

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on August 18, 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
Patrick Collins	District Counsel
Meredith Hammock (via telephone)	Kilinski Van Wyk
Jerry Edwards	Kai Management (Kai)
Mateo Soto	Fieldstone Landscaping
Cesar Soto	Fieldstone Landscaping

Residents present:

Greg Borges	Eileen Borges	George Jackson	Andrew Petrina	Veronica Jarrett
Daisy Sanders	Melissa Lubin	Thomas French	Harold Wingard	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:00 p.m.

Supervisors Smith, Conwill, and Alexander were present. Supervisor Gonzalez was not present at roll call but arrived at 5:05 p.m. Supervisor Chamoff was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Proposals/Estimates/
Quotes**

A. American Illuminations Estimate # 401 [Entrance, Clubhouse Lighting]

The vote on this item occurred following Item 3B.

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

This item was deferred, pending additional proposals.

On MOTION by Mr. Alexander and seconded by Mr. Conwill, with all in favor, American Illuminations Estimate # 401 for Entrance, Clubhouse Holiday Lighting, in the amount of \$10,500, was approved.

C. H2 Lagoon Solutions Quote for Filter Replacement Services

On MOTION by Mr. Alexander and seconded by Mr. Gonzalez, with all in favor, H2 Lagoon Solutions Quote for Filter Replacement Services, in the amount of \$1,782.00, was approved.

D. Fieldstone**▪ Ratification of Fieldstone Proposal # 21405 [Remove Dead Fallen Pine Tree]**

This item was an addition to the agenda.

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, Fieldstone Proposal # 21405 to Remove Dead Fallen Pine Tree, in the amount of \$847.04, with payment in October 2025, was ratified.

I. Proposal # 21406 [Remove Leaning Pine Tree]

This is necessary because the tree is restricting access needed for maintenance.

On MOTION by Mr. Alexander and seconded by Mr. Gonzalez, with all in favor, Fieldstone Proposal # 21406 to Remove Leaning Pine Tree, in the amount of \$1,171.04, was approved.

II. Proposal # 21484 [Irrigation Repairs]

MOTION by Mr. Conwill and seconded by Mr. Smith, with all in favor, Fieldstone Proposal # 21484 for Irrigation Repairs, in the amount of \$5,068.72, was approved.

III. Proposal # 21691 [Refresh and Install Pine Bark Mulch]

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, Fieldstone Proposal # 21691 to Refresh and Install Pine Bark Mulch, in the amount of \$1,081.00, was approved.

E. Fieldstone Tree Care Proposal # 1076797 [Palm Trimming, Sidewalk Clearance Issues, Pruning]

This item was deferred.

F. Florida Brothers Maintenance and Repair, LLC Estimate No. 1467 [Fence Repair]

This item was deferred, pending obtaining additional proposals.

FOURTH ORDER OF BUSINESS

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

Ms. Sanchez presented the Superior Water Services, Inc., Waterway Management Reports.

Discussion ensued regarding overgrowth on the edges of the ponds.

Ms. Sanchez stated that she forwarded an email to the Board; there is algae on a few ponds but it is nothing unexpected but the extraordinary heat has amplified growth everywhere.

FIFTH ORDER OF BUSINESS

Update: Fieldstone Weekly Maintenance Report

This item was included for informational purposes.

SIXTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Sanchez presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that the Chair will need to be authorized to approve the Findings Related to the 2025 Goals and Objectives Reporting; the District Engineer's inspection of the CDD's infrastructure is pending.

On MOTION by Mr. Alexander and seconded by Mr. Conwill, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the Findings Related to the 2025 Goals and Objectives Reporting, were approved.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

Discussion ensued regarding performance timelines/deadlines of approximately 30, 90 or 120 days from the contract being executed, depending on what is reasonable for the type of project or scope of the work being performed.

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of July 21, 2025 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Alexander and seconded by Mr. Gonzalez, with all in favor, the July 21, 2025 Public Hearings and Regular Meeting Minutes, as presented, was approved.

NINTH ORDER OF BUSINESS**Board Member Comments**

Regarding a comment at a past meeting about plastic boards laying on the ground, a question was raised as to whether they can just be removed. The response was no; it is County property.

Regarding an agenda item from the last meeting, related to switch replacement in the pool area, Ms. Sanchez stated that it was removed from the agenda at the last meeting probably because it was completed.

Discussion ensued regarding sprinklers discussed at a prior meeting that were spraying by the road and ditch and whether they were checked or if the situation was correct.

A Board Member recalled that use of the pool for parties requires reserving the area and paying a deposit. He noted the pool capacity and limited parking. He would like parties limited to 20 guests at the pool.

Discussion ensued regarding recent activities at the pool, including bounce houses in the pool area, a DJ, a bar, and 70 to 80 people; the possibility that someone is renting the pool area and letting others use it; engaging security or a pool monitor for the pool area; the need to better control what is going on at the pools and during parties.

Ms. Sanchez recalled discussion of hiring security and the decision to consider it at another time.

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

Mr. Collins reminded the Board Members that they should have submitted Form 1 by the July 1, 2025 deadline.

Regarding discussion at the last meeting about traffic enforcement by the Police Department, the Police Department was informed that they are empowered to enforce traffic within the CDD but a response as to whether an agreement is necessary is pending.

Regarding discussion at the last meeting regarding the fencing near the lift station owned by the County, the County was contacted and a response is pending. Typically, the CDD would enter into a License and Maintenance Agreement with the County whereby the County allows the CDD to enter County land to remedy the fence situation. The County's current position is that it is not going to maintain the fence.

On MOTION by Mr. Alexander and seconded by Mr. Gonzalez, with all in favor, authorizing District Counsel to speak to Pasco County about lift station fence, was approved.

He presented proposed October 29, 2025; October 30, 2025; or November 3, 2025 as dates for the second virtual ethics training meeting. The date will be determined.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Kai

- **Safety Culture Report**

Mr. Edwards presented the Report. Overall, the CDD looks good; a few items need attention, which are noted in the report.

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

Ms. Sanchez stated that a resident email was received regarding continuous fishing behind the homes along Saddle Palm Way; the CDD sent letters a while ago.

Discussion ensued regarding whether fishing should be allowed, designating fishing locations if allowed, sending letters and possibly suspending amenity privileges for repeat offenders, etc.

Ms. Hammock discussed the April 2025 Amended Recreational Facilities Rules & Policies wherein fishing was permitted with strict rules. She asked if violations of the current Rules are being discussed or if the Board is asking for letters to be sent to residents who are fishing behind houses, which is not necessarily a violation of the current Rules. Ms. Sanchez stated the discussion is related to letters sent previously; a resident recently notified her of the same people fishing behind their home. Ms. Hammock asked if the people are fishing in a way that is not in compliance with the current Policy. She recalled that the letters were sent when the CDD had a strict “no fishing” rule but that changed at the April 2025 meeting with the adoption of the Amended Rules & Policies, which allow fishing. A Board Member asked if the change allows fishing behind homes. Ms. Hammock stated it is allowed as long as the person is on CDD property they are permitted to fish; there was not a prohibition to fishing. Although the Board discussed identifying specific ponds or areas to fish but did not choose to implement that option. She recalled presenting several options to the Board for consideration and the Board selected the broad policy of allowing fishing subject to certain compliance requirements; there is no current rule prohibiting fishing behind homes as long as they are on CDD property. Ms. Sanchez thinks the people might be cutting through homeowner property to access the ponds.

- **752 Registered Voters in District as of April 15, 2025**
- **Discussion: Workshop Dates**
- **UPCOMING MEETINGS**
 - **September 15, 2025 at 5:00 PM [Workshop] Alice Hall**
 - **September 15, 2025 at 6:00 PM [Regular Meeting] Alice Hall**
 - **September 24, 2025 at 5:30 PM [Zoom Workshop: Ethics Law and Training Requirements] Alice Hall**
- **QUORUM CHECK**

Resident Tom French asked to see the CDD budget. Ms. Sanchez provided a copy of the Fiscal Year 2026 budget that will begin October 1, 2025. Mr. French thinks the holiday lighting expense is extravagant.

Resident Veronica Jarrett asked for a copy of the Unaudited Financial Statements for June. She was asked to email the request to Ms. Sanchez.

Resident Andrew Petrina asked about the areas along the ponds where fishing is allowed and if the homeowner property goes to the pond. The response was no. He asked what is being done about speeding and noted he confronted a driver.

Resident Harold Wingard asked if the CDD can install signage stating that fishing is on the other side, opposite the homes. He concurred with the speeding concerns and noted street parking that obstructs traffic and asked if anything can be done about the street parking.

It was noted that the budget, meeting agendas, and minutes are on the website. Regarding why some expenses are being pushed to October 2025, it is because there will be funds available once Fiscal Year 2026 commences on October 1, 2025. Regarding fishing behind homes, a Board Member voiced their opinion that fishing should be diverted to the other side of the pond, rather than allowing it behind homes and another Board Member noted his support for fishing, as long as it is on CDD property. Regarding speeding, it was noted that the Police Department was contracted and a response is pending as to whether an agreement is necessary. Regarding street parking/overnight street parking, residents should report it to the Operations Manager; there is no signage to enforce no street parking, a policy would need to be established and signs would need to be installed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Alexander and seconded by Mr. Smith, with all in favor, the meeting adjourned at 6:50 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair