

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on April 20, 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
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 5:01 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

▪ **Fieldstone Updates**

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

• **Irrigation Reports**

Mr. Soto stated the technician inspected the first pump near the dog park and noted that the pump was off and is still tripping like it was during the March inspection. He will ask the lawn person about this issue.

Discussion ensued regarding when the pump was last repaired, whether this was noted in the March and early-April Inspection Reports, and if the work is under warranty.

Mr. Soto will have the pump repaired.

• **Top Choice Pest Protection**

This item was completed two weeks ago. It will be removed from future agendas.

- **Parking Spaces Striping**

This item is still in underway and will remain on the agenda.

Mr. Soto stated, other than the irrigation pump, all systems are operating smoothly.

Mr. Chamoff referenced photographs of flagged irrigation zones in the March 16, 2026 Report, and asked to be alerted of issues immediately, going forward.

- **Consideration of Proposals, Estimates and Quotes**

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

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

- A. **Fieldstone Landscape**

- **Annual Contract Renewal**

Mr. Soto stated the renewal includes an annual 3% increase.

Ms. Sanchez stated the contract renewal price is in the budget.

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, the Fieldstone Landscape Annual Contract Renewal, and authorizing District Counsel to add the District’s terms to the Agreement, was approved.

- **#22764 Community Entrance Enhancement**

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, Fieldstone Proposal #22764 for the Community Entrance Enhancement, in the amount of \$12,512.55, was approved.

- **#22765 Pool Entrance Renovation**

This item was tabled and will be removed from future agendas.

THIRD ORDER OF BUSINESS

Consideration of FY2027 Proposed Budget

Ms. Sanchez stated there are two Resolutions related to the proposed Fiscal Year 2027 budget, as it is unclear which option the Board will choose. She conferred with the Chair and Mr. Edwards to analyze the line items, increases and changes from the Fiscal Year 2026 budget. In addition to the proposed Fiscal Year 2026 budget in the agenda, there is a handout budget. She reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes. Regarding the assessment increase, Unassigned funds were used to keep the increase

to only \$100.30 per unit; this still leaves a cushion of \$105,000 to \$106,000 in the Unassigned Fund Balance.

The Board and Staff discussed camera monitoring, the need for an assessment increase, the Unassigned fund balance, pool expenditures, contingencies, mailed notices, scheduling an assessment workshop, and potential budget public hearing dates.

Ms. Sanchez recommended approval of the proposed Fiscal Year 2027 budget, in substantial form, to accommodate changes; once it is updated, the revised version will be emailed to the Board.

A. Resolution 2026-05, Approving Proposed Budgets for Fiscal Year 2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No O&M Assessment Increase]

This Resolution was not considered.

B. Resolution 2026-05, Approving Proposed Budgets for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase]

Ms. Sanchez presented Resolution 2026-05 and read the title.

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, Resolution 2026-05, Approving Proposed Budgets for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings for July 20, 2026 at 5:00 p.m., at Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase, in substantial form, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date

Ms. Sanchez presented Resolution 2026-06. The following change was made to the Fiscal Year 2026/2027 Meeting Schedule:

March 15, 2027: Add "Budget Workshop" at 5:00 PM

March 15, 2027 Regular Meeting: Change from 5:00 PM to 6:00 PM

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, Resolution 2026-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Updates

Mr. Edwards provided the following updates:

- **Permanent Lighting**

Mr. Edwards stated this item was completed. However, a Board Member needs to be designated to coordinate with Staff to set up an account with the installer on an app, to control the setting on the lights. Mr. Chamoff stated he will take responsibility for the lighting.

This will be removed from future agendas.

- **Bathroom Faucet Repair**

Mr. Edwards stated a plumber was engaged to make the repairs and the repairs are underway. This item will remain on the agenda.

- **Mailbox Numbers**

Mr. Edwards stated this item is underway and will remain on the agenda.

- **Covid 19 Guidelines by Amenity**

Mr. Edwards stated this item was completed and can be removed from future agendas.

Mr. Edwards reported that he found a leak in one of the pipes and a crack in the shell of the pool during a recent inspection. American Leak Detection provided an estimate of \$1,975. Ms. Sanchez stated this is accounted for in the budget.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the American Leak Detection estimate, in the amount of \$1,975, was approved.

Per Mr. Chamoff, Mr. Edwards will research and obtain estimates for poolside fan replacements and report his findings at the next meeting.

- **Light Post Inventory**

This item was completed and can be removed from future agendas.

SIXTH ORDER OF BUSINESS

Fieldstone Updates

This item was presented following the Second Order of Business.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals, Estimates and Quotes

This item was presented following the Second Order of Business.

EIGHTH ORDER OF BUSINESS

Discussion: Pool Resurfacing

Ms. Sanchez stated JM Pools planned to attend today’s meeting but Staff asked them not to attend because the Board has opted to not proceed with the Agreement and is re-evaluating all the pool issues. Staff will follow up with them once a decision is made.

This item was deferred.

NINTH ORDER OF BUSINESS

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

The Waterway Management Reports for February 13, 2026, February 24, 2026 and April 9 2026, were included for informational purposes.

TENTH ORDER OF BUSINESS

Update: NaturZone Pest Control Service Inspection Report

The NaturZone Pest Control Service Inspection Report dated March 19, 2026 was included for informational purposes.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2026

- **A/P Aging Detail**

Ms. Sanchez presented the Unaudited Financial Statements as of February 28, 2026, and the A/P aging detail.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of March 16, 2026 Regular Meeting Minutes

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

THIRTEENTH ORDER OF BUSINESS

Board Member Comments

Mr. Edwards responded to questions regarding the Pool Monitor.

Mr. Alexander stated, presently, children 14 and older can come to the pool unaccompanied by an adult. He proposed increasing the age to 16.

Discussion ensued regarding Mr. Alexander’s suggestion, enforcement/validation, Federal Fair Housing Act implications, and parental reactions.

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, changing the unaccompanied minors age for use of the pool amenity from 14 to 16 years old, subject to Staff review, was approved.

Mr. Chamoff voiced his concerns regarding invoicing errors and oversight issues due to billing problems and pool-related issues involving the HOA, Management and Kai. He proposed engaging new management that can handle both the operations and administration.

Ms. Sanchez stated District Management has a sister company, Atmos, that could take on the HOA portion and the Field Ops services. If the Board is requesting proposals, her firm can accommodate and present proposals. If the HOA wants to switch companies, it would be with Atmos, and for Ops Management, it would be through District Management.

Mr. Edwards stated Kai handles both HOA and CDD matters in-house, financial and Field Ops. Kai offers weekly meetings and has a program in place called Optics 360 that provides a three-way inspection of the property every month. If the Board is amenable, Kai could present a formal package at the next meeting.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

Mr. Collins reported the following:

- Staff submitted a request for the re-stripping through the City’s portal. The City promptly responded by placing a job number on the request but did not offer a job timeframe. Mr. Collins will monitor this item and provide the work order number to the Board.

➤ Staff reported a tractor trailer on CDD property through the City’s code portal. They were responsive and dispatched code enforcement to tow away the trailer.

➤ Regarding the CDD’s patrol request to the Zephyrhills Police Department, Mr. Collins suggested presenting them with a contract that would allow them to come into the District to patrol.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, authorizing Mr. Collins to prepare and present a contract to the Zephyrhills Police Department allowing them to perform patrol services and traffic enforcement details in the CDD, was approved.

➤ Mr. Collins provided a legislative update and discussed the bill that increases sovereign immunity limits and a process to recall CDD Supervisors.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Kai Connected, LLC

• **Safety Culture Report**

The Safety Culture Report is included for informational purposes.

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

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

• **NEXT MEETING DATE: May 18, 2026 at 5:00 PM**

○ **QUORUM CHECK**

FIFTEENTH ORDER OF BUSINESS

District Maps/Reserve Study (for informational purposes)

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

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, the meeting adjourned at 7:15 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair