

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on May 19, 2025 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present:

Thomas Smith
Francisco Alexander
Larry Conwill
Luis Gonzalez

Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jamie Sanchez
Meredith Hammock
Alex Makransky
Patrick Collins (via telephone)
Tyson Waag (via telephone)
Angie Lynch
Scott Herman

District Manager
District Counsel
Kilinski | Van Wyk
Kilinski | Van Wyk
District Engineer
Breeze Management (Breeze)
Fieldstone

Residents present:

Bill Thagard
Melissa Lubin

Tony Melendez
Lauren Hogard

Greg Borges
Eileen Borges

Ed Vargas

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:01 p.m.

Supervisors Smith, Alexander, Conwill and Gonzalez were present. Supervisor Chamoff briefly attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Sanchez explained the protocols for public comments.

No members of the public spoke.

▪ **Presentation of Stantec Consulting Services, Inc., Field Report [Pond Inspections]**

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

Ms. Sanchez distributed handouts of proposals from CLS and Clementi Environmental. She introduced Mr. Waag from Stantec.

Mr. Waag stated, as a part of his Field Report Inspection on April 16, 2024 with the Southwest Florida Water Management District (SWFWMD), he observed the ponds and found a few issues that need to be addressed. He reviewed the pertinent information in the Report, including the failed structure at Pond W2, due to an improperly-constructed ditch paving and concerning erosion at Pond K, Pond L and surrounding a dual 54" stormwater pipe near Pond H. Mr. Waag conferred with his colleague regarding the poorly-constructed ditch pavings and was informed that the CDD might have a case against the Developer or builder but the Board would have to seek the advice of District Counsel. Mr. Waag recommended seeking proposals to address the failure at Pond W2, the ditch paving at Pond W and erosion at Ponds K and L and at the dual 54" stormwater pipes that runs under Silverado Ranch Boulevard, beyond Pond H.

Asked who was responsible for approving the improperly constructed ditch pavings, Mr. Waag stated final inspections often involve a Developer's representative and/or the builder and the County. Pasco County's inspection process is strict. Essentially, the Developer and Pasco County sign off on stormwater facilities prior to turnover. Asked about total repair costs, Mr. Waag stated, altogether, the recommended repairs would cost \$15,000 to \$19,000, minus Pond L, which could be deferred.

Discussion ensued regarding damage from Hurricane Milton, facilitating the pond repairs, the Developer, Pasco County, repair timelines, Staff communication with vendors, taking legal action against the builder, legal fees, permitting, establishing a not-to-exceed amount and funding sources.

Mr. Chamoff voiced his opinion that the CDD should proceed with a not-to-exceed amount and expedite the work to prevent further damage in the next few months. He suggested engaging a contractor other than CLS to do the work.

Mr. Chamoff left the call.

On MOTION by Mr. Alexander and seconded by Mr. Conwill, with all in favor, the proposals, and authorizing the Chair and Vice Chair to approve a vendor in between meetings to perform the work, in a not-to-exceed amount of \$60,000, was approved.

A. Professional Services Agreement Change Order #2025-1

This item, previously Item 6A., was presented out of order.

Mr. Waag stated the total Change Order fees are \$12,000; this is for the on-site visits in 2024 due to hurricane damages and for the ongoing communication with District Staff regarding involvement by the City and any other regulatory agency. The funds would be used strictly on an as-needed basis.

On MOTION by Mr. Smith and seconded by Mr. Alexander, with all in favor, Stantec Professional Services Agreement Change Order #2025-1, was approved.

Ms. Sanchez stated because of the work that has been done thus far and the recently-approved \$60,000 not-to-exceed amount, the CDD must go out to bid for the stormwater repairs.

The Board and Staff discussed the bid threshold amount, the public bid process, potential vendors that will be considered and whether to approve the previously-distributed proposals from Clementi Environmental and CLS for re-vegetating the wetland mitigation area.

Mr. Waag recommended approving the Clementi proposal for replanting, the CLS proposal for seeding and stabilization and foregoing the CLS proposal for a four-week watering program, in the amount of \$6,400.

On MOTION by Mr. Gonzalez and seconded by Mr. Alexander, with all in favor, the Clementi Environmental proposal for wetland mitigation replanting, in the amount of \$2,350, was approved.

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, CLS Estimate #00000332 for seeding and stabilizing the mitigation areas, in the amount of \$4,993.97, was approved.

Mr. Waag left the call.

▪ **Discussion: Fieldstone Compensation Term**

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

Mr. Herman, of Fieldstone, discussed a one-time mowing event, from May 24 through May 28, 2025, which would be about 11% higher than what the CDD is charged per hour in a 30-day term. He stated, since the weather lately has been hot and dry, Staff's recommendation is to start the term on June 1, 2025, for one year, and the service will not be pro-rated, which will generate cost savings for the CDD. Ms. Hammock stated there is no need to vote on this item because no funds are being expended.

THIRD ORDER OF BUSINESS

Open Items/Updates

Ms. Lynch provided updates on the following:

- **Lighting at Front of Silverado Entrance**

This item is completed as of today and will be removed from the agenda.

- **FL Brothers Road Signage**

The signage was completed on April 29, 2025 and photographs were emailed to the Board. This item will be removed from future agendas.

- **Underwater Patch**

This item is still underway and will remain on the agenda.

A Board Member voiced his opinion that residents should be informed of any and all repair-related pool closures.

Ms. Lynch stated the damaged pool gate was repaired, and she is seeking proposals to repair the fence around the lift station and four broken fans in the Amenity Center.

FOURTH ORDER OF BUSINESS

Consideration of Proposals, Quotes, Estimates and Agreements

- A. **PatioContract Quote #487097 [Woodard Landings Sling Aluminum Stackable Adjustable Outdoor Patio Chaise Lounge]**
- B. **A&K Enterprise of Manatee, Inc., Estimate #1111-33198 [16" Sling Lounge with Arms]**
- C. **Florida Patio Furniture Inc., Estimate #30379 [Iota Lounge with Arms]**
- D. **American Illuminations Estimate #401 [Year 2 with Upgrades]**

Items A through D were deferred to the October 2025 meeting.

FIFTH ORDER OF BUSINESS

Presentation of Superior Waterway Services, Inc., Waterway Management Report

Ms. Sanchez presented the Waterway Management Report dated April 17, 2025, and noted that two related proposals will be presented.

- **Consideration of Proposals for Midge Fly Treatment**

This item was an addition to the agenda.

Ms. Sanchez noted recent complaints about midge flies and stated Mr. Nott provided two proposals. She read Mr. Nott's comments, as follows:

"There is not much we can do for midge flies other than treatment, which is not guaranteed to eliminate them. To break the life cycle, we would need to treat the lake three times, two to three weeks apart, each treatment would cost approximately \$500. The other option is to stock the lake with 2,000 to 3,000 mosquito fish, in the amount of \$700."

Discussion ensued regarding treatment costs and residents seeking a resolution from Pasco County regarding the midge flies. Ms. Lynch will draft and send an e-blast advising residents to contact Pasco County and direct them to the County's website.

SIXTH ORDER OF BUSINESS

Presentation of Stantec Consulting Services, Inc., Field Report [Pond Inspections]

- A. **Professional Services Agreement Change Order #2025-1**

These items were presented following the Second Order of Business.

SEVENTH ORDER OF BUSINESS**Discussion: Fieldstone Compensation Term**

This item was considered following the Second Order of Business.

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

Ms. Sanchez commented that she made the changes to the proposed budget based on the numbers the Board previously incorporated and approved for Fiscal Year 2026.

On MOTION by Mr. Smith and seconded by Mr. Conwill, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

NINTH ORDER OF BUSINESS**Approval of April 21, 2025 Regular Meeting Minutes**

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, the April 21, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Board Member Comments**

A Board Member thanked District Staff for their hard work.

ELEVENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kilinski | Van Wyk**
- B. District Engineer: Stantec**

There were no reports from District Counsel or the District Engineer.

- C. Operations Manager: Breeze Home**

- **Safety Culture Report**

The May Safety Culture Report was included for informational purposes.

Ms. Lynch discussed landscaping issues and presented a \$1,200 proposal to replace four ceiling fans in the Amenity Center, a \$1,656 quote to repair the fence around the lift station and

a quote for an electrician to change switches to push button timers in the Amenity Center. Staff will obtain additional proposals and include these items on the next agenda.

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

- **NEXT MEETING DATE: June 16, 2025 at 5:00 PM**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Public Comments

Resident Lauren Hogard voiced her belief that the community has not been mowed in weeks and requested that pool repairs be scheduled during the week and in between holidays.

Discussion ensued regarding Juniper failing to trim certain trees.

Ms. Sanchez will coordinate with Ms. Lynch to compile a list of Juniper work that remains outstanding.

A resident asked about the CDD's parking policy. Mr. Sanchez stated the CDD does not have a parking policy. She is unsure if the HOA has a policy. It was noted that Pasco County is not enforcing parking violations. Mr. Smith stated the Developer never installed parking signs.

Resident Ed Vargas stated there is a leaning palm tree near his home. Two years ago, he sent an email asking for restroom repairs in the pool area, which have not been done. Ms. Lynch noted Mr. Vargas' address for the location of the leaning tree and stated proposals are being sought to repair the restrooms.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair