

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on September 15, 2025 at 6:00 p.m., Alice Hall, 38116 5th Avenue, Zephyrhills, Florida 33542.

Present:

Lee Chamoff
Thomas Smith
Francisco Alexander
Larry Conwill
Luis Gonzalez

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jamie Sanchez
Meredith Hammock
Patrick Collins (via telephone)
Jerry Edwards
Mateo Soto

District Manager
District Counsel
Kilinski | Van Wyk
Kai Management (Kai)
Fieldstone

Residents present:

Bill Thagard	Monique Toby	Melissa Lubin	Laila Yapor	Daisy Saoden
Debbie Kitlas	Ron Manzione	Deb Manzione	Ken Kitlas	Takiyah Graham

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 6:06 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Sanchez explained the protocols for public comment and stated this is strictly a CDD meeting; there will be no discussion regarding the HOA or HOA matters.

No members of the public spoke.

THIRD ORDER OF BUSINESS**Consideration of Proposals/Estimates/
Quotes**

Ms. Sanchez presented the following:

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

Discussion ensued regarding why the work is urgent, quality of the pool vendor's work and establishing a not-to-exceed amount.

Mr. Edwards will seek additional proposals.

On MOTION by Mr. Alexander and seconded by Mr. Conwill, with all in favor, Cooper Pools, Inc. Estimate No. 2025-323 for a 10" Slide Valve Repair Kit, in a not to exceed amount of \$1,000, was approved.

B. Fence Repairs**I. Florida Brothers Maintenance and Repair, LLC Estimate No. 1467 [Fence Repair]**

Discussion ensued regarding the exact location of the fence, whether the landscapers caused the damage, whether to approve replacing the hinges, integrity of the fence and if additional proposals should be obtained.

This item was deferred until a decision is made about the Cobble Bliss fence.

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

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

In response to a Board Member's complaint that the vendor damaged the area behind his and his neighbors' homes while installing stones around the pond with a 4-wheeler, Ms. Sanchez suggested emailing photographs of the damages to Mr. Edwards so that he can follow up with Superior.

FIFTH ORDER OF BUSINESS

**Discussion: Fieldstone Weekly
Maintenance Report**

This item was included for informational purposes.

Mr. Soto responded to questions regarding if trees are trimmed proactively ahead of hurricanes and if trees that were braced by Juniper, after the last hurricane, will remain braced indefinitely.

▪ **Board Member Comments - Discussion: Tree Removals Within Community from the City of Zephyrhills**

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

Mr. Alexander presented a City of Zephyrhills Ordinance regarding tree removals. He discussed his recent interaction with Code Enforcement and a list of the trees that must be replaced.

Asked why the trees need to be removed, Ms. Hammock stated Zephyrhills Code states that the CDD must maintain the landscaping as it was installed pursuant to the approved development and landscape plan submitted by the Developers. She voiced her understanding that the CDD could submit a replacement plan to the City if cited by Code Enforcement for not having trees as required by the development plan.

Discussion ensued regarding the original development order/plot design, which trees should be replaced, 4" calipers, bulk pricing, phasing the work as per the budget, if the CDD has legal recourse to change the replacement plan in the future, the CDD's responsibility to remove invasives near the conservation area, a tree survey, asking the District Engineer to review the tree replacement list, Fieldstone providing a tree replacement estimate, including stump removals, if the trees will be warrantied and the next steps.

Mr. Soto will present a tree inventory and a tree replacement proposal at the next meeting.

Mr. Soto left the meeting.

SIXTH ORDER OF BUSINESS

**Memorandum RE Updated Provisions of
the District's Rules of Procedure**

A. Consideration of Resolution 2025-10, to Designate a Date, Time and Location of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-10 and called attention to a Memorandum from District Counsel regarding Updated Provisions of the CDD's Rules of Procedure, dated September 1, 2025.

Ms. Hammock stated that the Memorandum strictly includes changes that bring the Rules of Procedure in line with the current statutory requirements. The Board is already doing everything in accordance with the law; the language updates simply put that in writing.

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, Resolution 2025-10, to Designate a Date, Time and Location of a Public Hearing for November 17, 2025 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2024, Prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Chamoff stated that he has no affiliation with the Developer, as referenced on Page 15 of the Report. Ms. Hammock stated Staff issued a correction and the verbiage will be amended as discussed; the Board Members are not affiliated with the Developer.

A. Consideration of Resolution 2025-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Resolution 2025-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, as amended, was adopted.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2025**

Ms. Sanchez and Ms. Hammock responded to questions regarding why the Engineering budget was so high, a reserve study, stormwater repairs, whether the CDD is responsible for annual drainage inspections and how often the catch basins must be maintained.

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

NINTH ORDER OF BUSINESS**Approval of August 18, 2025 Regular Meeting Minutes**

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, the August 18, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Board Member Comments**

- **Discussion: Tree Removals Within Community from the City of Zephyrhills**

This item was discussed during the Fifth Order of Business.

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

Asked if the CDD is legally responsible for fencing around the pump station, Ms. Hammock stated the CDD is not responsible for that. Asked why the CDD should pay for a fence on County property that they previously advised they will not maintain, Ms. Hammock stated that whether to do so is a business decision that the Board must make.

Discussion ensued regarding how best to resolve the fence issue at Cobble Bliss, Pasco County's position that the CDD is responsible for repairing the fence, the public records request

that Ms. Hammock made, repair responsibility being between the County and the homeowners and the need for the County to remove the damaged fence.

The Board's preference is not to repair the fence.

Ms. Hammock will ask County representatives to inspect and remove the PVC fencing.

Ms. Hammock stated the first round of ethics training will occur virtually on September 24, 2025. The proposed dates for the second round of training are October 29, October 30, November 3 and November 13, 2025. The second training will be on Monday, November 3, 2025 at 5:30 p.m., via Zoom or Teams.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Kai

- **Safety Culture Report**

The Safety Culture Report was included for informational purposes.

Discussion ensued regarding an expired fire extinguisher in the Amenity Center, the Health Inspector, identifying individuals who damaged the tables in the Amenity Center after a recent party and whether to enter into a cost-share agreement with the HOA related to hiring and management of a Pool Monitor in 2026.

Mr. Edwards will facilitate repairs for the items in Photos 122, 130 and 178 in his Report.

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

- **UPCOMING MEETINGS**

- **September 24, 2025 at 5:30 PM [Zoom Ethics Training Workshop]**

- **October 20, 2025 at 5:00 PM [Zephyrhills Train Depot Museum]**

- **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Public Comments

Resident Melissa Lubin would like the area around the Cobble Bliss fence cleaned up and shrubbery installed. She reported that the vendor who damaged the area behind several homes with a 4-wheeler took responsibility for the damage and informed her that they will return to sod the area.

THIRTEENTH ORDER OF BUSINESS

Adjournment

**On MOTION by Mr. Alexander and seconded by Mr. Conwill, with all in favor,
the meeting adjourned at 7:28 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair