

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Workshop on September 15, 2025 at 5:00 p.m., at Alice Hall, 38116 5th Avenue, Zephyrhills, Florida 33542.

Present:

Lee Chamoff
Thomas Smith
Larry Conwill
Francisco Alexander
Luis Gonzalez

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jamie Sanchez
Meredith Hammock
Angie Lynch (via telephone)
Jerry Edwards

District Manager
District Counsel
Kai Management (Kai)
Kai Management (Kai)

Residents present:

Bill Thagard	Monique Toby
Ken Kitlas	Debbie Kitlas
Laila Yapor	Daisy Saoden

Melissa Lubin	Takiyah Graham
Ron Manzione	Deb Manzione

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the workshop to order at 5:18 p.m.

Supervisors Chamoff, Smith, Conwill and Alexander were present. Supervisor Gonzalez arrived after roll call.

SECOND ORDER OF BUSINESS

HOA/CDD	Ownership/Maintenance
Responsibilities	

Ms. Sanchez stated that this is a workshop wherein various CDD items and issues will be discussed; therefore, no action will be taken. Any action or votes that need to be taken will be done in the regular meeting immediately after the workshop.

Mr. Alexander thanked everyone in attendance and stated it is important that residents understand the difference between the responsibilities of the CDD and the HOA. The CDD is responsible for the landscaping, roads, front entrance lights, community amenities and other items along with payment for the bonds that funded the public infrastructure; the assessments are on their annual tax bill. He and Mr. Gonzalez serve on both the CDD and HOA Boards. Ms. Lynch, who is attending via telephone, is the Operations Manager for the HOA and is in charge of events, regulating architectural requests, and issuing citations for violations regarding lawn maintenance and visible garbage bins. Florida has changed the laws for HOAs and the Silverado HOA abides by those laws. Ms. Hammock stated anything dealing with private property is an HOA matter and anything involving the common areas is a CDD matter.

Ms. Sanchez introduced Jerry Edwards and stated both Ms. Lynch and Mr. Edwards work for Kai Management but serve in different roles. Ms. Lynch manages the HOA operations and Mr. Edwards manages the CDD operations. A general e-blast was recently sent alerting residents about Kai Management and announcing Mr. Edwards, who is the point of contact with the CDD's vendors.

Mr. Gonzalez arrived at the meeting at 5:23 p.m.

Mr. Alexander recapped that he is the President of the HOA, Mr. Gonzalez is the Vice President, Beatrice is the Secretary/Treasurer and Ms. Lynch is the point of contact for HOA violations and Architectural Review Committee (ARC) matters. This is an opportunity for the Board to listen to what residents have to say and try to improve and enhance the CDD, going forward.

THIRD ORDER OF BUSINESS

Public Comments: non-agenda items

Ms. Sanchez explained the protocols for public comment.

Resident Michelle Valli asked if the CDD or the City of Zephyrhills is responsible for repairing a fence near the conservation area, which was damaged by a past hurricane. She

asked if “No fishing” signage can be installed near her home to deter fishing in the lake, as she believes it is private property. Regarding the fence, Ms. Hammock stated it is County property at a County facility and the CDD has no legal authority to access County property to repair a fence that it does not own. The Developer previously installed a PVC fence around that area; however, the County is willing to enter into a license and maintenance agreement with the CDD to authorize the CDD to re-install and maintain the fence, if the Board is amenable. Ms. Hammock voiced her plan to present this item as part of her Staff Report during the Regular meeting and, if the Board votes in favor, Staff will get the paperwork in place with the County by the next Board meeting. Regarding signage, it was noted that fishing is allowed in the ponds in the CDD. However, if individuals are walking through private property to access those areas, homeowners should call the Zephyrhills Police to report trespassers. Ms. Sanchez stated the Rules were updated in April of this year, with regard to fishing. The Rules are on the CDD website.

Resident Ken Kitlas suggested that the damaged fence on Coble Bliss be replaced with a chain link fence, which can withstand storms and bring about cost savings.

Resident Debbie Kitlas asked when area trees damaged by a previous hurricane will be taken care of. Mr. Alexander stated the trees will be addressed during the CDD meeting being held after this workshop. Mr. Chamoff stated there was a significant delay in resolving the tree issues specifically because the previous landscaper was not a good fit for the CDD and the focus was on transitioning away from Juniper and finding a new landscaper. The new landscape vendor will attend the regular meeting, report his findings and present a plan of action.

Resident Ron Manzione stated his backyard abuts a pond and there is a retention pond that is currently filled with grass. He stated, although the area is being mowed, he thinks the retention pond is not adequately maintained and asked who is responsible for maintaining it. Mr. Alexander stated that he took several photographs and emailed them to District Staff. Mr. Edwards is aware of the mowing issues in that area and the situation is being addressed.

Discussion ensued regarding why the retention pond area has not been mowed consistently, which entity is responsible for maintaining the median on Cobble Bliss and Kai Management’s responsiveness.

Resident Takiyah Graham stated she recently received a violation for the trash bins that were left out while she was on vacation. She asked why she was not notified of the violation via email. She stated she travels often and is uncomfortable giving neighbors her keys and asking them to put away her trash bins.

Mr. Alexander stated residents who are going away on vacation should inform Ms. Lynch and kindly ask their neighbors to put/move emptied trash bins away from the sidewalk and near their garage. Ms. Lynch stated residents who receive a violation and need additional time to pay should email her at silverado@kai.com and they will be granted an extension; this way it is noted on their account and stops the process from going forward. Ms. Lynch will follow up with Ms. Graham regarding the violation.

A resident asked about the change in the meeting venue and stated that she is working on purchasing sod to avoid receiving an HOA violation for her unkept lawn.

Ms. Hammock stated residents can access accurate CDD Board meeting information on the CDD website silveradocdd.org. Facebook is not an official resource and residents with questions or concerns should contact Ms. Sanchez or Kai Management.

Discussion ensued regarding the CDD website, Facebook posts, occasional meeting cancellations due to a lack of quorum and how best to obtain directions to the Train Depot location.

FOURTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisor requests.

FIFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, the meeting adjourned at 6:04 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair