

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Public Hearing and Regular Meeting on November 17, 2025 at 5:00 p.m., at Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present:

Lee Chamoff	Chair
Thomas Smith	Vice Chair
Francisco Alexander	Assistant Secretary
Larry Conwill	Assistant Secretary
Luis Gonzalez (via telephone)	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Meredith Hammock (via telephone)	District Counsel
Patrick Collins	Kilinski Van Wyk
Jerry Edwards	Kai Management (Kai)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:00 p.m. Supervisors Chamoff, Smith, Alexander and Conwill were present. Supervisor Gonzalez was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Updates

- **Fan Down at Amenity Center**

Asked if the fan was repaired, Mr. Edwards stated no. He noted that the Board previously asked him to include several items in one bid, such as the fan. He responded to questions about the cause of the delay, if proposals were obtained and the scope of work for outstanding projects. Ms. Sanchez stated he has spending authority; however, it must first go through her and, since there are certain limits, Staff must obtain approval from the Chair.

Mr. Edwards discussed ceiling fan prices and installation costs and asked for authorization to engage a handyman sooner than Florida Brothers or FCC can do it. If he is

granted that type of authority, projects would be completed immediately. Mr. Chamoff stated that does not solve the root cause of the issue; the Board's goal is to minimize the number of vendors that come on site individually to provide a better deal. Mr. Collins stated that Staff has spending authority to expend funds in between meetings; it is \$5,000 with Ms. Sanchez's approval and \$10,000 with approval by Ms. Sanchez and Mr. Chamoff.

Discussion ensued regarding the budget, Florida Brothers, the lack of proposals and updates from Kai, Staff requesting multiple bids, a more targeted approach, the dog park fence, light replacement, roof repairs and the electronic agenda.

This item will remain on the agenda.

Asked about the CDD's deductible and insurance coverage for hurricane disasters, Ms. Sanchez stated she will check and email her findings to the Board.

Supervisor Gonzalez arrived at the meeting at 5:18 p.m.

Ms. Sanchez stated all open items remain on the agenda monthly. She sends reminder emails to Mr. Edwards and copies the Chair. She asked Mr. Edwards to respond to District Management quicker about open items so the agendas can be finalized and transmitted timely.

- **Camera Footage at Amenity Center**

Mr. Edwards stated he has yet to review the camera footage and asked what security company runs the camera center. Ms. Sanchez stated the previous Operations Manager had the ability to log in and observe camera footage. She suggested Mr. Edwards contact Ms. Lynch.

This item will remain on the agenda.

- **FL Brothers Schedule for Doggy Waste Stations**

Mr. Edwards stated he emailed the Board regarding the pet waste stations. The bags are refilled only when they are empty. A Board Member reported that a waste station on Sebring is not being maintained. Mr. Edwards will ask the vendor to maintain the overlooked pet station.

This item will be removed from the agenda.

FOURTH ORDER OF BUSINESS

Consideration of Proposals, Estimates & Quotes

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

Ms. Sanchez stated the Board and Staff are waiting to see what happens with the lift station issue. Mr. Chamoff stated it was remitted to the County. The best course of action is to continue directing residents with fence questions to contact the County.

This item was deferred.

B. Fieldstone Tree Care Proposal [Tree Removal/Care Services]

Discussion ensued regarding the scope of work, a previous removal and replacement proposal, whether to approve a not to exceed amount for tree removal or defer this.

This item was deferred.

C. Avid Lights and Turf Quote #3581 [Bosso Permanent Lighting]

It was noted that the quote is for the permanent lights around the Amenity Center.

Discussion ensued regarding whether to approve the proposal, holiday lighting installation and removal dates, revising the American Illuminations contract, if the 15% deposit was submitted on time, the warranty and the service agreement.

Ms. Sanchez stated, for Fiscal Year 2027, the Board would like to review permanent lighting options.

This item was voted on following Item 4D.

D. Alumatech of Sarasota Estimate #E21752 [Outdoor Furniture]

Ms. Hammock noted that the proposal is for a ten-year residential warranty and a five-year commercial warranty; it is unclear if the furniture is residential or not commercial grade.

Mr. Edwards will obtain an updated proposal from Alumatech for commercial-grade furniture and obtain a proposal from Patio Contract, as well, for the outdoor furniture.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Alumatech of Sarasota Estimate #E21752 for Outdoor Furniture, in the amount of \$11,529, subject to District Counsel preparing the Agreement with the CDD's terms and subject to verification that the furniture is commercial grade and the warranty is a commercial warranty, was approved.

▪ **Discussion Resumed: Avid Lights and Turf Quote #3581 [Bosso Permanent Lighting]**

Mr. Chamoff suggested using the remaining pool furniture budget for this expense.

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, Avid Lights and Turf Quote #3581 for Bosso Permanent Lighting, in the amount of \$13,125, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 190.011(5), 190.011(15), 190.033, 190.035 and 120.54, Florida Statutes

- A. **Affidavits of Publication**
- B. **Consideration of Resolution 2026-02, Adopting Amended and Restated Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

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

No affected property owners or members of the public spoke.

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

Ms. Sanchez presented Resolution 2026-02 and distributed a redlined version of the Amended and Restated Rules of Procedure. Mr. Collins stated this is to bring the CDD into compliance with changes from the 2025 Legislative Session. He affirmed that the CDD is always in compliance with the law and reviewed the following material changes to the Rules:

- There was a change in the notice period for rule development and rulemaking. The Board will need two months to create/amend a rule subject to a public hearing.
- Evaluation Criteria for public works projects changed. The Board can no longer consider the amount of work a particular vendor has or has not completed for a CDD in the past.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Resolution 2026-02, Adopting Amended and Restated Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Presentation of Superior Water Services, Inc. Waterway Management Report

Ms. Sanchez presented the Superior Water Services, Inc. Waterway Management Reports dated October 30, 2025. A Board Member believes most of the ponds still have overgrowth.

Ms. Sanchez will email the vendor about overgrowth and copy the Board Members.

SEVENTH ORDER OF BUSINESS

Discussion: Fieldstone Weekly Maintenance Report

Ms. Sanchez presented the Fieldstone Maintenance Report dated October 20, 2025.

Discussion ensued regarding the weekly Maintenance Report, tree replacement timeline, permanent lighting timeline, returning services contract and penalties.

Mr. Edwards read the following reply from a TPG representative regarding the camera footage in the Amenity Center:

“Jerry, that is a great question. When we set them up, I don’t remember who the manager was at the time, but they should have an application that controls it. I can get with the technician that installed it and see who he passed the controls off to.”

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

Ms. Sanchez presented the Reserve Advisors Reserve Study dated June 2, 2025 and referenced the Recommended Reserve Funding Table and Graph on Page 1.2. She recalled Reserve Advisors’ recommendation that the CDD start with reserving \$259,500 and stated the Chair wished to discuss how best to start implementing this in the Fiscal Year 2027 budget. Year-over-year, there is a \$10,000 increase based on what Reserve Advisors recommended.

Ms. Sanchez responded to questions regarding whether the current budget has reserve funds, how other CDDs implement their reserves and if the Reserve Study prioritizes projects over five or ten years. She recommended setting an end date for an improvement project and reserving \$25,000 year-over-year for that project, or to continue managing the budget as the Board normally does but dedicate the line items appropriately.

Discussion ensued regarding how much to set aside in the next budget, reserving funds at an appropriate pace, assessment increases, the pool resurfacing project, developing a 10-year plan, resident communications, the County’s responsibility to repair the pavers, the General Fund and the Board transitions in relation to reserves.

Mr. Chamoff suggested initially reserving \$50,000.

Ms. Sanchez suggested revisiting this item in six months, before presenting the proposed Fiscal Year 2027 budget.

The Board asked for the Reserve Study and an attached map to be included in the back of every agenda, going forward.

The Board consensus was to switch to tablets instead of hardcopy agendas.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2026-03,
Implementing Section 190.006(3), Florida**

Statutes, and Requesting that the Pasco County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Ms. Sanchez presented Resolution 2026-03. Seats 1, 2 and 5, currently held by Larry Conwill, Thomas Smith and Francisco Alexander, respectively, will be up for election at the November 2026 General Election. Mr. Collins stated the candidate qualifying period commences on June 8, 2026.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

Mr. Chamoff questioned the "Storm readiness" line item at 224%. Ms. Sanchez stated the \$5,000 amount was recommended based on debris cleanup after the last hurricane.

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

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

- A. **October 20, 2025 Regular Meeting**
- B. **November 3, 2025 Ethics Training Workshop**

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, the October 20, 2025 Regular Meeting Minutes and the November 3, 2025 Ethics Training Workshop Minutes, both as presented, were approved.

TWELFTH ORDER OF BUSINESS

Board Member Comments

Discussion ensued regarding holding two meetings per month, scheduling Zoom workshops and budgeting for 14 meetings in the new fiscal year.

Mr. Chamoff stated he approved \$500 in ancillary funds for a vendor to replace sprinkler heads in between meetings.

Mr. Alexander distributed pool monitoring pamphlets and stated Mr. Edwards will be overseeing the pool monitors directly.

Discussion ensued regarding daily checklist items, job descriptions, fob access, community pool guidelines, monitoring start and stop dates, a cost-share agreement with the HOA to pay the pool monitors and which entity will have control over implementation.

Ms. Hammock will email Mr. Alexander regarding a cost-share or a License Agreement with the HOA.

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

Mr. Collins stated a resolution regarding surplus pool furniture will be prepared; he needs a list of the furniture that will be disposed. The \$2,700 left in the construction account can be released for a repair project or to be applied to a bond payment.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Kai

- **Safety Culture Report**

The Safety Culture Report was included for informational purposes.

Mr. Edwards stated APS will be on site tomorrow to perform the sewage inspection.

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

- **NEXT MEETING DATE: December 15, 2025 at 5:00 PM**

- **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Alexander and seconded by Mr. Conwill, with all in favor, the meeting adjourned at 7:18 p.m.
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Secretary/Assistant Secretary


Chair/Vice Chair