

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held Public Hearings and a Regular Meeting on July 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
Francisco Alexander	Assistant Secretary
Larry Conwill	Assistant Secretary
Luis Gonzalez	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Patrick Collins	District Counsel
Meredith Hammock (via telephone)	Kilinski Van Wyk
Angie Lynch	Kai Management (Kai)
Mateo Soto	Fieldstone Landscaping
Taylor Bleistein (via telephone)	Reserve Advisors

Residents present:

T. Castro	Robert Page	Anthony Estrella	Bill Thagard	Veronica Jarrett
Leila Yapor	Vinny Langella	Merri Johnson	David Johnson	Jacqueline Wilkinson
Tim Fry	Denise Torres	Monique Toby	Melissa Lubin	Vaughn Wilkinson
Raquel Fry	Henry Colon	Peter Matachi	Esther Matachi	George Peraza-Smith
Ed Vargas	Owen Roach	Stewart Richline	Tamika James	Agriel Peraza-Smith
Sean Lewis	Kellie Jackson	Ernest Sanders	Mrs. Sanders	Anthony Melendez
Bill Price	Mrs. Price	Other residents		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:12 p.m. Supervisors Chamoff, Conwill, Gonzalez and Alexander were present. Supervisor Smith was absent.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Sanchez explained the protocols for public comments. She asked residents whose comments pertain to the Mailed Notice and/or the budget, to voice their concerns during the Fourth Order of Business, during the Fiscal Year 2026 budget public hearing.

Resident Merri Johnson stated the area around the pond near her home had not been mowed since last year. Some mowing was done two weeks ago but it is incomplete.

Resident Owen Roach asked if there is any plan to install a traffic light at the entrance.

Resident Agriel Peraza-Smith asked the Board to do something about speeding on Silverado Boulevard.

Resident Anthony Melendez asked about trimming the grass along the fence and irrigating it. He asked if 15 trees damaged in the last hurricane will be replaced.

Resident Stewart Richline stated it appears that a damaged fence from the last hurricane season was never repaired and there is also debris in the drain area.

Resident Ed Vargas stated this is his fourth complaint about a tree that is leaning against his fence. He warned that, if it falls on the fence, he will retain an attorney to settle the matter.

Resident Jim Price stated several streetlamps are out and asked who is responsible for their maintenance.

Resident Raquel Fry asked who is responsible for the 18-wheeler parked outside every week.

Mr. Chamoff and Mr. Alexander responded to questions about the traffic light, repainting the lines, the 18-wheeler parked on County property, the County installing “No Parking” signage and how to get Duke Energy to repair streetlights. Mr. Chamoff stated the lift station fencing and landscaping will be discussed later in the meeting.

▪ **Discussion: Reserve Study**

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

Ms. Sanchez explained the Board is reviewing the Reserve Study, prepared by a Reserve Advisors, to know what infrastructure projects to budget for in reserves as the CDD starts to age. Mr. Taylor Bleistein, who is on the telephone, will advise the Board on which projects to budget for in the next five to ten years, and the CDD will start to build a reserve in the budget. This ties to resident concerns regarding the Fiscal Year 2026 budget.

Referencing the Full Reserve Study, Mr. Bleistein stated the bulk of the conversation is in the “Executive Summary”, which is a high-level overview of the Study. He discussed the pertinent information, including the property basics, reserve components, the Methodology, his company’s complimentary revision process, 30-year weighted averages, the Unaudited Cash Status of Reserve Fund, a Five-year Project Prioritization, the recommended reserve funding and a Threshold Funding Model. Mr. Bleistein explained how the near-term repaving project

drives the initial reserve funding recommendation of \$259,500 in Fiscal Year 2026. He stated, if the Board or ownership wants to reduce the five-year recommendation reserve number, it can by deferring repaving or obtaining a lower bid than the estimate in the Study.

Mr. Bleistein and Ms. Hammock responded to questions regarding how reserve expenditures percentages are calculated, how to justify repaving a public roadway when Zephyrhills Police do not enforce roadway rules on CDD roads, if the State or County can provide funding assistance for repaving and if the roads can be turned over to the City.

Mr. Chamoff voiced his opinion that it seems arbitrary that the CDD has no control over the authorized use of its roads but must maintain their integrity and quality. Mr. Bleistein suggested consulting District Counsel regarding that. Ms. Hammock stated the CDD is a governmental entity and its roadways are public, not private, and the CDD is obligated to maintain and keep its roads open and accessible to the public. She stated Staff will notify the City and County law enforcement agencies to reiterate that the CDD roads are public roads and, if they wish to enter into an enforcement agreement with the CDD, which is not necessary, she could recommend it to the Board if it will help with enforcement of roadway laws. The CDD does not have police powers and is reliant on local law enforcement for enforcement.

This item will be removed from future agendas.

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

- **Underwater Patch**

This item was addressed after the Fourth Order of Business.

FOURTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year 2025/2026 Budget****A. Proof/Affidavit of Publication****B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2025-08 and read the title. 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. She reviewed the On-Roll Assessment breakdown on Page 14.

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the Public Hearing was opened.

Resident Robert Page asked what the Board is doing to reduce costs instead of increasing assessments. He asked why the CDD has an operating budget of over \$1 million compared to neighboring CDDs with a similar number of units and acreage. He voiced his belief that homeowners pay more for budgeted items, such as electricity, landscaping, administrative fees, legal fees, insurance, annual Operation and Maintenance (O&M) and assessments than other CDDs. He thinks that, in the four years he has lived here, the CDD assessments have increased by 85%. He asked where the money goes. In his opinion, homeowners are being priced out of their homes and are not seeing the benefits in terms of amenities.

Resident Tamika James stated her home is on a corner lot and her sidewalk is incomplete. She has a disabled daughter and the sidewalk is an American Disability Act (ADA) violation. She asked what if anything is being done to resolve this issue.

Resident Henry Colon asked who is responsible for sidewalk repairs near his home.

A resident asked why homeowners are just hearing about the CDD needing reserve funds for major projects and asked who is in charge of preparing the budget and where the Management team is based. If they are not local, he thinks the Board should consider engaging a local District Manager.

Ms. Fry asked if the budget can be changed and, if so, what the timeline is. She asked about revisiting the pool budget, which, she thinks, needs more clarity regarding pool furniture.

Mr. Melendez voiced his opinion that, in the four years since he moved here, the area went from being beautiful to disgusting; he thinks the landscapers are not doing a good job. He asked why the Board changed companies and stated the landscaping is one of the costliest line items in the budget but he thinks it is one of the worst things in the CDD, aside from the pool.

A resident believes he is seeing 100%, 200% and 300% increases and it seems that each line has a contingency, which he thinks are exorbitant. He asked how the CDD will manage the increases. He thinks homeowners deserve an explanation and asked if the budget can be revised.

Resident Anthony Estrella discussed the CDD's obligation to maintain the roads, the reserve funds and repaving costs. He thinks the CDD has the weakest amenities in the area.

Mr. Agriel Peraza-Smith asked about CDD eligibility for government assistance/grants to repave the roads.

Resident Melisa Lubin thinks the Board should reconsider the budget before approving it, as the assessment increase is over 10% on top of what she thinks are already high CDD assessments. She discussed the increase in the "Miscellaneous repair and maintenance" and "Contingency" line items and pool furniture costs and voiced her opinion that homeowners are being priced out of their homes.

Resident Karen Richline noted that holiday decorations went from \$6,000 to \$15,000 and asked if residents will be asked to volunteer to help take them down.

A resident commented that she has two homes in the CDD and since she moved from the home on Wagon Trail Street, there has been an unsightly spot of overgrowth on the sidewalk. Due to this and other reasons, she is considering serving on the HOA or CDD Board.

On MOTION by Mr. Alexander and seconded by Mr. Gonzalez, with all in favor, the Public Hearing was closed.

Mr. Gonzalez stated he lives in the CDD and shares the same frustrations and noted that the Board Members must also pay the same increases. He sought a seat on the Board to see where the money goes and to try to reduce assessments. After becoming a Board Member, he came to realize that items must be funded that are beyond the Board's control. He discussed the landscaping vendor, the pool resurfacing, pool furniture and builder mistakes and stated the Board does not want to impose increases but the Board has very little choice, as everything comes at a cost. He suggested residents become engaged in their community.

Mr. Chamoff stated the Board has been dealing with the issues that Mr. Gonzalez cited for months and years. There are a few parameters that the residents might not be familiar with that ultimately ended up constraining the CDD in the process; particularly, the sub-standard work by the builders that the CDD must correct. He discussed Sunshine Law restrictions preventing Board Supervisors from discussing issues with each other in between meetings, the Request for Proposals (RFP) process and addressed the retention ponds, landscapers, reserve funds, retaining wall, pool furniture and holiday decoration budget. The

Board is trying to uphold property values and understands that these are hard times financially and that the assessments might not make sense. He will research neighboring CDDs to determine if comparable CDDs have lower budgets.

Mr. Alexander and Mr. Conwill thanked everyone for attending and responded to questions regarding the incomplete sidewalk, recent pool repair, future pool resurfacing, tree stumps, tree replacement and why it was necessary to switch landscapers. The HOA and CDD Boards are all trying to do the right thing by the homeowners and residents.

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

A. Affidavit of Publication**B. Mailed Notice to Property Owners**

These items were included for informational purposes.

C. Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the Public Hearing was opened.

Ms. Fry asked why the budget was approved despite her opposition to it.

Ms. Johnson thinks the dog park does not need to be moved; it just needs a fence.

Mr. Page voiced his opinion that homeowners are being double-taxed for the roads. He asked if there was a Fiscal Year 2024 Audit. He reported that the trees on Cobble Bliss have not

been mulched since they were planted and the irrigation has been damaged for two years. He asked about tree replacement and asked the Board to revise the landscaping contract.

Mr. Fry stated he can recommend a vendor from Tennessee to remove stumps, if the Board is open to it.

A resident voiced their opinion that, after listening to the comments, it seems that neighboring CDDs have better Management and asked the Board to consider going out to bid for District Management services.

A resident proposed scheduling special or emergency meetings to the address the many issues in the CDD.

On MOTION by Mr. Alexander and seconded by Mr. Conwill, with all in favor, the Public Hearing was closed.

Mr. Chamoff explained the budget adoption process and timing.

The Board and Staff responded to questions regarding the switch from Juniper to Fieldstone, why the CDD cannot go out to bid for stump removal, Florida Statutes, Mailed Notices, Supervisors serving on both the CDD and HOA Boards and when the Audited Financial Report for 2024 will be presented.

Ms. Sanchez presented Resolution 2025-09 and read the title.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Update: Fieldstone General Clean Up

Mr. Mateo Soto presented the Fieldstone Inspection Report and discussed irrigation issues. He stated the general clean-up work was completed. He presented Proposal #21484 for irrigation repairs in the amount of \$9,829.31.

Discussion ensued regarding the proposal, whether Juniper can be held accountable for not addressing the irrigation issues, if there are warranties on the irrigation repair work, if the

irrigation is programmed to occur overnight, the funding source for irrigation repairs and if the work can be deferred to October.

This item was deferred to the next agenda.

- **Open Items/Updates**

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

- **Underwater Patch**

Ms. Lynch stated the underwater patch work was completed underwater versus draining the pool.

This item will be removed from the agenda.

SEVENTH ORDER OF BUSINESS**Consideration of Proposals, Estimates and Quotes**

Ms. Lynch presented the following:

A. Cooper Pools, Inc. Estimate No. 2025-323 [10" Slide Valve Repair Kit]

B. H2 Lagoon Solutions Quote for Filter Replacement Services

Discussion ensued regarding the number of filters that the pool requires and if a not-to-exceed amount should be established.

Items 7A and 7B were deferred to the next meeting.

C. Florida Brothers Maintenance and Repair, LLC Estimate No. 1462 [Switch Replacement]

This item will be removed from the agenda.

D. Pattie Electric Proposal 8397-101 [Switch Replacement & Overhead Lights Troubleshooting]

This item will be removed from the agenda.

E. Young Cardinal Electric, LLC Service Proposal for Amenity Center Switch Replacement

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the Young Cardinal Electric, LLC Service Proposal for Amenity Center Switch Replacement, in the amount of \$780, subject to the timers being adjusted for appropriate timing, was approved.

EIGHTH ORDER OF BUSINESS**Discussion: Reserve Study**

This item was addressed following the Second Order of Business.

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

Ms. Sanchez presented the Superior Water Services, Inc., Waterway Management Reports for June 12, 2025 and June 30, 2025.

Discussion ensued regarding SOLitude and its efficient maintenance of the vegetation around the lake banks.

Ms. Lynch will email Superior regarding vegetation removal around the lake banks.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of May 31, 2025**

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

ELEVENTH ORDER OF BUSINESS**Approval of June 16, 2025 Regular Meeting Minutes**

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, the June 16, 2025 Regular Meeting Minutes, as presented, was approved.
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TWELFTH ORDER OF BUSINESS**Board Member Comments**

Mr. Chamoff stated the fencing near the lift station is owned by the County, who mandates chain-link fences in order for them to maintain the fence. The developer installed a white PVC fence that the County will no longer maintain. Mr. Alexander stated he contacted the County and, since the developer installed a white fence instead of a chain-link fence, the County will not maintain the fence; therefore, the CDD must now install and maintain a chain-link fence. Ms. Sanchez submitted a public records request to the County and the City regarding the lift station fences. She received plats and forwarded them to District Counsel.

Mr. Collins stated he reviewed the document and found nothing written that would obligate the CDD to maintain the fence on County property. He asked for authorization to contact the County to discuss the CDD's options regarding fence maintenance.

On MOTION by Mr. Alexander and seconded by Mr. Gonzalez, with all in favor, authorizing District Staff to contact the County to discuss options regarding the lift station fence, was approved.

Mr. Chamoff gave an update regarding engaging a security company for the pool area, and stated it is too late to engage security for the pool since the summer season is ending.

The consensus was to discuss/consider engaging a security company for the pool in November 2025 and in the spring.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

Mr. Collins asked if Board Members submitted Form 1 prior to the July 1, 2025 deadline. He presented proposed dates for a virtual ethics training meeting.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, authorizing Staff to schedule a two-hour virtual Zoom ethics training meeting for Wednesday, September 24, 2025 at 5:30 p.m., was approved.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Kai

- **Safety Culture Report**

Ms. Lynch presented the July Safety Culture Report.

Ms. Lynch will send an e-blast alerting residents of the change in the Field Ops Manager.

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

- **Discussion: Workshop Dates**

Ms. Sanchez stated the workshop will be on September 15, 2025. She will coordinate with Mr. Alexander regarding the workshop agenda. The venue was changed from the Genesis Center to Allice Hall.

Mr. Alexander stated the workshop will distinguish CDD responsibilities from HOA responsibilities.

- **UPCOMING MEETINGS**

- August 18, 2025 at 5:00 PM [Regular Meeting] Train Depot
- September 15, 2025 at 5:00 PM [Workshop] Alice Hall
- September 15, 2025 at 6:00 PM [Regular Meeting] Alice Hall
- QUORUM CHECK

FOURTEENTH ORDER OF BUSINESS**Public Comments**

Mr. Chamoff and Ms. Sanchez responded to questions regarding whether the meeting venues are rented, if emergency or special meetings can be requested and held, confirming the upcoming workshop dates, Supervisor appointment procedure, upcoming Board vacancies and term expirations and the Florida General Election process.

Ms. Lubin suggested Fieldstone's contract responsibilities include replacing sprinkler heads and preparing a monthly maintenance report on the irrigation.

Mr. Page suggested the Board enter into a license and maintenance agreement with Pasco County regarding fence maintenance and the agreement should state that the County is responsible for procuring that property. He asked the Board to consider appointing an advisory committee of residents to review bids and budget proposals for additional oversight from the community. Ms. Sanchez stated that Staff does not approve any proposals; Ms. Lynch is the Field Ops person that makes bi-weekly inspections of the CDD and has direct contact with the vendors.

Resident Jerry Langella thinks the County should have never approved the white PVC fence and their asking the CDD to install and maintain the fence is against the law. He voiced his concerns regarding the high cost of fencing and similar improvements in the CDD.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the meeting adjourned at 8:24 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair