

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on February 16, 2026 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	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Patrick Collins	District Counsel
Lindsey Mocynski (via telephone)	Kilinski Van Wyk
Mateo Soto	Fieldstone
Jimmy Ritchey	Fieldstone
Robert Zastudil Jr.	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Chamoff, Alexander, Smith and Conwill were present. Supervisor Gonzalez was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

Resident Robert Zastudil asked about the downspout and screen door restrictions. He noted that a few of his neighbors have installed them. He discussed a recent incident involving a neighbor with five or six vehicles in their driveway that blocked the sidewalk and an altercation with a resident trespassing on his property, which led to him call the Pasco County Sheriff's Department for help. He asked about the CDD's parking restrictions.

Mr. Chamoff stated he cannot comment on the downspouts and screen door restrictions, as those are HOA items. The District does not current have parking restrictions in place for street parking and has no contracts with towing companies.

Discussion ensued regarding keeping sidewalks clear, Pasco County parking ordinances, City of Zephyrhills parking enforcement, City Council meetings, filing police reports and code enforcement.

▪ **Consideration of Proposals/Estimates/Quotes**

This item, previously the Fourth Oder of Business, was presented out of order.

Ms. Sanchez and Mr. Soto presented, and the Board considered the following:

A. Fieldstone Landscape Proposals

- **# 22326 [Fallen Tree Removal near Lift Station]**

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Fieldstone Proposal #22326 for fallen tree removal near the lift station, in the amount of \$763.67, was approved.

- **# 22327 [Jasmine Install]**

This item was deferred.

- **# 22435 [Bush Hog]**

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, Fieldstone Proposal #22435 to bush hog two areas, in the amount of \$1,484.16, was approved.

- **Inspection Reports and Proposal # 22557 [Irrigation Repairs]**

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the Fieldstone Inspection Reports and Proposal #22557 for Irrigation Repairs, in the amount of \$1,683.61, was approved.

Mr. Chamoff asked Fieldstone to present summary reports of completed projects at meetings, going forward.

Mr. Soto introduced Jimmy Ritchey, a General Manager at Fieldstone.

Mr. Ritchey stated, thus far, Fieldstone has gone through one summer season servicing the CDD and crews have learned the property and are very efficient at what they do. He proposed changing the service schedule from Mondays and Tuesdays and sending a bigger

team on either Monday or Tuesday to maintain the community. He thinks this will address past complaints about not having enough crewmembers on site. The new work schedule will commence in March, if there are no objections from the Board.

Discussion ensued regarding which day to schedule the maintenance, if frequency would be adjusted in the summer months, and upholding the level of service.

Mr. Ritchey will coordinate with Mr. Soto and let the Board know which day of the week the CDD will be serviced.

Mr. Soto and Mr. Ritchey left the meeting.

B. Kai Connected, LLC Pool Monitoring Services Proposal

This item was addressed following the Third Order of Business.

THIRD ORDER OF BUSINESS

Updates

Ms. Sanchez stated she conferred with Mr. Edwards, who is absent today, and he reported that all the items on the updates list have been completed.

- **Fan Down at Amenity Center**
- **Fence Repair**
- **Tree Care**
- **Playground Drainage**
- **Pump Repair**

These items will be removed from future agendas.

- **Bathroom Painting**

A Board Member questioned if the type of paint used on the floor has a non-slip coating.

This item will remain on the agenda.

- **Soffit Repair**

This item will be removed.

- **Kai Connected, LLC Pool Monitoring Services Proposal**

This item was presented out of order.

It was noted that the Board previously approved the Cost-Share Agreement with the HOA whereby they would pay for the pool attendant. If the Board were to approve the proposal, Staff would draft an addendum to Kai’s existing contract for the services that they provide to the CDD, attach the pool vendor scope of services to that so that it is included under Kai’s contract, and the CDD would be reimbursed by the HOA.

Discussion ensued regarding the scope of services in the proposal, hiring a pool monitor versus an armed security guard, issues with Kai’s performance, if the pool monitor will be in uniform, how the monitor will manage two entrances simultaneously, the cameras, the pool amenity guidelines and how pool violations will be handled.

Mr. Edwards will remove the Covid-19 Guidelines sign at the Amenity Center.

Going forward, Kai will present a pool monitoring report at regular meetings.

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the Kai Pool Monitoring Services Proposal, in the amount of \$14,700 for 21 weeks, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposals/Estimates/Quotes

This item was addressed following the Second Order of Business.

FIFTH ORDER OF BUSINESS

Update: Superior Water Services, Inc. Waterway Management Reports

The Waterway Management Report dated December 30, 2025, was included for informational purposes.

A. Discussion: Pond Maintenance

Ms. Sanchez referenced a maintenance map and stated Ponds 1A, 1B and 2 were not included on the original Maintenance Agreement; however, Superior can maintain the additional ponds for \$266 per month.

Discussion ensued regarding the updated map, pond overgrowth, retaining walls, the FPM ponds, the CDD’s pond maintenance requirement, asking the HOA to help fund pond maintenance, and the Southwest Florida Water Management District (SWFWMD) permit.

Mr. Gonzalez arrived at the meeting.

On MOTION by Mr. Conwill and seconded by Mr. Smith, with all in favor, amending the Superior Agreement Maintenance Agreement to include maintenance of Ponds 1A, 1B and 2, at an additional amount of \$266 per month, was approved.

Mr. Alexander will confer with the HOA about contributing to pond maintenance and report his findings at a future meeting.

SIXTH ORDER OF BUSINESS

Ratification Items

- A. Pope’s Water Systems, Inc. Proposal #14773 Replace Drop Pipe and Addendum to Agreement
- B. Fieldstone Landscape Proposal # 22406 [Pump #2 Irrigation Repairs]

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Pope’s Water Systems, Inc. Proposal #14773 to replace the drop pipe and the Addendum to Agreement, and Fieldstone Landscape Proposal # 22406 for Pump #2 Irrigation Repairs, were ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

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

EIGHTH ORDER OF BUSINESS

Approval of December 15, 2025 Regular Meeting Minutes

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the December 15, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Board Member Comments

Discussion ensued regarding the restroom painting proposal, the clubhouse restrooms, amenities at neighboring CDDs, prioritizing pool resurfacing, purchasing new pool furniture, lack of streetlights in the back of the CDD, and Duke Energy.

Mr. Chamoff stated that, in researching neighboring CDDs, he noted that their agendas include detailed paid invoices from the previous month. He asked about including Accounts Payable information in the financials.

Ms. Sanchez will include invoices in all future agendas.

Staff will request a proposal from Fieldstone for a comprehensive beautification project.

Mr. Edwards will inventory the poles and conduct a monthly nighttime review of the lighting and report his findings.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

Mr. Collins stated, with regard to neighboring CDDs, in new CDDs where the Board is Developer-controlled, a large majority of the time the Developer is directly subsidizing the budget, which is why those communities have new fountains, better landscaping, etc.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Kai Connected, LLC

- **Safety Culture Report**
 - **January 2026**
 - **February 2026**

Ms. Sanchez stated the Safety Culture reports are included for informational purposes.

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

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

Ms. Sanchez stated this will be in every agenda for informational purposes.

- **NEXT MEETING DATE: March 16, 2026 at 5:00 PM**
 - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

District Maps/Reserve Study (for informational purposes)

The district map and Reserve Study were included for informational purposes.

TWELFTH ORDER OF BUSINESS

Public Comments

Mr. Zastudil discussed issues with the dog park, including maintenance responsibility, refilling waste bags, the gate, a broken bench, an abundance of fire ants, and a recent fishkill that attracted buzzards and caused residents to be afraid to walk their dogs.

Mr. Chamoff stated that Mr. Zastudil’s concerns are valid and that there are issues with the current vendor not maintaining waste stations, which is being addressed.

Discussion ensued regarding the fishkill in one of the lakes, how best to treat the fire ants, waste bags, why residents cannot legally collect debris in the neighborhood, waivers and the HOA.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the meeting adjourned at 7:07 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair