

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on March 16, 2026 at 5:00 p.m., at Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present:

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| Lee Chamoff | Chair |
| Thomas Smith | Vice Chair |
| Francisco Alexander | Assistant Secretary |
| Larry Conwill | Assistant Secretary |
| Luis Gonzalez | Assistant Secretary |

Also present:

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| Jamie Sanchez | District Manager |
| Patrick Collins | District Counsel |
| Lindsey Mocynski (via telephone) | Kilinski Van Wyk |
| Jerry Edwards | Kai Connected LLC |
| Mateo Soto | Fieldstone |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:00 p.m.
All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Updates

- **Bathroom Painting**

Mr. Edwards stated that the bathroom paint has non-slip coating and all punch list items are complete except for the lighting.

- **Permanent Lighting**
This item will remain on the agenda.

FOURTH ORDER OF BUSINESS

Fieldstone Updates

- **Completed Projects**
 - **Fallen Tree**
 - **Irrigation Repairs**
 - **Pump #2 Irrigation Repairs**
 - **Tree Removal/Trimming**
 - **Drainage for Playground**

A Board Member voiced their opinion that the trees need to be staked up. Mr. Soto will let the crews know that they need to come back in and properly stake the trees.

These items will be removed from future agendas.

- **Upcoming Projects**
 - **Bush Hogging**
 - **Tree Removal (Lift Station)**

These items were completed and will be removed from future agendas.

- **Quality Assurance Review (QAR) of the Landscape Maintenance Conditions**

Mr. Chamoff recalled discussion at the last meeting regarding re-doing the landscaping and the plants that were lost because of a cold snap. He officially requested that, going forward, Fieldstone cover any severe damage to shrubbery from cold weather.

Mr. Soto stated he is drafting a letter informing his clients that Fieldstone will only cover plant material purchased from Fieldstone.

Ms. Sanchez stated the Fieldstone QAR Report is included for informational purposes.

Mr. Soto recommended that the Board approve the pest control proposal from Top Choice to protect against fire ants.

FIFTH ORDER OF BUSINESS

Consideration of Proposals, Estimates and Quotes

A. Fieldstone Landscape

- **#22327 [Jasmine Install]**

The consensus was to defer this project for the time being.

This item will be removed from future agendas.

- **#22509 Premium Long-Term Pest Protection: Top Choice**

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, Fieldstone Proposal #22509, for Premium Long-Term Pest Protection by Top Choice, in the amount of \$5,162.50, was approved.

- **#22594 Parking Spaces Traffic Striping**

Discussion ensued regarding pressure washing the area in question, road improvements by the City of Zephyrhills, and the need for an updated proposal.

The proposal will be included on the next agenda as a ratification item.

SIXTH ORDER OF BUSINESS

Discussion: Landscape Designs

Ms. Sanchez stated Mr. Soto previously provided landscape design options.

Mr. Soto explained his idea to minimize plants and add more sod in the front and pool areas. The front area will cost \$10,000 to \$15,000 and the pool area will cost \$6,000 to \$8,000.

Discussion ensued regarding the minimalist appearance of the designs, turf costs, a funding source, and the maintenance plan for hurricane season.

At the next meeting, Mr. Soto will present proposals for striping near the front entrance and pool, pressure washing, and for plant material.

SEVENTH ORDER OF BUSINESS

Update: Superior Water Services, Inc. Waterway Management Report(s)

The Waterway Management Reports for January 19, 2026 and January 29, 2026 were included for informational purposes.

EIGHTH ORDER OF BUSINESS

Update: NaturZone Pest Control Service Inspection Report

Ms. Sanchez presented the NaturZone Pest Control Service Inspection Report, forwarded by Mr. Edwards.

Mr. Edwards stated, going forward, once the Report is received, it will be forwarded to the Board. Questions or concerns will be communicated to the vendor and an update will be provided at the next meeting.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2026

Ms. Sanchez presented the Unaudited Financial Statements as of January 31, 2026, and the A/P aging detail. She stated her goal is to present a proposed Fiscal Year 2027 budget at the April 2026 meeting. An excel spreadsheet will be sent to Mr. Edwards to incorporate field operations numbers into the Fiscal Year 2027 proposed budget. It might also be helpful to have the Board Chair or another Board Member participate in a conference call with Staff to review the preliminary budget.

Discussion ensued regarding preparing the proposed Fiscal Year 2027 budget, possible increases, fountains, and streetlights.

- **A/P Aging Detail**

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted.

TENTH ORDER OF BUSINESS

Approval of February 16, 2026 Regular Meeting Minutes

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the February 16, 2026 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Board Member Comments

Mr. Alexander voiced his concerns about people parking vehicles and golf carts on the side of the road near the ponds when they are fishing.

Discussion ensued regarding enforcement, whether to establish parking rules, installing “No Parking on the Grass” signage, the City of Zephyrhills, Florida Statutes regarding traffic enforcement on private roads, the mailboxes, how best to issue a credit card to Mr. Edwards to facilitate minor repairs, hiring pool monitors, maintaining admittance to the pool, enforcing/overseeing weekend pool events, pool safety guidelines, pool monitor reports, and the suspension of pool privileges.

Mr. Edwards will invite the pool monitor to the April meeting.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

Mr. Collins will work on a having a tractor trailer in the rear of the community towed, and follow up with the City regarding restriping the front entrance, traffic enforcement, and code enforcement.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Kai Connected, LLC

• **Safety Culture Report**

Ms. Sanchez stated the Safety Culture Report is included for informational purposes.

Mr. Edwards reviewed the open items on his punchlist.

Discussion ensued regarding whether to approve the pool resurfacing quote that Staff previously provided, and the project timing.

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, the pool resurfacing work, in a not to exceed amount of \$35,000, was approved.

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

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

- **NEXT MEETING DATE: April 20, 2026 at 5:00 PM**

- **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

District Maps/Reserve Study (for informational purposes)

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

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Conwill and seconded by Mr. Chamoff, with all in favor, the meeting adjourned at 6:31 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair