MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on April 21, 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	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Patrick Collin	Kilinski | Van Wyk
Tyson Waag (via telephone)	District Engineer
Angie Lynch	Breeze Management (Breeze)
Matt Gerich	Juniper
Mateo Soto	Fieldstone
Scott Herman	Fieldstone
Juan Torres	Fieldstone
David Lucadano	Red Tree Landscape
Pete Lucadano	Red Tree Landscape

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

Ms. Sanchez called the meeting to order at 5:03 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

Ms. Sanchez stated there are a few walk-on items to consider. The Board agreed to go out of order and cover the District Engineer's items first.

▪ **Consideration of a CLS Change Order**

This item was an addition to the agenda.

Mr. Waag explained that the Change Order came about after he recently met with Roseanne Clementi, of Clementi Environmental Consulting (CEC), to observe the mitigation area repairs that CLS recently completed. CLS did an excellent job repairing the weir structure per the frame of the scope that was initially provided but Ms. Clementi, an expert in mitigation areas, does not want CLS' work undone by a major storm so she suggested a change order to protect the restructured access points and embankments that were left exposed with no vegetation growing on them.

Mr. Waag stated CLS, as a part of its repair, removed sediment from the wetland area and the Change Order will prevent any form of sediment from rainfall to wash into the mitigation area. The proposal description is to disperse seeds over a large area with a coconut fiber mesh mat that will go over the top of the seeds and will be secured with an anchoring system and, over time, this will produce a lush vegetated area with a sound root structure to prevent erosion. Mr. Waag stated he spoke to and coordinated with Jeremy, of CLS, to make sure the proposal has the correct square footage to be covered and the most accurate information and cost of the project.

A Board Member voiced his concern that there is not enough time for the mat to settle in to make a difference, as hurricane season starts in June, and if there is a major storm, the project will have to be repeated.

Mr. Waag stated, as a part of this Change Order, Ms. Clementi also presented a solution; an additional walk-on proposal to replant all the mitigation area. CEC would install additional plants not just grass seeds. Mr. Waag stated, during a recent Southwest Florida Water Management District (SWFWMD) inspection of the ponds, he noticed that the seeds planted by CLS throughout the winter season had taken root within two months and grass is growing back in areas that were completely barren and the pond banks are showing positive progression, without installation of the coconut fabric. The CEC proposal is to provide immediate action, ensuring that erosion does not occur.

Discussion ensued regarding whether to approve the CLS Change Order and the CEC proposal, project timeframes, sodding and lack of irrigation in the area in question.

Mr. Waag will ask Jeremy if CLS can offer a watering plan and call back with an answer before the end of the meeting. Asked if the Change Order will be the last project pending from CLS, if approved, Mr. Waag stated this is the totality of CLS's work since the previous proposal; however, during the recent SWFWMD pond inspections, there was one failed structure and another on the verge of failing. He is drafting a report and the additional failed structures will be an additional cost.

Ms. Sanchez stated the Board is deferring both proposals for now.

Mr. Waag will present his Field Report from the latest inspections at the next meeting.

- **Review of Landscape and Irrigation Maintenance Services Proposals**

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

A. Respondents

I. Fieldstone Landscape Services LLC

II. Juniper Landscaping of Florida, LLC

III. Prince & Sons

IV. RedTree Landscape Systems

V. Yellowstone Landscape

B. Board Discussion and Evaluation/Ranking

Ms. Sanchez stated the bid opening was held on March 24, 2025. The vendors were asked to provide a hard copy of the project manuals and an electronic copy via a flash drive. She noted that, although Juniper and Yellowstone provided digital copies, they failed to provide all the required hard copy documents on the checklist. Staff forwarded the electronic forms to the Board after the bid opening and it is the Board's discretion on how to proceed with regard to the variations. Ms. Hammock stated the Board can either reject those proposals that did not include all checklist items in hard copy form or accept the electronic proposals and items that were submitted.

Discussion ensued regarding whether the variations warrant automatic disqualification, the lack of conflicting information and a possible printing error. The consensus was to consider the proposals despite the missing hard copies of the documents.

A Board Member asked if the respondents in attendance can make brief presentations. Ms. Hammock recommended allowing each equal time; any questions by the Board must be kept to the proposals distributed and presented.

Mr. Peter Lucadano stated that he and his brother, David Lucadano, are the owners of RedTree Landscape Systems (RedTree). They have worked in the CDD landscape maintenance business in the Tampa Bay area for 40 years. He stated that RedTree is one of the larger employers in Pasco County. He opined that the CDD's bid requirements were complete and detail-oriented and that RedTree provided a competitive, complete and reasonable proposal.

Mr. Peter Lucadano responded to questions regarding if RedTree performed a recent oak tree trimming, proposal details and where the company is headquartered.

Mr. Scott Herman stated he is part of the Business Development and Sales Team at Fieldstone Landscape Services LLC (Fieldstone), a locally owned company based in Tampa. He voiced his observation that several of the plants and turf in the CDD are nutrient-deficient and stated that he and his team proactively performed soil samples of five areas throughout the CDD. He presented them to the Board. Mr. Herman discussed the fertilization order in the project manual, the dynamics of the CDD and neighboring CDDs that his company services.

Asked if he had anything further to add, Mr. Herman stated Fieldstone is a very hands-on company and he hopes to continue the work that he started for the CDD.

Ms. Sanchez presented the Evaluation Matrix and stated the Board Members can either rank the proposals individually or as a group. A Board Member suggested proceeding with the remainder of the agenda items while the Board considers and completes the Evaluation Matrix.

THIRD ORDER OF BUSINESS **Open Items/Updates**

Ms. Sanchez and Ms. Lynch provided updates on the following:

- **Lighting at Front of Silverado Entrance**

The work will be scheduled once the vendor receives a deposit check. Ms. Lynch will follow up with the vendor. This item will remain on the agenda.

- **<u>Consideration of the CLS Change Order – Discussion Resumed</u>**

Mr. Waag stated, per Jeremy, the cost for a watering schedule for eight weeks is $6,500. This will include operating a two-zone system for four to six hours of run time, three times per week. CLS is drafting a final proposal in the amount of $11,500 for everything for the Board to review and issue a final decision. Asked if a watering truck would be brought in three times per week, Mr. Waag replied affirmatively.

Mr. Waag will forward a final CLS proposal once it is completed and asked when a decision will be made. It was noted that a decision will be made regarding the two walk-on items at the next Board meeting.

Mr. Waag left the call.

- **FL Brothers Road Signage**

  A final sign is scheduled to be installed. This item will remain on the agenda.

- **CLS Repair of Weir Control Structure**

  This item was completed and will be removed from future agendas.

- **Urinal Installation**

  This item was completed and will be removed from future agendas.

- **Gate Latches at Dog Park**

  This item was completed and will be removed from future agendas.

- **Juniper Clock 3 Repairs**

  Juniper Proposal #330604 is still in progress, as there is a delay with the parts. Ms. Sanchez will follow up with Ms. Laura Lee. This item will remain on the agenda.

- **Juniper Clock 1 Repairs**
- **Juniper Clock 2 Repairs**

  Clocks 1 and 2 were repaired and these items will be removed from future agendas.

Regarding a proposal for a downed tree on Silverado Boulevard, Mr. Gerich stated he thought Staff would send a list of trees that need to be addressed; however, he will identify the locations of all the trees that require maintenance and provide proposals at the next meeting.

▪ **<u>Discussion Resumed: Review of Landscape and Irrigation Maintenance Services Proposals</u>**

B. Board Discussion and Evaluation/Ranking

<u>Discussion of this item, previously Item 12B, which commenced out of order following the Second Order of Business, resumed.</u>

Ms. Hammock reviewed the Evaluation Criteria categories and allotted points.

The Board and Staff considered the proposals and completed the Evaluation Criteria.

Ms. Sanchez presented the scores and ranking, as follows:

#1	Fieldstone	92 points
#2	Juniper	87 points
#3	Prince & Sons	75 points
#4	Redtree Landscaping	74 points
#5	Yellowstone	44 points

Ms. Hammock asked for a motion to approve and adopt the rankings as stated.

> **On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, the scores and rankings, ranking Fieldstone, as the #1 ranked respondent to the Request for Proposals for Landscape and Irrigation Maintenance Services, with a score of 92; Juniper as the #2 ranked respondent, with a score of 87; Prince & Sons as the #3 ranked respondent, with a score of 75; RedTree Landscaping as the #4 ranked respondent, with a score of 74; and Yellowstone as the #5 ranked respondent, with a score of 44, was approved.**

C. Authorization to Issue Notice of Intent to Award and Enter into Landscape Contract

This item, previously Item 12C, was presented out of order.

> **On MOTION by Mr. Conwill and seconded by Mr. Smith with all in favor, awarding the Landscape and Irrigation Maintenance Services Contract to Fieldstone Landscape Services, LLC, the #1 ranked respondent, and authorizing District Counsel to issue a Notice of Intent to Award Landscape & Irrigation Maintenance Services Contract Letters and to prepare the Landscape & Irrigation Maintenance Services Agreement and to terminate the current Landscaping Agreement with Juniper, was approved.**

Asked if all the proposals are within the current budget, Ms. Sanchez stated the Field Operations budget was increased by 10% over the previous fiscal year, in light of the District's landscape and irrigation needs.

The meeting recessed and reconvened.

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

A. Cooper Pools Estimate 2025-144 [Commercial Repairs/Installation, Underwater Patch]

Ms. Lynch distributed an updated Cooper Pools estimate to include repairs of additional problem areas, in the amount of $640.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Cooper Pools Estimate, in the amount of $640, was approved.

Per the Board's direction, Ms. Lynch will request an assessment of the pool when it is being serviced.

Ms. Lynch stated a gate was damaged overnight. She took photographs and is obtaining proposals from three companies to present at the next meeting. The gate must be welded.

Discussion ensued regarding keeping the security footage confidential and what legal action will be taken against the individual who damaged the gate.

B. Juniper Contract No. 332292 [Hunter PGV Maintenance]

C. Juniper Proposal No. 330593 [March 2025 Wet Check Repairs - Completed Repairs Clock 1]

D. Juniper Proposal No. 330609 [March 2025 Wet Check Repairs - Completed Repairs Clock 2]

Items 4B, C and D were not approved and will be removed from future agendas.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2025-04. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

The Board and Staff discussed the Reserve Study, certain line-item increases, missing and damaged signage, the need to install a timer in the pool area, whether to upgrade the pool furniture and the restrooms and how much of an assessment increase to levy per household.

The following changes will be made to the proposed Fiscal Year 2026 budget:

"Landscape maintenance" line item: Increase $225,712 to $248,722

"Stormwater repair & maintenance" line item: Increase $20,000 to $50,000

"Pool resurfacing" line item: Increase $20,000 to $50,000

"Pool furniture" line item: Increase $12,000 to $25,000

"Holiday decorations" line item: Increase $5,500 to $15,000

Contingency" line item: Increase $37,500 to $60,000

"Miscellaneous repairs & maintenance" line item: Increase $40,000 to $80,000

A total of $181,010 was added to the proposed Fiscal Year 2026 budget. A $500 assessment increase will be levied per household.

Ms. Hammock presented and read revised Resolution 2025-04 into the record, as follows:

"Whereas the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Silverado Community Development District ("District") prior to June 15, 2025, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"); and

Whereas, it is in the best interest of the District to fund the Administrative and Operations services together with the services as set forth in the proposed budget by levying a special assessment pursuant to Chapters 170,190 and 197 Florida Statutes. The assessments, as set forth in the preliminary assessment roll included with the proposed budget, and

Whereas the District hereby determines that the benefits would accrue to the properties within the District as outlined within the Proposed Budget in an amount equal to or in excess of the assessments such as the assessments will be fairly and reasonably allocated as set forth in the proposed budget, and

Whereas the Board has considered the proposed budget including the assessments and desires to set the required public hearings thereon. Now therefore, be it resolved by the Board of Supervisors of the Silverado Community Development District, the proposed budget prepared by the District Manager for Fiscal Year 2025/2026, as revised during discussion here tonight, with a not-to-exceed increase of assessments of no more than $500 increase over prior year, as attached to Exhibit A, which will be attached to the revised version, is hereby approved as the basis for conducting public hearings to adopt said budget pursuant to Chapters 170, 190 and 197 Florida Statutes. The assessments shall defray the cost of services in the total estimated amount set forth in the proposed budget as revised. The nature of and planned specifications of the services are described in the proposed budget, all of which are on file, available for public inspection at the District Manager's office, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The assessments shall be levied within the District on all benefited lots and lands and be apportioned all as described in the proposed budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District Manager's office. The assessments shall be paid in one or more installments pursuant to Chapter 170 Florida Statutes, or alternatively pursuant to the Uniform Method as set forth in Chapter 197 Florida Statutes. Pursuant to Chapters 170, 190 and 197 Florida Statutes, public hearings on the approved budget and assessments are hereby declared and set for July 21, 2025 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

The District's Manager is hereby directed to submit a copy of the proposed budget to the City of Zephyrhills and Pasco County at least 60 days prior to the hearing set above in accordance with Section 189.016 Florida Statutes. The District' Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and that shall remain on the website for at least 45 days. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Pasco County. Additionally, a notice of public hearing shall be published in a manner described by Florida Law. The invalidity or unenforceability of one or more of the provisions of this Resolution shall not affect the validity or enforceability of any portions of this Resolution or any part thereof. This Resolution shall take effect immediately upon adoption, to be passed and adopted this 21st day of April 2025."

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on July 21, 2025 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, as amended and stated by Counsel, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-05.

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Presentation of SOLitude Lake Management, LLC Service Report**

Ms. Sanchez presented the SOLitude Lake Management, LLC Service Report dated March 18, 2025.

EIGHTH ORDER OF BUSINESS **Presentation of Superior Water Services, Inc., Waterway Management Report**

Ms. Sanchez presented the Superior Waterway Services Management Report dated April 2, 2025.

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

There was no report from Juniper.

TENTH ORDER OF BUSINESS **Discussion: Redline of Recreational Facilities Rules and Policies**

Ms. Hammock presented the redline version of the Recreational Facilities Rules and Policies and reviewed the changes in the fishing section of the Policy.

A. Consideration of Resolution 2025-06, Adopting Amended Recreational Facilities Rules & Policies; Providing a Severability Clause; and Providing an Effective Date

Ms. Hammock presented Resolution 2025-06.

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, Resolution 2025-06, Adopting Amended Recreational Facilities Rules & Policies; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-07.

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS **Review of Landscape and Irrigation Maintenance Services Proposals**

A. Respondents

I. **Fieldstone Landscape Services LLC**

II. **Juniper Landscaping of Florida, LLC**

III. **Prince & Sons**

IV. **RedTree Landscape Systems**

V. **Yellowstone Landscape**

B. Board Discussion and Evaluation/Ranking

C. Authorization to Issue Notice of Intent to Award and Enter into Landscape Contract

These items were presented following the Second Order of Business and during the Third Order of Business.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 28, 2025**

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

FOURTEENTH ORDER OF BUSINESS **Approval of March 17, 2025 Regular Meeting Minutes**

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

FIFTEENTH ORDER OF BUSINESS **Board Member Comments**

A Board Member stated a fence issue needs to be discussed and rectified. The homeowner is very adamant that the fence belongs to the CDD or HOA and the homeowner is not responsible for its maintenance.

Ms. Hammock stated Staff communicated with the HOA Attorney and they are taking the position that the fence is not on HOA property and that DR Horton installed the perimeter fence on District property. She stated DR Horton never asked for the CDD's permission to install the fence, there was no survey performed and the fence was installed 6" onto District property when it should not have been. She thinks it was an infield installation error because of how close it is to the lot lines. To resolve this, the Board can unilaterally decide to remove the fence and send notices to all potentially impacted homeowners, giving them the option to maintain the fence at their own expense, if they wish to uphold it. Ms. Lynch will compile a list of the homes that will be impacted by the Board's decision to remove the fence and forward it to District Counsel. Ms. Hammock will prepare a letter to the homeowners and examine the Easement Agreement.

SIXTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kilinski | Van Wyk

Ms. Hammock reminded the Board Members to complete their ethics training.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Breeze Home

- **Safety Culture Report**

The April Safety Culture Report was included for informational purposes.

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

- **NEXT MEETING DATE: May 19, 2025 at 5:00 PM**
  - **QUORUM CHECK**

Supervisor Conwill will not attend the May 19, 2025 meeting.

SEVENTEENTH ORDER OF BUSINESS **Public Comments**

There were no public comments.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Conwill and seconded by Mr. Gonzalez, with all in favor, the meeting adjourned at 8:26 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair