

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on June 16, 2025 at 5:00 p.m., at The Genesis Center, 38112 15th Ave., 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
Angie Lynch	Kai Management (Kai)
Scott Herman	Fieldstone

Residents present:

Linda Rich	Jim Rice	Lauren Hogard	Jacqueline Vaughn Wilkinson
Raquel Fry	Tim Fry	Melissa Lubin	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:06 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Sanchez explained the protocols for public comments.

Resident Jim Rice inquired about landscaping and pond maintenance and voiced his hope that Kai Management will send an email blast to residents urging them to alert Staff and report any problem areas so that they can be addressed.

Resident Linda Rich stated she wrote numerous letters and sent photographs after the last hurricane season. Breeze Staff led her to believe everything was taken care of; however, a tree that fell into one of the two ponds behind her home was never removed. She asked why this item was never addressed. Mr. Chamoff stated that the last landscaper submitted a

proposal for that but the Board held off on removing the tree as the CDD was in the process of transitioning to a new provider.

Resident Raquel Fry asked who has access to the community pool and if there is any way to monitor it. She voiced her opinion that it is not a family-friendly space.

Resident Tim Fry voiced his opinion that his family is impacted by non-resident use of the pool more than anyone else in the CDD because their home is directly behind the pool and they hear and see everything happening in the pool area. He described a recent occurrence where a non-resident dropped off six children at the pool and drove out of the neighborhood. He voiced his opinion that the Board is going to receive many complaints about the pool until something is done, as the pool is a hot topic on the Silverado Facebook page. Mr. Chamoff stated that the Board is aware of the pool being a hot-button issue and has been discussing how best to handle it. The options for real solutions are limited as the cost factor for private security and/or a pool monitor would be exponentially high. Ms. Hammock stated residents of the CDD have access to the amenity center as part of the operations and maintenance (O&M) annual assessments. The general public has the option of paying the equivalent of what residents pay in their annual assessments to have the same access.

Melissa Lubin asked how many non-residents have a paid pass to use the pool and questioned how those funds are expended. Her experience using the community pool compelled her to have a pool installed in her backyard. She suggested the CDD engage a pool monitor for peak times. She thinks nothing has been done about the lift station on Coble Bliss and asked why the CDD is responsible for installing a fence around the lift station instead of the County.

Resident Jacqueline Wilkinson stated her daughter lives a few subdivisions over and her family utilizes that pool instead of the community pool because it is safer, cleaner, better and has an attendant. She opined that having a pool monitor can be done; it is just a matter of whether the CDD Board wants to do it.

The Board Members and Staff discussed the CDD's responsibility for installing and maintaining a chain link fence, a "No Trespassing" clause between the CDD and the City of Zephyrhills, fobs and pool issues.

Ms. Hammock stated, regarding security, Florida Statutes permit a governmental entity to keep the information and the details about its security system confidential and exempt from

disclosure to the public. If the Board decides to implement specific security measures, an e-blast describing the details will not be sent.

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

- **Underwater Patch**

Ms. Lynch stated Cooper Pools mistakenly repaired a grate at the bottom of the pool instead of the underwater patches that were approved. She spoke to the owner of Cooper Pools and he will personally be on site tomorrow to make sure the patches are installed correctly and deem the project complete. He apologized profusely that the wrong item was repaired. Ms. Lynch doubts that the CDD will be charged for both repairs.

Discussion ensued regarding the number of patches to be repaired, the project timeframe and if the pool will need to be drained.

A Board Member suggested sending an e-blast tonight alerting residents of the pool repairs. Ms. Sanchez stated the proposal does not specify the number of patches that need to be made. She will check and provide an answer later in the meeting.

FOURTH ORDER OF BUSINESS**Consideration of Proposals, Quotes, Estimates and Agreements****A. Florida Brothers Maintenance & Repair, LLC., Estimates****I. No. 1448 [Replacement of Pool House Broken Fans \$1,243.80]**

Ms. Lynch reported that the electricians will be on site to change the buttons and check other items, such as the lights and fans. As two of the four fans that were not working are currently working, it is best to hold off on the work. This item to be removed from the agenda.

- **Open Items/Updates - Underwater Patch Discussion Resumed**

Ms. Sanchez stated that the proposal is for the repair of two patches. Ms. Lynch will meet the vendor at the pool to ensure that three additional underwater patches are done, and she will provide an update of the total number of pool patches repaired at the next meeting.

II. No.1449 [Removal & Replacement of Corner and Center Posts \$1,656]

Ms. Lynch stated this is for the PVC fencing around the lift station.

Discussion ensued regarding why the CDD is required to fence a County-owned lift station, installing shrubbery around the lift station, if there will be any repercussions from the

County if the CDD does not install fencing around the lift station, and a PVC and a chain link fence.

Ms. Hammock will investigate whether it is the CDD's legal responsibility to install and maintain the fence and apprise the Board at the next meeting. This item was deferred.

B. Fieldstone Quotation Proposal #21320 [General Cleanup \$5,478.84]

Ms. Sanchez stated in addition to the cleanup proposal, Mr. Herman is presenting three additional proposals.

Mr. Herman presented Fieldstone Quotation Proposal #21320 for the cleanup of excess weeds, debris and dead plants leftover by the previous landscape contractor. The work is time-based and will be performed by hand by a crew of eight workers until completed.

Discussion ensued about the scope of work, if stump removal is part of the proposal, if the proposal can be adjusted to only clean up the area around the amenity center and not the rear of the community, and establishing a not-to-exceed lesser amount for the general cleanup.

Mr. Herman distributed and presented three Proposals #405, #406 and #407.

Discussion ensued regarding the three proposals, the scope of work entailed in removing downed trees from ponds, the need for a tree survey/audit that will assess all the trees in the neighborhood, the stumps on Silverado Ranch Boulevard, cost of plant removal and replacement, Pasco County shade tree requirements, if all downed/damaged trees must be replaced as per the City of Zephyrhills Ordinance and the original Development Order (DO).

Proposals #405, #406 and #407 were deferred.

Mr. Herman will prepare a tree audit and present it at the next meeting.

Ms. Sanchez will obtain a copy of the DO and hold it until the tree audit is completed.

Mr. Chamoff will schedule a walking tour of the community with Mr. Herman.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Fieldstone Quotation Proposal #21320 for general cleanup, in a not to exceed amount of \$3,000, was approved.

Mr. Herman to email Proposals #405, #406 and #407 to Ms. Sanchez.

C. Breeze Estimate Number SCDD5222025 [Lift Station Repair \$6,250]

This item will be removed from the agenda.

Ms. Sanchez noted that the photographs in the agenda were taken by Ms. Lynch and a few were forwarded by residents. She recalled that the Board did not approve the most recent invoice that was submitted by Juniper for irrigation repairs. Mr. Chamoff voiced his opinion that the photographs of the incomplete landscaping are ample evidence to withhold payment to Juniper. Ms. Sanchez stated that Ms. Lynch withheld payment of \$2,008, as well as the irrigation invoice amount. Ms. Hammock will draft a letter advising Juniper that the CDD will be withholding payment and forward it to Management for dissemination.

The Board and Staff discussed the clock and zone repairs completed by Fieldstone and the work done at the front entrance.

This item will be kept on the agenda.

SIXTH ORDER OF BUSINESS

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

Ms. Sanchez presented the Superior Water Services, Inc., Waterway Management Report for May 2025.

Discussion ensued regarding the fish/wildlife observations and the condition of the edges of the ponds.

Ms. Lynch will ask the vendor to trim the edges of the ponds.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.
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EIGHTH ORDER OF BUSINESS

Approval of Minutes

- A. March 24, 2025 Special Public Meeting [Landscape and Irrigation Maintenance Services Bid Opening]**
- B. May 19, 2025 Regular Meeting**

On MOTION by Mr. Smith and seconded by Mr. Alexander, with all in favor, the March 24, 2025 Special Public Meeting Minutes for the Landscape and Irrigation Maintenance Services Bid Opening and the May 19, 2025 Regular Meeting Minutes, both as presented, were approved.

NINTH ORDER OF BUSINESS

Board Member Comments

A Board Member voiced his opinion that residents should be informed that nothing can be done to provide security at the pool until the next fiscal year. He asked Ms. Lynch about obtaining permission from the HOA to install glass casings that indicate that certain areas are reserved, to prevent confusion.

Discussion ensued regarding the cost of the glass casings, the security issues at the pool area, fobs, providing security at the pool at peak times on weekends for the remainder of the summer, obtaining security proposals for the pool area, tabling the purchase of pool furniture, placing a cap on the size of reserved parties, setting aside a not-to-exceed amount of \$10,000 for security and engaging off-duty Zephyrhills police to monitor the pool area.

On MOTION by Mr. Alexander and seconded by Mr. Conwill, with Mr. Alexander, Mr. Conwill, Mr. Chamoff and Mr. Smith in favor and Mr. Alexander dissenting, authorizing the engagement of an off-duty Zephyrhills Police Officer, for security at times to be determined, and authorizing Staff to solicit proposals from security companies for services at the determined times, in a not to exceed amount of \$10,000, was approved. (Motion passed 4-1)

Ms. Sanchez distributed revised CLS proposals for additional revegetation of the mitigation areas that the Board previously approved in the amount of \$4,993. Mr. Chamoff explained that CLS will not provide a warranty for the vegetation because the Board did not approve their watering schedule.

Discussion ensued regarding whether to approve the revised CLS proposal.

The consensus was to proceed with the revegetation project.

Ms. Sanchez stated Staff sent 25 letters to homeowners regarding the PVC fence and most residents are amenable to entering into an agreement with the District for maintenance. Two residents were very upset, did not want to enter into any agreements and asked that their emails be read onto the record.

Ms. Sanchez read the two emailed statements, which were received from Courtney Holly and Ariel Cortez, as follows:

“Jaime, thank you for taking the time to speak with me regarding the CDD letter. I wish to recap the points made during the conversation, for my property address, 7312 Sterblaze Drive. The two-side perimeter fences on either side of my house were installed by my corresponding neighbors to the left and right of my property and their side fences are not attached to the rear back perimeter fence as described in the letter. This leaves me with a portion of the letter that references the encroachment. I pulled the property survey on file with Pasco County (see below) when I closed on the property with Horton. The rear fence was installed by Horton and runs the length of the street, providing privacy to many residents along Sterblaze Drive. Based on the survey, the fence resides on the resident side of the property line and not on the CDD side. The letter sent references that this is not the case. If what the District is inferring is true, it would seem that a much bigger issue is at hand, presumably with the Developer; Horton, as the property surveys on these plats of land are not correct and were falsely represented to the owners and filed with the County. Based on this, it would seem that the fence would be the responsibility of the owners as it would reside on their property and is not encroaching on District property as stated in the letter, which would not give the District the right to remove the fence or force the owners to enter into a license agreement with the District. Please review the survey from my property, along with all of the points made and follow up with me as soon as possible via email.”

Discussion ensued regarding the homeowner’s position, the license agreement, the encroachment, the intention of the home builder regarding the fence, residents that obtain surveys and the Board’s options regarding the fences.

“Good afternoon, we are reaching out in regards to the letter received on June 10th from you. I have attached a copy of the letter for your records, as I want to discuss the following concerns. Your letter states that the fencing installed at the rear of my property is attached to the perimeter fence that is located on property owned by Silverado CDD and/or is likewise encroaching on property owned by the District. This is not the case at all; the one panel of fencing I installed on my property is not connected in any way to the back fence that is owned by the District. I have attached photos for your review, that shows the gap between the fences preventing them from attaching. Your letter also states it is necessary for the District to always maintain unobstructed access to all District property to allow for perpetual access to

District open space drainage areas and stormwater tracts in order to properly inspect and maintain District facilities. There is no obstruction on the back fence-line. In fact, the fence that you are claiming is your property was damaged in the last hurricane season and you failed to fix it, stating in a CDD meeting that you were not responsible for damages. This contradicts the claim that my fence is touching your property, yet you do not carry out your responsibilities that an owner will maintain the property when it is damaged. Even if the fence that you are referring to is your property, I approved of paying a contractor \$600 to fix the damage to the fence from the last hurricane season. I have attached a screenshot of the payment for your reference. How can I be reimbursed for this as I am not responsible to fix your property? I will not be entering into any license agreement with the District nor will I assume any maintenance or repair responsibilities associated with your fence. I look forward to hearing from you regarding this matter.”

Mr. Chamoff stated it is not the CDD’s fault that homeowners might have been fooled by the Developers about the proper placement and utilization of the fence.

Discussion ensued regarding reimbursing residents for fence repairs and coordinating with the residents who are willing to enter into the license agreement with the CDD.

Ms. Sanchez recalled that Mr. Chamoff was not present at the previous meeting and the Board set a not-to-exceed amount of \$60,000 for stormwater system repairs and authorized the Chair to select a vendor in between meetings since the Board Members cannot communicate with each other outside of meetings. Mr. Chamoff elected to proceed with Cross Creek and the total amount was \$51,975. CLS exceeded the approved \$60,000 amount and a third vendor submitted a much lower bid. The agreement was executed by Cross Creek.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk**

Ms. Sanchez stated Ms. Hammock is prepared to give an ethics training presentation if the Board is amenable.

Discussion ensued regarding scheduling a workshop.

The Board consensus was to hold a four-hour virtual ethics training workshop.

Ms. Hammock reminded the Board Members to submit Form 1 by the July 1, 2025 deadline.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Breeze Home

- **Safety Culture Report**

Ms. Lynch presented the June 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**

ELEVENTH ORDER OF BUSINESS**Public Comments**

Mr. Rice asked if the Board and/or Staff looked into obtaining financial assistance from the Federal Emergency Management Agency (FEMA) or any State grants to address the CDD's irrigation or tree issues. He commented about the landscaping at the entryway, the fence at the front of the property that needs to be pressure-washed and soliciting resident volunteers to monitor the pool area.

Resident Lauren Hogard stated she has young children and, because of the issues with the pool, her family does not use it. She shared that, in the past, residents confronted trespassers and it did not go well. She suggested Staff send an e-blast about pool security. She voiced her opinion that there is very little value in hiring a security company.

Resident Melissa Lubin stated the meeting/event next door is too loud making it difficult to hear the Board meeting. She suggested scheduling the next meeting at another venue.

Discussion ensued regarding the general cleanup by Fieldstone, cost of engaging a pool monitor versus hiring a security company, residents reporting pool incidents to Staff and the noise level at the Genesis Center.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the meeting adjourned at 7:51 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair