

SILVERADO

**COMMUNITY DEVELOPMENT
DISTRICT**

June 16, 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

June 9, 2025

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 June 16, 2025 at 5:00 p.m., at The Genesis Center, 38112 15th Ave., Zephyrhills, Florida 33542. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Open Items/Updates
 - Underwater Patch
4. Consideration of Proposals/Quotes/Estimates/Agreements
 - A. Florida Brothers Maintenance & Repair, LLC., Estimates
 - I. No. 1448 [Replacement of Pool House Broken Fans \$1,243.80]
 - II. No.1449 [Removal & Replacement of Corner and Center Posts \$1,656]
 - B. Fieldstone Quotation Proposal #21320 [General Cleanup \$5,478.84]
 - C. Breeze Estimate Number SCDD5222025 [Lift Station Repair \$6,250]
5. Discussion: Juniper Landscaping Unfinished Items
6. Presentation of Superior Water Services, Inc., Waterway Management Report
7. Acceptance of Unaudited Financial Statements as of April 30, 2025
8. Approval of Minutes
 - A. March 24, 2025 Special Public Meeting [Landscape and Irrigation Maintenance Services Bid Opening]
 - B. May 19, 2025 Regular Meeting

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Location

9. Board Member Comments

10. Staff Reports

A. District Counsel: *Kilinski | Van Wyk*

B. District Engineer: *Stantec*

C. Operations Manager: *Kai*

- Safety Culture Report

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

- UPCOMING MEETINGS

- July 21, 2025 at 5:00 PM [Adoption of FY26 Budget] *Train Depot*

- August 18, 2025 at 5:00 PM *Train Depot*

- September 15, 2025 at 5:00 PM *The Genesis Center*

- QUORUM CHECK

SEAT 1	LARRY CONWILL	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	THOMAS SMITH	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LEE CHAMOFF	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	LUIS GONZALEZ	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	FRANCISCO ALEXANDER	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Public Comments

12. 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

4AI

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933



Bill to

Silverado CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431 USA

Estimate details

Estimate no.: 1448
Estimate date: 05/13/2025
Expiration date: 06/14/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Replace	This estimate is for the replacement of (4) broken black fans at the Silverado pool house. These black fans are installed and matches the existing fans in place. Total here includes all materials, supplies and labor for installation.	4	\$310.95	\$1,243.80
				Total	\$1,243.80

Note to customer

Thank you for your business opportunity.

Customer is tax exempt.

Expiry
date

06/14/2025

Accepted date

Accepted by

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4A11

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933



Bill to

Silverado CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431 USA

Estimate details

Estimate no.: 1449
Estimate date: 05/19/2025
Expiration date: 06/21/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Replace	This estimate is to remove the (3) corner posts and (9) center posts and replace/install these with new posts for each. Soil is clay and rock around. This includes all materials, supplies, labor for 7hrs (est. removal & install timing in clay). This is a direct replacement as they are.	12	\$138.00	\$1,656.00
				Total	\$1,656.00

Note to customer

Thank you for your business opportunity.
Customer is tax exempt.

Expiry date 06/21/2025

Accepted date

Accepted by

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4B



Date: June 03, 2025

Proposal #: 21320

QUOTATION

Mailing Address

Wrathell, Hunt and Associates, LLC
2300 Glades Road
Suite 401W
Boca Raton, FL 33431

Job Address

Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

Home Phone:

Business Phone: 561-571-0010 ex 400

Job Summary:

Silverado Ranch General Cleanup

The following Proposal/Scope of Work includes all labor, equipment, hauling/dumping, & materials to complete a thorough General Cleanup to get community to a presentable and suitable condition in order to start Landscape Management Services.

Project Management:

1. Production Manager present throughout Project to ensure Teams stay on schedule and monitor Quality Control
2. Utilize (5) Person Team to ensure efficient project completion
3. Provide Team with a color-coded Detail Map for designated service areas
4. Maintain open communication with the community to minimize disruption.
5. Strive for the highest quality standards throughout the project.

Plants, Shrubs, & Ornamentals:

1. Trim, prune, and/or shape all Plants, Shrubs, & Ornamentals under 10' overall height
2. Remove and Dispose dead and/or declining Plant Material - Contractor to provide Plant List of all Removals following Project Completion
3. Ensure a uniform and aesthetically pleasing appearance for all greenery

Bed & Hardscape Weeds:

1. Hand-pull visible weeds throughout all Landscape Beds, Tree Rings, & Hardscape Cracks.
2. Identify and remove weeds from their roots to prevent regrowth.

Invasive Vines:

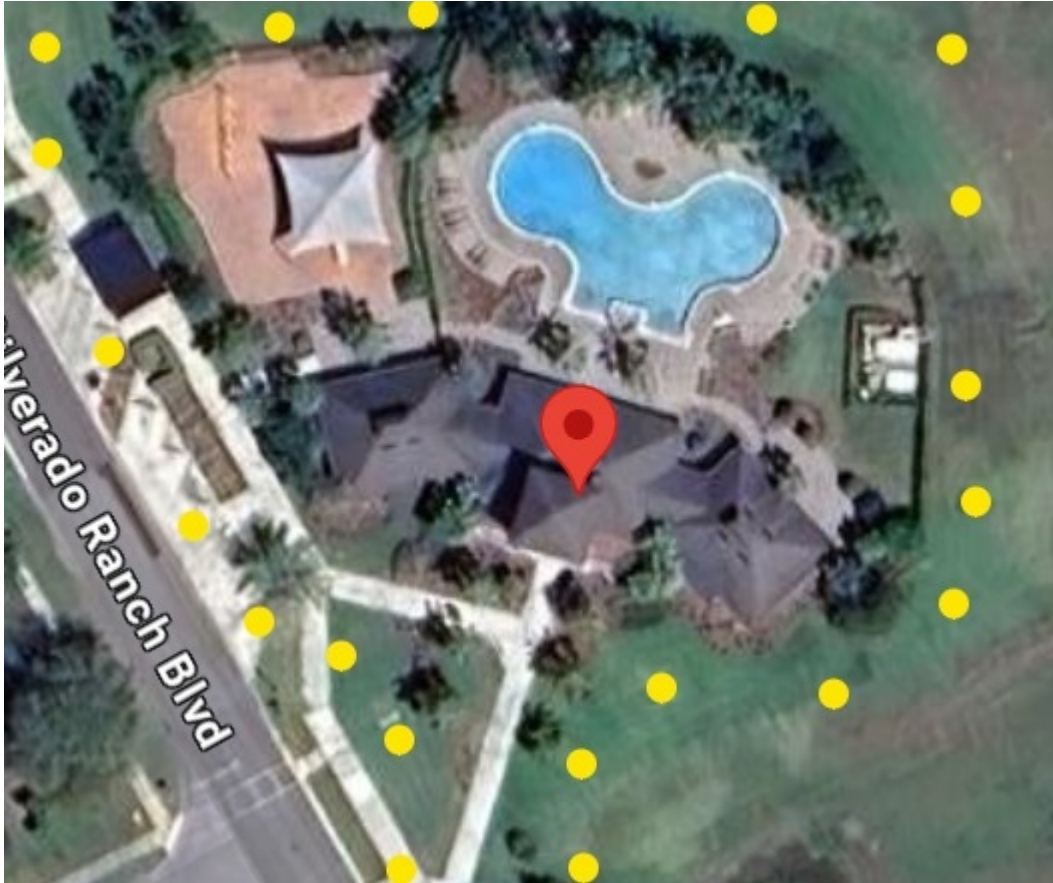
1. Remove all invasive vines from Plant Material and/or Structures.
2. Ensure structures and plant life are free from encroaching invasive species.

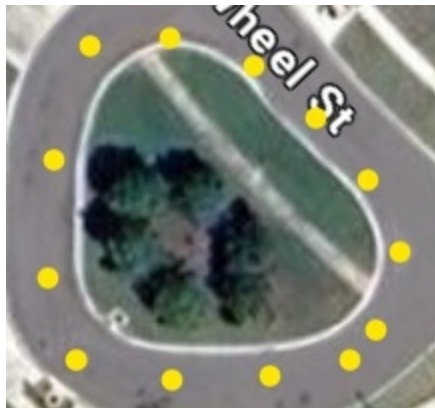
Weed Prevention:

1. Chemically treat all areas to prevent future weed growth.

Irrigation Control Valve Boxes:

1. Remove sod overgrowth around all Irrigation Control Valves.
2. Enhance accessibility and functionality of irrigation systems.





General Cleanup **\$5,478.84**

Quantity	Description	Unit	
1.00	Herbicide Roundup Quick pro	lb	
			Quote Total: \$5,478.84

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Silverado CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - **Hardwood & Palm Trees:** (6) Months
 - **Plants/Shrubs/Ornamentals/Groundcover:** (3) Months
 - **Sod:** (30) Days
 - **Seasonal Annual Flowers:** (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The 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 damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Wrathell, Hunt and Associates, LLC

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4C



2161 East County Road 540A #225

Lakeland, FL 33813

Phone: (813) 565-4663

DATE

5/22/2025

BILL TO

Silverado CDD

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

[Michael Sakellarides, Michael@BreezeHome.com](mailto:Michael@BreezeHome.com)

ESTIMATE NUMBER

SCDD5222025

DESCRIPTION	AMOUNT
Lift Station Repair	\$6,250.00
Purchase 12 new white pickets to replace the damage/ broken pickets onsite.	
Remount the non damage pickets onsite to the lift station. Caps are needed as well.	

Labor and parts are be included.

Thank you for your business!

6,250.00

\$ 6,250.00

Signature

Date

If you have any questions about this invoice, please contact
Michael Sakellarides, Michael@BreezeHome.com

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

5







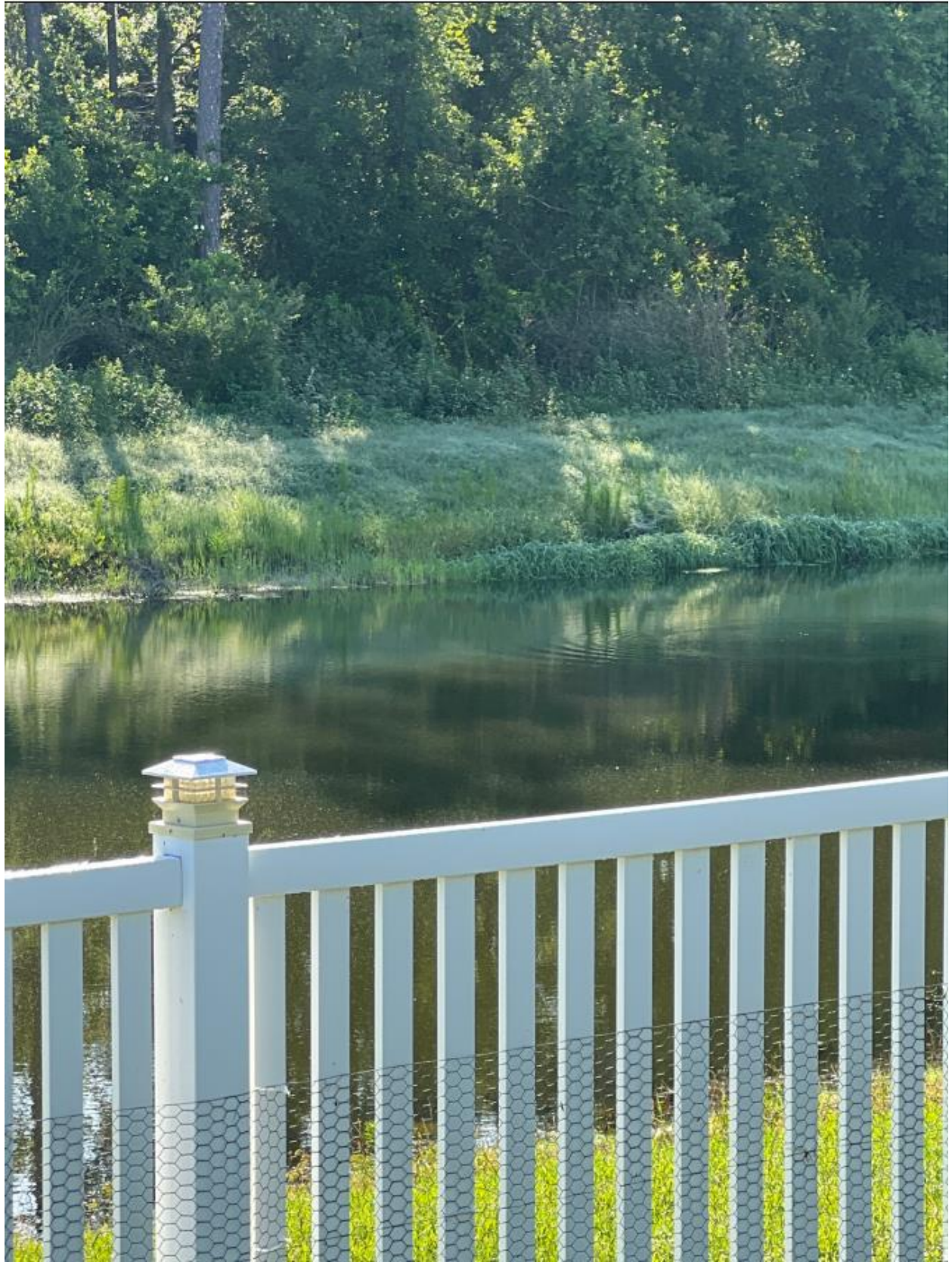














SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6

WATERWAY MANAGEMENT REPORT



Toll free: 1-877-966-9333 • Fax: (561) 844-9629
www.superiorwaterway.com

CUSTOMER Silverado (1st) TECHNICIAN Josh DATE 9/1/25

TEMPERATURE (°F)	<55	55-65	66-75	CLOUD COVER	Clear	25-50%	WIND	0-5	6-10
	76-85	86-95	96+		50-75%	Overcast		11-15	16+

Lake #'s	D, F, G, L, Q, R	S, C, U, 100	J, L, D, 100			
Weeds Treated	Tg	Tg	A			

- KEY**
- | | | | | |
|--------------------|--------------------|------------------------|------------------------|----------------------|
| A = Algae | Ch = Chara | Hyg = Hygrophila | Pr = Primrose | Ta = Tape Grass |
| Aw = Alligatorweed | Co = Coontail | Ip = Illinois Pondweed | Ru = Ruppia | Tg = Torpedograss |
| Bt = Baby Tears | Cb = Cuban Bulrush | Lm = Limnophila | Sag = Sago Pondweed | Wh = Water Hyacinths |
| Ba = Bacopa | Dw = Duckweed | Mf = Mosquito Fern | Sa = Salvinia | Wl = Water Lettuce |
| Bl = Banana Lilies | Fw = Fanwort | N = Naiad | Sd = Sedges | Wli = Water Lilies |
| Bw = Bladderwort | Gb = Giant Bulrush | Pw = Pennywort | Ss = Slender Spikerush | Wm = Water Meal |
| Ct = Cattails | Hy = Hydrilla | Pa = Planktonic Algae | Sp = Spatterdock | Wt = Wild Taro |

REMARKS: Treated ponds D, F, G, L, Q, R, S, C, U, 100 for grasses. Treated ponds J, L, D, 100 for algae.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H ₂ O (°F)	<input type="checkbox"/> High 85-95	<input type="checkbox"/> Normal 75-86	<input type="checkbox"/> Low 75 <
DISSOLVED OXYGEN (ppm.)	<input type="checkbox"/> High 6-8	<input type="checkbox"/> Normal 4 -6	<input type="checkbox"/> Low 4 <
pH READING	<input type="checkbox"/> Acid 1-7	<input type="checkbox"/> Neutral 7	<input type="checkbox"/> Base 7 - 14
WATER CLARITY (Ft.)	<input type="checkbox"/> Good 6 >	<input type="checkbox"/> Fair 4-5	<input type="checkbox"/> Poor 4 <

- FISH/WILDLIFE OBSERVATIONS**
- | | | | | | |
|-----------------|--|---|--|---|--|
| FISH | <input type="checkbox"/> Largemouth Bass | <input type="checkbox"/> Bream | <input type="checkbox"/> Sunshine Bass | <input type="checkbox"/> Catfish | <input type="checkbox"/> Triploid Grass Carp |
| | <input type="checkbox"/> Mosquitofish | <input type="checkbox"/> Oscar | <input type="checkbox"/> Suckermouth Catfish | <input type="checkbox"/> Peacock Bass | <input type="checkbox"/> Mayan Cichlid |
| | <input type="checkbox"/> Snakehead | <input checked="" type="checkbox"/> Tilapia | <input type="checkbox"/> Florida Gar | <input type="checkbox"/> Piranha | <input type="checkbox"/> Clown Knife Fish |
| WILDLIFE | <input type="checkbox"/> Alligator | <input type="checkbox"/> Turtle | <input type="checkbox"/> Otter | <input type="checkbox"/> Iguana | <input type="checkbox"/> Fox |
| | <input type="checkbox"/> Snake | <input type="checkbox"/> Wild Hog | <input type="checkbox"/> Raccoon | <input type="checkbox"/> Coyote | <input type="checkbox"/> Manatee |
| BIRDS | <input type="checkbox"/> Egret | <input type="checkbox"/> Muscovies | <input type="checkbox"/> Coot | <input type="checkbox"/> Bald Eagle | <input type="checkbox"/> Osprey |
| | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Wild Ducks | <input type="checkbox"/> Ibis | <input type="checkbox"/> Wood Stork |
| | <input type="checkbox"/> Limpkin | <input type="checkbox"/> Pelican | <input checked="" type="checkbox"/> Sandhill Crane | <input type="checkbox"/> Tricolored Heron | <input type="checkbox"/> Roseate Spoonbill |
| | <input type="checkbox"/> Moorhen | <input type="checkbox"/> Snail Kite | <input type="checkbox"/> Little Blue Heron | <input type="checkbox"/> Green Heron | <input type="checkbox"/> Great Blue Heron |

OTHER: _____

**Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification**

WATERWAY MANAGEMENT REPORT



Toll free: 1-877-966-9333 • Fax: (561) 844-9629
www.superiorwaterway.com

CUSTOMER Silverado (2nd) TECHNICIAN Josh DATE 9/15/25

TEMPERATURE (°F)

<55	55-65	66-75
76-85	<u>86-95</u>	96+

 CLOUD COVER

<u>Clear</u>	25-50%
50-75%	Overcast

 WIND

0-5	<u>6-10</u>
11-15	16+

Lake #'s	<u>D,100,L,4,</u>	<u>H,J,F,G,</u>	<u>H,100,L</u>	<u>U,J,S</u>		
Weeds Treated	<u>Tg,Pw</u>	<u>Tg,Pw</u>	<u>A</u>	<u>A,</u>		

KEY A = Algae Ch = Chara Hyg = Hygrophila Pr = Primrose Ta = Tape Grass
Aw = Alligatorweed Co = Coontail Ip = Illinois Pondweed Ru = Ruppia Tg = Torpedograss
Bt = Baby Tears Cb = Cuban Bulrush Lm = Limnophila Sag = Sago Pondweed Wh = Water Hyacinths
Ba = Bacopa Dw = Duckweed Mf = Mosquito Fern Sa = Salvinia Wl = Water Lettuce
Bl = Banana Lilies Fw = Fanwort N = Naiad Sd = Sedges Wli = Water Lilies
Bw = Bladderwort Gb = Giant Bulrush Pw = Pennywort Ss = Slender Spikerush Wm = Water Meal
Ct = Cattails Hy = Hydrilla Pa = Planktonic Algae Sp = Spatterdock Wt = Wild Taro

REMARKS: Treated ponds D,100,L,4, H,J,F,G, for grasses. Treated ponds
H,100,L,4,J,S for algae.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O (°F) High 85-95 Normal 75-86 Low 75 <
DISSOLVED OXYGEN (ppm.) High 6-8 Normal 4 -6 Low 4 <
pH READING Acid 1-7 Neutral 7 Base 7 - 14
WATER CLARITY (Ft.) Good 6 > Fair 4-5 Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH Largemouth Bass Bream Sunshine Bass Catfish Triploid Grass Carp
 Mosquitofish Oscar Suckermouth Catfish Peacock Bass Mayan Cichlid
 Snakehead Tilapia Florida Gar Piranha Clown Knife Fish

WILDLIFE Alligator Turtle Otter Iguana Fox
 Snake Wild Hog Raccoon Coyote Manatee

BIRDS Egret Muscovies Coot Bald Eagle Osprey
 Anhinga Cormorant Wild Ducks Ibis Wood Stork
 Limpkin Pelican Sandhill Crane Tricolored Heron Roseate Spoonbill
 Moorhen Snail Kite Little Blue Heron Green Heron Great Blue Heron

OTHER: _____

**Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification**

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 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	\$ 788,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788,352
Investments							
Revenue	-	116,910	122,523	186,082	164,315	-	589,830
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	2,737	2,737
Due from general fund	-	585	551	1,491	1,171	-	3,798
Utility deposit	3,408	-	-	-	-	-	3,408
Total assets	<u>\$ 791,760</u>	<u>\$172,915</u>	<u>\$176,399</u>	<u>\$259,648</u>	<u>\$418,124</u>	<u>\$ 2,737</u>	<u>\$ 1,821,583</u>
LIABILITIES							
Liabilities:							
Due to debt service fund 2016A-1	\$ 585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585
Due to debt service fund 2017A-1	551	-	-	-	-	-	551
Due to debt service fund 2018A-1	1,491	-	-	-	-	-	1,491
Due to debt service fund 2018A-2	1,171	-	-	-	-	-	1,171
Accrued taxes payable	153	-	-	-	-	-	153
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>14,323</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,323</u>
FUND BALANCES							
Restricted for							
Debt service	-	172,915	176,399	259,648	418,124	-	1,027,086
Capital projects	-	-	-	-	-	2,737	2,737
Assigned							
Working capital	234,530	-	-	-	-	-	234,530
Unassigned	542,907	-	-	-	-	-	542,907
Total fund balances	<u>777,437</u>	<u>172,915</u>	<u>176,399</u>	<u>259,648</u>	<u>418,124</u>	<u>2,737</u>	<u>1,807,260</u>
Total liabilities and fund balances	<u>\$ 791,760</u>	<u>\$172,915</u>	<u>\$176,399</u>	<u>\$259,648</u>	<u>\$418,124</u>	<u>\$ 2,737</u>	<u>\$ 1,821,583</u>

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 8,545	\$ 820,639	\$ 827,118	99%
Miscellaneous	-	60	-	N/A
Total revenues	<u>8,545</u>	<u>820,699</u>	<u>827,118</u>	99%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	1,077	6,244	12,918	48%
Management consulting services	4,000	28,000	48,000	58%
Field management	500	3,500	-	N/A
Printing and binding	41	291	500	58%
Telephone	17	117	200	59%
Other current charges	-	564	500	113%
Audit	-	-	3,450	0%
Postage	21	144	500	29%
Insurance	-	3,910	7,000	56%
General Liability Insurance	-	3,648	-	N/A
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	116	1,500	8%
Engineering	-	5,815	10,000	58%
District Counsel (Legal)	-	22,191	25,000	89%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	-	-	720	0%
Debt administration				
Dissemination agent	250	1,750	3,000	58%
DSF accounting	458	3,208	5,500	58%
Trustee	-	4,256	16,080	26%
Arbitrage rebate calculation	-	-	3,000	0%
Total professional & administrative	<u>6,364</u>	<u>84,634</u>	<u>138,958</u>	61%

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	2,622	37,816	95,000	40%
Electricity (irrigation & pond pumps)	385	2,191	4,134	53%
Landscaping maintenance	15,143	108,848	205,192	53%
Landscape replenishment	-	-	10,000	0%
Palms & tree trimming	-	3,850	15,000	26%
Irrigation maintenance	1,835	5,377	25,000	22%
Pond maintenance	-	17,320	35,000	49%
Fertilizer & mulch	2,647	2,647	20,800	13%
Property insurance	-	23,348	30,000	78%
Solid waste disposal	15	294	540	54%
Comprehensive field tech services	-	7,560	15,120	50%
Field ops accounting	-	-	6,000	0%
Pet waste removal	241	1,447	3,000	48%
Signage	-	3,887	1,000	389%
Wetland maintenance	600	4,200	8,200	51%
Stormwater repair & maintenance	61,764	114,943	-	N/A
Storm readiness	-	11,210	5,000	224%
Reserve study	-	3,100	10,000	31%
Amenity center				
Pool service contract	1,250	8,750	23,850	37%
Pool maintenance & repairs	-	459	8,500	5%
Pool resurfacing	-	-	20,000	0%
Pool Furniture	-	-	12,000	0%
Pool permit	280	280	275	102%
Cleaning & maintenance	1,000	7,000	7,200	97%
Internet	170	1,130	2,150	53%
Electricity	2,470	17,207	12,500	138%
Water	472	2,910	6,672	44%
Pest control	110	770	1,320	58%
Camera monitoring	189	1,468	3,600	41%
Refuse service	-	-	200	0%
Holiday decorations	-	5,500	6,000	92%
Contingency	3,386	3,904	37,500	10%
Miscellaneous repairs & maintenance	2,166	5,182	40,000	13%
Total field operations	<u>96,745</u>	<u>402,598</u>	<u>670,753</u>	60%
Other fees & charges				
Property appraiser	-	150	175	86%
Tax collector	171	16,397	17,232	95%
Total other fees & charges	<u>171</u>	<u>16,547</u>	<u>17,407</u>	95%
Total expenditures	<u>103,280</u>	<u>503,779</u>	<u>827,118</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	(94,735)	316,920	-	
Fund balances - beginning	<u>872,172</u>	<u>460,517</u>	<u>314,334</u>	
Fund balance - ending				
Assigned				
Working capital	234,530	234,530	234,530	
Unassigned	542,907	542,907	79,804	
Fund balances - ending	<u>\$ 777,437</u>	<u>\$ 777,437</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 APRIL 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 597	\$ 57,332	\$ 57,784	99%
Interest	574	3,586	-	N/A
Total revenues	<u>1,171</u>	<u>60,918</u>	<u>57,784</u>	105%
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>12</u>	<u>1,146</u>	<u>1,204</u>	95%
Total other fees and charges	<u>12</u>	<u>1,146</u>	<u>1,204</u>	95%
Total expenditures	<u>12</u>	<u>35,606</u>	<u>56,004</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	1,159	25,312	1,780	
Fund balances - beginning	<u>171,756</u>	<u>147,603</u>	<u>143,115</u>	
Fund balances - ending	<u>\$ 172,915</u>	<u>\$ 172,915</u>	<u>\$ 144,895</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 APRIL 30, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 563	\$ 54,034	\$ 54,460	99%
Interest	586	3,710	-	N/A
Total revenues	<u>1,149</u>	<u>57,744</u>	<u>54,460</u>	106%
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	11	1,080	1,135	95%
Total other fees and charges	<u>11</u>	<u>1,080</u>	<u>1,135</u>	95%
Total expenditures	<u>11</u>	<u>34,355</u>	<u>52,310</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	1,138	23,389	2,150	
Fund balances - beginning	175,261	153,010	148,733	
Fund balances - ending	<u>\$ 176,399</u>	<u>\$ 176,399</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 APRIL 30, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 1,522	\$ 146,064	\$ 147,217	99%
Interest	859	4,819	-	N/A
Total revenues	<u>2,381</u>	<u>150,883</u>	<u>147,217</u>	102%
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	30	2,918	3,067	95%
Total other fees and charges	<u>30</u>	<u>2,918</u>	<u>3,067</u>	95%
Total expenditures	<u>30</u>	<u>94,243</u>	<u>144,717</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	2,351	56,640	2,500	
Fund balances - beginning	257,297	203,008	196,207	
Fund balances - ending	<u>\$ 259,648</u>	<u>\$ 259,648</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 APRIL 30, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 1,195	\$ 114,721	\$ 115,623	99%
Interest	1,391	8,713	-	N/A
Total revenues	<u>2,586</u>	<u>123,434</u>	<u>115,623</u>	107%
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	24	2,292	2,409	95%
Total other fees and charges	<u>24</u>	<u>2,292</u>	<u>2,409</u>	95%
Total expenditures	<u>24</u>	<u>44,367</u>	<u>116,559</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	2,562	79,067	(936)	
Fund balances - beginning	415,562	339,057	329,392	
Fund balances - ending	<u>\$ 418,124</u>	<u>\$ 418,124</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 APRIL 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 9	\$ 504
Total revenues	9	504
EXPENDITURES		
Capital outlay	-	37,794
Total expenditures	-	37,794
Excess/(deficiency) of revenues		
over/(under) expenditures	9	(37,290)
Fund balances - beginning	2,728	40,027
Fund balances - ending	\$ 2,737	\$ 2,737

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT
MINUTES OF MEETING
SILVERADO
COMMUNITY INDEPENDENT SPECIAL DISTRICT

The Board of Supervisors of the Silverado Community Independent Special District held a Special Public Meeting on March 24, 2025 at 2:15 p.m., at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Present:

Jamie Sanchez	District Manager
Scott Herman	Fieldstone

FIRST ORDER OF BUSINESS

Call to Order

NOTE: NO OFFICIAL ACTION OF THE BOARD WILL BE TAKEN

Ms. Sanchez called the meeting to order at 2:15 p.m. The purpose of this meeting is to open the responses to the Request for Proposals (RFP) and record them. No questions or comments from the public will be answered.

SECOND ORDER OF BUSINESS

Public Opening of Landscape and Irrigation Maintenance Services Proposal Packages

Ms. Sanchez stated five sealed bids were received in response to the RFP, as follows:

1. Fieldstone: The bid package was received on time. The bid package was sealed and, upon opening, it contained one original of the response to the RFP, a flash drive with the electronic copy, an affidavit regarding proposal, Proposal Forms Parts 1-4, Pages 1-10 from Agreement, the Qualification Statement and a bid bond. Bid total: \$248,722.

2. Redtree: The bid package was received on time. The bid package was sealed and, upon opening, it contained one original of the response to the RFP, a flash drive with the electronic copy, an affidavit regarding proposal, Proposal Forms Parts 1-4, Pages 1-10 from Agreement, and the Qualification Statement. Bid total: \$214,146.

* The Redtree bid bond/check was located after the bid opening meeting concluded.

3. Juniper: The bid package was received on time. The bid package was sealed and, upon opening, it contained one original of the response to the RFP, a flash drive with the electronic copy, an affidavit regarding proposal, the Qualification Statement and a bid bond. Bid total: Not included.

38 4. Yellowstone: The bid package was received on time. The bid package was sealed and,
39 upon opening, it contained one original of the response to the RFP, a flash drive with the
40 electronic copy, and a bid bond. Bid total: 256,900.

41 5. Prince & Sons: The bid package was received on time. The bid package was sealed and,
42 upon opening, it contained one original of the response to the RFP, a flash drive with the
43 electronic copy, an affidavit regarding proposal, Proposal Forms Parts 1-4, Pages 1-10 from
44 Agreement, the Qualification Statement and bid bond. Bid total: \$190,296.

45

46 **THIRD ORDER OF BUSINESS**

UPCOMING MEETINGS

47

48 ➤ **April 21, 2025 at 5:00 P.M. [Board Meeting]**

49

50 **FOURTH ORDER OF BUSINESS**

Adjournment

51

52 The meeting adjourned at 2:37 p.m.

53

54

55

56

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

57
58
59
60
61
62

Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39

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	Vice Chair
Francisco Alexander	Assistant Secretary
Larry Conwill	Assistant Secretary
Luis Gonzalez	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Alex Makransky	Kilinski Van Wyk
Patrick Collins (via telephone)	Kilinski Van Wyk
Tyson Waag (via telephone)	District Engineer
Angie Lynch	Breeze Management (Breeze)
Scott Herman	Fieldstone

Residents present:

Bill Thagard	Tony Melendez	Greg Borges	Ed Vargas
Melissa Lubin	Lauren Hogard	Eileen Borges	

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.

40 No members of the public spoke.

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

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

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

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

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

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

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

68 **Mr. Chamoff left the call.**

69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101

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.

102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133

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

134

135 A. **PatioContract Quote #487097 [Woodard Landings Sling Aluminum Stackable**
136 **Adjustable Outdoor Patio Chaise Lounge]**

137 B. **A&K Enterprise of Manatee, Inc., Estimate #1111-33198 [16" Sling Lounge with Arms]**

138 C. **Florida Patio Furniture Inc., Estimate #30379 [Iota Lounge with Arms]**

139 D. **American Illuminations Estimate #401 [Year 2 with Upgrades]**

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

141

142 **FIFTH ORDER OF BUSINESS**

**Presentation of Superior Waterway
143 Services, Inc., Waterway Management
144 Report**

145

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

148 **▪ Consideration of Proposals for Midge Fly Treatment**

149 **This item was an addition to the agenda.**

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

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

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

159

160 **SIXTH ORDER OF BUSINESS**

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

163

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

165 These items were presented following the Second Order of Business.

166

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

168

169 This item was considered following the Second Order of Business.

170

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

173

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

176

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

179

180

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

183

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

186

187

188 **TENTH ORDER OF BUSINESS** **Board Member Comments**

189

190 A Board Member thanked District Staff for their hard work.

191

192 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

193

194 **A. District Counsel: Kilinski | Van Wyk**

195 **B. District Engineer: Stantec**

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

197 **C. Operations Manager: Breeze Home**

- 198 • **Safety Culture Report**

199 The May Safety Culture Report was included for informational purposes.

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

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

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

- 205 • **NEXT MEETING DATE: June 16, 2025 at 5:00 PM**

- 206 ○ **QUORUM CHECK**

207

208 **TWELFTH ORDER OF BUSINESS**

Public Comments

209

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

212 Discussion ensued regarding Juniper failing to trim certain trees.

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

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

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

222

223 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

224

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

227

228

229

230

231

232

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

233

234

235

236

Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

Silverado

Angie Lynch

Complete

Score	80 / 118 (67.8%)	Flagged items	0	Actions	0
--------------	------------------	----------------------	---	----------------	---

Jun 6, 2025 10:41 AM EDT

Prepared by

Angie Lynch

Ponds	30 / 45 (66.67%)
--------------	------------------

Ponds 1	2 / 3 (66.67%)
----------------	----------------

Ponds

Fair



Photo 1



Photo 2



Photo 3

Pond Location

North side of amenity center

Ponds 2	2 / 3 (66.67%)
----------------	----------------

Ponds

Fair



Photo 4



Photo 5



Photo 6

Pond Location

Across from amenity center

Ponds 3	2 / 3 (66.67%)
----------------	----------------

Ponds

Fair



Photo 7



Photo 8



Photo 9

Pond Location

South side of amenity center

Ponds 4	2 / 3 (66.67%)
----------------	----------------

Ponds

Fair



Photo 10



Photo 11

Pond Location

Cobble bliss

Ponds 5

2 / 3 (66.67%)

Ponds

Fair



Photo 12

Pond Location

Behind Stella vast

Ponds 6

2 / 3 (66.67%)

Ponds

Fair



Photo 13



Photo 14



Photo 15

Pond Location

Corner of Silverado Ranch and Stella vast

Ponds 7

2 / 3 (66.67%)

Ponds

Fair



Photo 16



Photo 17

Pond Location

Morse Willow

Ponds 8

2 / 3 (66.67%)

Ponds

Fair



Photo 18



Photo 19

Pond Location

Corner of Silverado Ranch and Rider Way

Ponds 9

2 / 3 (66.67%)

Ponds

Fair



Photo 20



Photo 21

Pond Location

West side of Silverado behind wagon Trail

Ponds 10

2 / 3 (66.67%)

Ponds

Fair



Photo 22



Photo 23

Pond Location

Eastside Silverado Ranch behind wagon Trail

Ponds 11

2 / 3 (66.67%)

Ponds

Fair



Photo 24



Photo 25

Pond Location

Silverado Ranch across from saddle Palm Way

Ponds 12

2 / 3 (66.67%)

Ponds

Fair



Photo 26



Photo 27

Pond Location

Behind Paden wheel

Ponds 13

2 / 3 (66.67%)

Ponds

Fair



Photo 28



Photo 29

Pond Location

Dog park

Ponds 14

2 / 3 (66.67%)

Ponds

Fair



Photo 30



Photo 31

Pond Location

Exit side of Silverado

Ponds 15

2 / 3 (66.67%)

Ponds

Fair



Photo 32



Photo 33

Pond Location

Front entrance side

Landscaping

26 / 39 (66.67%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41

Landscaping Location

Inside amenity center

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47

Landscaping Location

In front of amenity center

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair



Photo 48



Photo 49



Photo 50

Landscaping Location

Cobble bliss

Landscaping 4

2 / 3 (66.67%)

Landscaping

Fair



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

Landscaping Location

Silverado ranch Boulevard

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair



Photo 64



Photo 65

Landscaping Location

Stella vast Island

Landscaping 6

2 / 3 (66.67%)

Landscaping

Fair



Photo 66

Landscaping Location

Steer blade

Landscaping 7

2 / 3 (66.67%)

Landscaping

Fair



Photo 67

Landscaping Location

Morse Willow inland

Landscaping 8

2 / 3 (66.67%)

Landscaping

Fair

Landscaping Location

Ezra loft island



Photo 68



Photo 69

Landscaping 9

2 / 3 (66.67%)

Landscaping

Fair

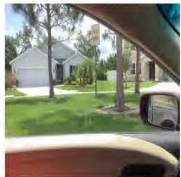


Photo 70

Landscaping Location

Wagon, Trail Island

Landscaping 10

2 / 3 (66.67%)

Landscaping

Fair



Photo 71

Landscaping Location

Saddle Palm Island

Landscaping 11

2 / 3 (66.67%)

Landscaping

Fair



Photo 72



Photo 73

Landscaping Location

Paden wheel

Landscaping 12

2 / 3 (66.67%)

Landscaping

Fair



Photo 74

Landscaping Location

Carriage Pine Island

Landscaping 13

2 / 3 (66.67%)

Landscaping

Fair



Photo 75



Photo 76



Photo 77

Landscaping Location

Front entrance

Mailbox

Fair



Photo 78



Photo 79



Photo 80



Photo 81

Mailbox Location

Amenity center

Streetlights

Working



Photo 82

Streetlights Location

Throughout community Duke Energy

Entrance Monument - Main

Fair



Photo 83



Photo 84

Gates - Main

Good

N/A

Sidewalks

Fair



Photo 85

Sidewalks Location

Throughout community

Common Area Fence

Fair



Photo 86



Photo 87

Front entrance

Roads

Fair



Photo 88



Photo 89

Roads Location

Throughout community

Amenities

10 / 15 (66.67%)

Amenities 1

10 / 15 (66.67%)

Clubhouse

Fair



Photo 90



Photo 91



Photo 92

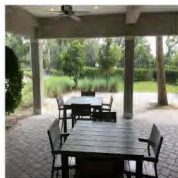


Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104

Clubhouse Restrooms

Fair



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115

Pool

Fair



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121

Tot Lot

Fair

Spoke to landscape about weeds



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128

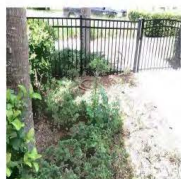


Photo 129

WiFi Speeds at Clubhouse

Dog Park

Fair



Photo 130



Photo 131



Photo 132



Photo 133

Sign Off

Angie Lynch

Jun 9, 2025 11:51 AM EDT

Media summary



Photo 1

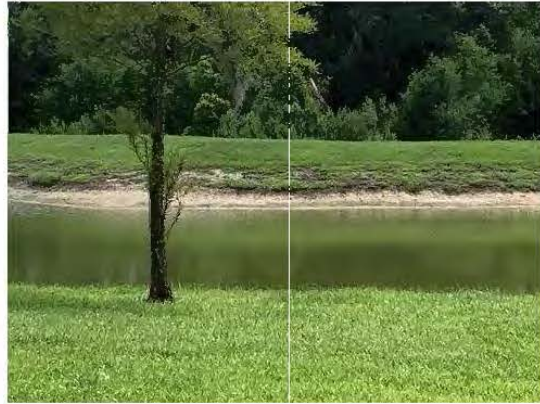


Photo 2



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
D

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542

¹The Genesis Center, 38112 15th Ave., Zephyrhills, Florida 33542

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 <i>Presentation of FY26 Proposed Budget</i>	5:00 PM
May 19, 2025	Regular Meeting	5:00 PM
June 16, 2025¹	Regular Meeting	5:00 PM
July 21, 2025	Public Hearings & Regular Meeting <i>Adoption of FY26 Budget</i>	5:00 PM
August 18, 2025	Regular Meeting	5:00 PM
September 15, 2025¹	Regular Meeting	5:00 PM