truck jumped the curb and ran over the grass; would you like a quote to repair with sod? On the next visit, I will make sure the crew focuses on curbed crack weeds; I noticed quite a few coming up. I have really been looking at the pool area and trying to think of ways to revamp it. I started by working up a basic proposal for the box woods in the front in between the two sidewalks; please see attached proposal. I am still working on the other proposals I mentioned to you and I should have those completed by the middle of the week. I apologize for the delay; I have been out of the office for a few days at the end of last week."

Ms. Sanchez stated she emailed Mr. Gerich regarding Juniper's last month of service and asked for the Board's feedback regarding the two questions in Ms. Lee's email.

Regarding the pile of brush, Mr. Chamoff stated, if Staff can identify the resident, Ms. Hammock could follow up and, if not, he would like to know exactly where the debris pile is located. Regarding the damaged grass from the truck that jumped the curb, Mr. Chamoff stated Juniper should clean up the area as best they can.

Discussion ensued regarding the upcoming expiration of the Juniper Service Contract, status of a previous sprinkler issue, the fence and homeowners threatening Juniper crews.

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

Ms. Sanchez stated this item was previously tabled to allow CLS to also submit a lake management proposal for consideration, which they did.

▪ **CLS Environmental Services, Inc., Proposal for Environmental Consulting Services**

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

Ms. Sanchez stated, in addition to Environmental Consulting Services, CLS added the aquatic plan costs. They previously specified engaging subcontractors to perform the work.

Discussion ensued regarding the total CLS proposal costs, the Superior Waterway proposal, the current lake management budget, CLS' tendency to submit change orders after bidding low, CLS subcontracting the work out and termination of the SOLitude contract.

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, the Superior Waterway Services, Inc. Services Agreement, was approved.

F. Blue Wave Lighting Landscape Lighting Proposal

This item was discussed and removed from the agenda.

▪ **Consideration of TPG Lighting Proposal #1416**

This item was an addition to the agenda.

Three TPG lighting proposals were considered and approved.

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, TPG Lighting Proposal #1416, for landscape lighting, in the amount of \$1,913.70, was approved.

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, TPG Lighting Proposal #1418, for permanent lighting, in the amount of \$4,983.13, was approved.

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, TPG Lighting Proposal #1425, for optional lighting, in the amount of \$1,788.50, was approved.

FIFTH ORDER OF BUSINESS**Presentation of SOLitude Lake Management, LLC Service Reports**

Ms. Sanchez presented the SOLitude Service Reports for February 11, 2025 and February 25, 2025, which were included for informational purposes.

SIXTH ORDER OF BUSINESS**CLS Environmental Services, Inc., Proposal for Environmental Consulting Services**

This item was presented during the Fourth Order of Business and will be removed from the agenda.

SEVENTH ORDER OF BUSINESS**Presentation of Juniper Monthly Report**

This item was presented during the Fourth Order of Business.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of January 31, 2025**

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

NINTH ORDER OF BUSINESS**Approval of February 17, 2025 Regular Meeting Minutes**

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, the February 17, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Board Member Comments**

Mr. Chamoff stated the dog waste stations are either not being refilled or not being refilled sufficiently. He requested an update about a resident with a pool construction issue. Ms. Lynch stated she spoke with the homeowner and the pool company and sent a violation letter. The homeowner did not obtain CDD approval before commencing the project and is trying to resolve the damage by seeding and watering the grassy area behind the home. Mr. Chamoff stated that the construction company damaged the trail leading to the resident's pool.

Discussion ensued regarding the resident roping off CDD property; HOA guidelines; Breeze not collecting a deposit from the homeowner; asking that the homeowner sod the damaged area; a tri-party agreement between the homeowner, their vendor and the CDD whereby the vendor is legally obligated to repair damaged property and the CDD's recourse.

Ms. Sanchez distributed and read the following resident email, into the record:

"Dear Ms. Sanchez,

On October 11, 2024, I initially contacted the Silverado Ranch HOA to report that the rear fence behind my home is located on Boxer Round Place was damaged by hurricanes. I was initially told the CDD was looking into it. On December 13, 2024, I followed up with the supervisor of the community experience, Ashley Perez, because repairs had not been made yet. On December 18, 2024, I received an email that it was determined that the fence falls under my responsibility if it is located on my property line. I have attached my survey, which clearly shows the fence is not within my property line as the HOA stated but it sits across approximately 12" from my property line, on property owned and controlled by the CDD. When I moved into my home, I contacted the HOA's ARB regarding installing a fence, I had to obtain permission from our Community Director, Angie Lynch, to connect my side of the fence to the rear fence because the rear fence, that was installed by the Developer, was property of the HOA and did not sit on my property line. I have attached the email from the association stating that the fence was not on my property line and that the fence is HOA community property. I briefly mentioned my issue with the CDD president of my neighborhood and he was unfamiliar with the topic. I am unsure if the management team has even ordered it to the CDD's attention, I understand there is a CDD meeting on Monday, and I hope my topic can be discussed in front of the Board."

Mr. Chamoff stated he communicated with this resident via Facebook and explained that there has been a lot of fence damage discussion since the hurricane but did not recall specifically which one was her address.

Discussion ensued regarding homeowner responsibility for fences 6" past their property lines, fencing installed by the Developer and the CDD absolving itself of all vinyl fencing, doing a one-time repair then conveying responsibility to the homeowner and providing homeowners with options before expending any funds.

Asked how other CDDs handled similar situations, Ms. Hammock stated she is reviewing HOA Declarations to ensure that fence was not intended to be maintained by the homeowner. Assuming that it is the CDD's fence, the HOA does not have any declaration addressing the issue. The resident has affixed personal property to CDD property without the CDD's permission so they are in violation by modifying the property without CDD permission if that is the case. Ms. Hammock stated Staff has, in the past, had homeowners enter into a license to install and maintain improvement agreement where they affix their fence to the CDD fence. In that license agreement, which can be easily put in place and recorded so future homeowners see it in the title, the homeowner is responsible for all maintenance of their fence and the CDD's fence to which they are affixed. The homeowner must insure it and name the District as an additional-insured on the insurance policy. Because the homeowner opted to attach to what might be the CDD's property, it is incumbent upon them to enter into this agreement to begin with; otherwise, they are in violation.

The Board and Staff discussed DR Horton, the CDD setting a precedent if it repairs the fence, the maintenance contract, blanket easements in the Declarations, the fence being an HOA matter instead of a CDD matter, building codes and the next steps.

Ms. Lynch will email to Carlo, of the HOA, and copy Ms. Hammock. Ms. Sanchez will notify the resident who made the inquiry.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

- **Fishing Policies**

Ms. Hammock presented sample fishing policies from other Districts.

Recreational fishing, sample policies and amending the existing policy were discussed.

Ms. Hammock will redline the Amenity Policy and present it at the next meeting.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Breeze Home

- **Safety Culture Report**

The March Safety Culture report was included for informational purposes.

Ms. Lynch presented the following:

- Florida Commercial Care Proposal to repair a fence near an oak tree, trimmed by the Arborist.

Discussion ensued regarding fence ownership and payment responsibility.

Ms. Sanchez stated Staff will review this and include it on the next agenda.

- Florida Brothers Estimate #1425 to repair latches on the dog park gate.

On MOTION by Mr. Conwill and seconded by Mr. Chamoff, with all in favor, Florida Brothers Estimate 1425 to repair latches on the dog park gate, in the amount of \$275.50, was approved.

Regarding the mailbox covering, Ms. Lynch stated repairs should be under warranty. She will follow up with the vendor and provide an update at the next meeting.

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

Ms. Sanchez stated the proposed Fiscal Year 2026 budget will be presented at the next meeting and a bid opening meeting for the RFP for landscaping is scheduled for Monday.

- **NEXT MEETING DATE: April 21, 2025 at 5:00 PM**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Conwill and seconded by Mr. Gonzalez, with all in favor, the meeting adjourned at 8:07 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair