

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on May 18, 2026 at 5:00 p.m., at Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), 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 Otero
Barry Mazzoni
Patrick Collins
Jerry Edwards
Angie Lynch
Andy Mendenhall
Lauren Parsons
Robert Page
Kelsey Page
Ed Vargas

District Manager
Wrathell Hunt and Associates
District Counsel
Field Operations Manager - Kai
HOA Operations Manager
Kai Connected LLC
Kai Connected LLC
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Robert Page stated he reviewed past meeting minutes and thinks Pond L on Cobble Bliss was left out of Inspections Reports and the Reserve Study. He emailed Kai at least twice about the drain culvert that goes under Cobble Bliss. The pond is draining under the culvert. He fears it will create a sinkhole or collapse part of the road, which will financially

impact residents. He brought this to the Board's attention to make sure Pond L is not overlooked the next time CDD is inspected.

A Board Member stated he will inspect the pond and the culvert.

THIRD ORDER OF BUSINESS

Updates

- **Bathroom Faucet Repair**

Mr. Edwards stated the faucet was repaired. This can be removed from future agendas.

- **Mailbox Numbers**

Mr. Edwards stated a proposal was obtained and the work is in progress.

This item will remain on the agenda.

Mr. Edwards reviewed the May Safety Culture Report and discussed a leak detection crack in the pool, the well, the tin awning roof above the irrigation system, the damage to the concrete sidewalks caused by Avid, damage to the restroom floor caused by the pool vendor, a fan inventory, the pool monitor checklists and broken sprinkler heads. The only open items are the mailboxes and the actual proposal for the pool repair.

Ms. Otero noted that the proposals for the sidewalk repair and the mailbox numbers are not in the Report.

FOURTH ORDER OF BUSINESS

Fieldstone Items/Updates

Ms. Otero stated Mr. Soto forwarded his updates. The front entrance landscape was completed, painting the parking lot scape will be redone next week with proper equipment and paint, irrigation is working well. He noted the Board needs to approve the two decoders that are included under this agenda item.

- **Irrigation Inspection Reports**

The Irrigation Reports were included for informational purposes.

- **Consideration of Proposal #22960 for Irrigation Repairs**

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Proposal #22960 for Irrigation Repairs, in the amount of \$924.72, was approved.

- **Parking Spaces Striping**

This item was not addressed.

FIFTH ORDER OF BUSINESS**Presentation of Field Operations Services****A. Kai Connected, LLC**

Ms. Parsons distributed information packets and introduced herself and her colleague, Mr. Mendenhall, who leads the Kai Connected, LLC's District and HOA Management Services. She stated Kai recently improved its technology and presented the Safety Culture Report, which is in the new format. She discussed the services that Kai offers, the new task management software being utilized, and the creation of Board Member and resident task lists that can be worked on and updated in real-time.

Mr. Mendenhall stated, in addition to his District Management duties at Kai, he is a longtime resident of Pasco County and currently serves as Board Chair in a neighboring community. He has managed CDDs since 2006 and urged the Board and current District Manager to feel free to contact him about any CDD-related matters.

Mr. Mendenhall and Ms. Parsons responded to questions regarding the number of CDDs that Kai manages, Mr. Mendenhall's short tenure at Kai, accessibility to the new 365 software, and if there will be an additional cost for the use of the software.

B. Wrathell, Hunt and Associates, LLC

Mr. Barry Mazzoni stated he appreciates the Board's time and noted that Wrathell Hunt and Associates (WHA) has been in business for 20+ years, manages 250 Districts throughout Florida, Georgia and into Texas. He introduced himself as one of the new leads in WHA's Field Operations Division and stated he also manages a few Districts of his own. He spent 12 years working on the HOA side and has personally served on two Boards. Mr. Mazzoni stated, upon reviewing previous minutes, one of the things that stands out is the larger amount of time that is spent on proposals than he would consider basic field operations in nature. He questioned how long it took for the recently-approved \$900 irrigation proposal to be presented to the Board, tree removal delays, and ceiling fan repairs. The advantage of having WHA manage the District's Field Operations is everything would be under one unified contract and open items could be resolved between meetings in a timely manner.

Regarding Field Operation Reports, Mr. Mazzoni stated, unlike the current Safety Culture Reports, which are comprised of numerous photographs, his reports contain a brief executive summary of what is occurring in the District, where opportunities lie, what the challenges are, and the projects that were completed/resolved in between meetings, within the confines of the contract. From an operational standpoint, WHA's goal is to be efficient with the Board's time and make sure the agendas are focused on the items that need to be addressed, and that exceed contract limits and get them completed as quickly as possible.

Mr. Mazzoni responded to questions regarding how vendors are evaluated, obtaining multiple bids, project prioritization, and if a project's status can be tracked on WHA's operational reports.

Mr. Edwards stated that the ceiling fan issue was rectified.

Discussion ensued regarding using preferred/external vendors depending on the scale and scope of a project, the Board's preference, pool repairs, increasing maintenance costs, the culvert, ponds, and if a Request for Proposals (RFP) was advertised.

Asked about the cost comparison, Ms. Otero called attention to the First Amendment to Agreement Services Between the CDD and WHA and stated the Agreement, in the amount of \$15,120, is the same annual amount as Kai. WHA is willing to match Kai's price.

The presenters stepped out of the meeting room while the Board deliberated.

Discussion ensued regarding the field ops budget, the importance of timeliness and providing good customer service, Kai's provision of cost savings to the District, and which company will best serve the District.

At Mr. Chamoff's request, Ms. Otero and Mr. Edwards exited the meeting room.

Mr. Collins stated, for the Board's awareness, the Kai contract has a 30-day termination provision and, if the consensus is to terminate the Kai agreement, it would be effective when Staff forwards the termination letter, which would be tomorrow. In response to a Board Member's question, Mr. Collins stated two motions will be necessary; one to terminate the current contract and another to engage the new vendor.

Mr. Chamoff asked everyone to re-enter the meeting, stated that the Board discussed the current services and what the Board is looking for and hopes to achieve.

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, terminating the Field Operations Services Agreement with Kai Connected, LLC, and authorizing District Counsel to prepare and send the termination letter, was approved.

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, engaging Wrathell, Hunt and Associates, LLC, for Field Operations Services and authorizing Staff to enter into a contract, was approved.

Mr. Chamoff thanked Kai Staff for their service and stated the Board's goal has been to consolidate services and be fiscally responsible.

Ms. Otero stated she will share all her communications with Kai with Mr. Mazzoni; however, Kai is still under contract for the next 30 days so it is important that services continue.

SIXTH ORDER OF BUSINESS

Discussion: Parking at Amenity Center

Ms. Otero stated this item was placed on the agenda at Mr. Gonzalez' request.

Mr. Gonzalez stated he advocated for pool monitors and recalled a previous discussion regarding parking. It was agreed that there would be no parking at the front entrance under a shaded area. He stated there were two recent incidents at the pool involving the same family that merit discussion; one involved an altercation between Mr. Edwards and a homeowner. He asked Mr. Edwards to explain what occurred.

Mr. Edwards stated he forwarded an email detailing what occurred and will take questions about the incident rather than explain what occurred. He stated it is a moot issue since his contract ends in 30 days.

Ms. Otero read Mr. Edwards' Resident Incident email into the record as follows:

"Hello. I would like to formally document two separate incidents involving residents at the Silverado CDD Amenity Center..."

Mr. Edwards asked to read the pool incident request that he received from Emilio before the letter that he forwarded to the Board.

Mr. Gonzalez read the following note into the record:

"Pool Incident from April 11, 2026. Silverado CDD Resident was very rude and uncompliant when asked to move the golf cart from beneath the awning at the Clubhouse,

using vulgar language, cussing me out, threatening to have her husband come here and beat me up.”

Mr. Edwards provided his account of the incident along with photographs from the confrontation with the resident.

Mr. Chamoff stated the resident forwarded a statement of what occurred, which contradicts Mr. Edwards’ account. Ms. Otero read the following statement from a resident, dated May 12, 2026, into the record:

“Dear Ms. Sanchez, I am writing to you at the suggestion of Francisco to provide my account regarding a recent altercation involving a pool monitor. As a resident since 2021, I want to ensure you have a complete understanding of the incident. Last week, while at the pool with my wife and our two children, an individual not in uniform aggressively interrupted a conversation I was having with Francisco. He demanded I move my golf cart immediately or face towing. When I asked for his identification, he refused and repeated his threat. As I exited the pool to speak with him, he backed away, reached behind his back and advised me to stay in the water. At this point, Francisco intervened and separated us. This individual also had a previous encounter with my wife while she was alone with our children. He reportedly charged at her regarding the golf cart and subjected her to personal insults, calling her a bad mother and making disparaging remarks about our marriage. Consequently, she no longer feels safe visiting the pool alone. Francisco has offered to come down to the pool anytime that she is there and I am at work, as he believes she should be able to enjoy the amenity. We have used this facility daily for years without issue. For character references, I invite you to speak with William and John, who maintain the pool. I am also prepared to reach out to the neighborhood to see if anyone else has had an issue with this pool monitor. My wife previously sent two emails regarding this matter, which I will forward to you for your records. Due to our schedules as a critical care paramedic and a registered nurse, attending CDD meetings is difficult, but we are committed to resolving this issue. Please let me know if you require any further information.”

Mr. Edwards stated the email is blatantly fabricated and does not deserve a response.

Mr. Gonzalez stated he had been called to the Clubhouse by the pool monitor to assist a resident with a fob and, while speaking to that resident, he witnessed the altercation between

Mr. Edwards and Mr. Camden. He gave his recollection of the occurrence, including how he diffused the situation, photographed the golf cart and assured the resident that the incident would be discussed at the next meeting. Mr. Edwards explained his side of the story and stated he takes issue with Mr. Gonzalez stating that he was hot-headed during the situation and seemingly siding with the aggressive resident. He asked to be excused and urged the Board to forward anything that needs to be addressed to his attention and stated it will be taken care of.

Mr. Chamoff voiced his opinion that Mr. Edwards' behavior is unacceptable and he does not want him back on property. He expressed concern about the level of service that Kai will provide.

Asked if the contract can be terminated effective immediately, Mr. Collins stated the only caveat is that any passwords, sensitive information and contacts that Kai may have with regard to ongoing services, might not be turned over to the new vendor.

Discussion ensued regarding Kai's access to the camera system, items controlled by Kai, asking Kai for a different point of contact for the next 30 days, the HOA cost-share agreement for the pool monitor, and whether to terminate the pool monitor contract.

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, terminating the contract with Kai Connected, LLC, for pool monitoring services, within 30 days, and authorizing District Counsel to prepare and send the termination letter, was approved.

Ms. Otero will contact Ms. Parsons and Mr. Mendenhall regarding termination sooner than the 30-day termination provision and ask Accounting to send all of Kai's A/P items to her attention.

Mr. Collins will draft the termination letter.

A. Consideration of Resolution 2026-07, Adopting an Amendment to the Amenity Policies of the District; Providing a Severability Clause; and Providing an Effective Date

Ms. Otero presented Resolution 2026-07. Per the Board's request, District Counsel updated the age of unaccompanied minors at the pool from 14 to 16.

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, Resolution 2026-07, Adopting an Amendment to the Amenity Policies of the

District; Providing a Severability Clause; and Providing an Effective Date, were adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Proposals, Estimates and Quotes**

- A. Kai Estimate No. SCDD050526 Outdoor Fan and Men’s Restroom Sink Replacements**
- B. Florida Brothers Maintenance & Repair, LLC Estimate No. 1528 Ceiling Fan Replacements**
- C. EMT Electric, Inc. Proposal/Estimate # 26-454 for New Fans at Clubhouse**

These items were deferred.

EIGHTH ORDER OF BUSINESS**Continued Discussion: Pool Resurfacing**

- A. Consideration of JM Luxury Pools & Lounge EST00639 Complete Pool Resurface and Contract**

Discussion ensued regarding the proposal, whether to close the pool for more substantial repairs, and whether the 60-day warranty applies to the epoxy patching.

Ms. Otero will ask the vendor for a quote for grout and staple repair, which is separate from a follow-up patch, if needed.

This item was deferred.

NINTH ORDER OF BUSINESS**Update: Superior Water Services, Inc. Waterway Management Report(s)**

The Waterway Management Report for April 23, 2026, was included for informational purposes.

Ms. Otero will follow up with the vendor regarding Pond L.

TENTH ORDER OF BUSINESS**Update: NaturZone Pest Control Service Inspection Report**

The NaturZone Pest Control Service Inspection Report dated April 27, 2026 was included for informational purposes.

ELEVENTH ORDER OF BUSINESS**Discussion/Ratification of American Leak
Detection Job #104860 Commercial
Pool/Spa**

Ms. Otero stated this item was previously approved and no further action needs to be taken.

TWELFTH ORDER OF BUSINESS**Discussion: Incident at Pool**

Ms. Otero presented Incident Report 26001544-1 dated May 5, 2026, issued by the Zephyrhills Police Department.

Mr. Gonzalez stated he was apprised of this pool incident from a police officer who lives in the community. He then informed Mr. Edwards and assumed that he would follow up and obtain a copy of the incident report to bring to the Board's attention at the next meeting. Seeing that Mr. Edwards failed to follow up, Mr. Gonzalez obtained the copy of the report and emailed it to Ms. Otero for inclusion on today's agenda.

Discussion ensued regarding the trespassing incident in question.

Mr. Collins stated no further action needs to be taken.

THIRTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of March 31, 2026**

- **A/P Aging Detail**

Ms. Otero presented the Unaudited Financial Statements as of March 31, 2026, and the A/P aging detail.

On MOTION by Mr. Smith and seconded by Mr. Gonzalez, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.
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FOURTEENTH ORDER OF BUSINESS**Approval of April 20, 2026 Regular Meeting
Minutes**

On MOTION by Mr. Smith and seconded by Mr. Conwill, with all in favor, the April 20, 2026 Regular Meeting Minutes, as presented, were approved.
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FIFTEENTH ORDER OF BUSINESS**Board Member Comments**

Mr. Chamoff asked if there is a list of the pending proposals/action items from Kai. He noted that sidewalk repairs and lights are in progress.

Ms. Otero will make sure the “Updates” agenda item has any pending proposals that Kai has not yet addressed.

Mr. Gonzalez announced that he more than likely will tender his resignation at the June meeting.

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

Mr. Collins stated he looked into the timeline of the conveyance of the assets from the Developer to the District. The District was established in early 2014 and the front parcels were conveyed in November 2016, which is less than two full years before the District was fully operational. This leads him to believe that the Developer wanted to get the maintenance responsibility for those parcels off its books and transferred to the CDD. He stated Staff hoped the HOA would be good neighbors and contribute to the maintenance but has since learned that the HOA for the front ponds is separate from the HOA inside of the CDD. Thus, there is no legal basis to try to extract funds from them to offset the pond maintenance expenses.

Discussion ensued regarding the CDD being stuck with the additional pond maintenance, the minimum level of service the CDD is required to provide, the Water Management District permit, and asking the HOA to contribute to the maintenance.

Mr. Collins stated he sent the proposed agreement to the Police Department but has yet to receive a response. He will follow up. He asked the Board for permission to ask the District Engineer to inspect Pond L. Mr. Chamoff stated he can request it from the District Engineer.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Kai Connected, LLC

- **Safety Culture Report**

The May Safety Culture Report was included for informational purposes.

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

Ms. Otero stated Mr. Mazzoni previously provided copies of his Field Ops Reports but they were not forwarded to the Board because there was no direction until the last meeting to have presentations. Since the Board voted to contract with WHA for field operations, she will forward the samples to the Board.

Discussion ensued regarding recent roadway striping and incorporating the Reserve Study into a regular meeting decision-making process and ultimately into the budget decision-making process.

- **NEXT MEETING DATE: June 15, 2026, at 5:00 PM**
 - **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

SEVENTEENTH ORDER OF BUSINESS**District Maps/Reserve Study (for informational purposes)**

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

EIGHTEENTH ORDER OF BUSINESS**Public Comments**

A resident asked the Board to consider installing an American flag at the front of the CDD.

Discussion ensued regarding flag size of the flag, a Silverado CDD flag, City codes, and the need to power-wash the pool area.

NINETEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, the meeting adjourned at 7:26 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair