

**MINUTES OF MEETING  
SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on July 16, 2021 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

**Present were:**

Mary Moulton	Chair
Christian Cotter	Vice Chair
Raymond Demby III	Assistant Secretary

**Also present, were:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates LLC
Jere Earlywine (via telephone)	District Counsel
Tonja Stewart (via telephone)	District Engineer
Barry Mazzoni	Operations Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:01 a.m. Supervisors Moulton, Cotter and Demby were present in person. Supervisors Zook and Vincent were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2020, Prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.**

Ms. Cerbone presented the Audited Financial Report for the Fiscal Year Ended September 30, 2020 and noted the pertinent information. There were no issues, findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit. The Auditor was already asked to update the District Manager’s address on Page 7.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020**

Ms. Cerbone presented Resolution 2021-08.

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, 2021-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Discussion/Consideration: First Amendment to Infrastructure Management and Maintenance Services Agreement [Spending Authority]**

Ms. Cerbone presented the First Amendment to Infrastructure Management and Maintenance Services Agreement related to spending authority. This Amendment will give the Operations Manager spending authority of up to \$7,500, in coordination with the District Manager, for expenditures needed between meetings.

**On MOTION by Mr. Cotter and seconded by Mr. Demby, with all in favor, the First Amendment to Infrastructure Management and Maintenance Services Agreement related to spending authority, in the amount set forth of \$7,500, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscaping Proposal**

Mr. Mazzoni presented the \$9,750 Grandview Botanicals proposal for site prep and to sodding in a specific area. Work will be coordinated, and not done until after the sidewalk work, so that it is not damaged.

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Grandview Botanicals proposal for site prep and sodding in the amount of \$9,750, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2021**

Ms. Cerbone presented the Unaudited Financial Statements as of May 31, 2021.

A question was raised regarding going out to bid for landscaping services. Ms. Cerbone stated that, at the last meeting, the Board gave approval to initiate the Request for Proposals (RFP) process, which is important because the CDD is at or near the threshold to require bids. As such, the RFP was issued and the responses would be presented for consideration at the next meeting.

**On MOTION by Mr. Demby and seconded by Mr. Cotter, with all in favor, the Unaudited Financial Statements as of May 31, 2021, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of May 7, 2021 Regular Meeting Minutes**

Ms. Cerbone presented the May 7, 2021 Regular Meeting Minutes. The following change was made:

Line 19: Change "Jaimie" to "Jamie"

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the May 7, 2021 Regular Meeting Minutes, as amended, were approved.**

## NINTH ORDER OF BUSINESS

## Staff Reports

**A. District Counsel: *Hopping Green & Sams, P.A.***

There was no report.

**B. District Engineer: *Stantec*****• Update: Drainage Concerns Along Saddle Palm Way/CDD Open Area**

Ms. Stewart stated that she was on site a few times and reviewed historical aerials, as well as grading plans. She discussed grading issues, as they relate to drainage. Based on the historical aerials and the grading plan, it appeared that the land was very flat before the homes were built and it remains flat. An acre of CDD land that was never developed was designed to drain across the lot and into the street, which adds more drainage and makes the issues a little more complicated with regard to capacity. Options researched included a rear drainage system on CDD property directed to a curb inlet, which would cost approximately \$35,000.

Ms. Moulton expressed concern about the CDD spending the \$35,000 knowing that there are multiple contributing factors causing the drainage issue, knowing the homes were constructed by Lennar, one home has a pool, etc., she felt that this would be better solved by the homeowners addressing the issues with the homebuilders and pool contractors. She could take the issue to the Forestar Development team and make them better aware of it; however, at this time, she did not think the CDD should spend funds on it.

Mr. Cotter wondered if the drainage issue was related to the way the site was designed or was it with how homebuilding or development was executed.

Mr. Earlywine felt that, based on the initial research by the District Engineer, homeowners approaching the builder is probably the best first step. Regarding the root cause of the drainage issues, Mr. Earlywine was not sure that it is the CDD's responsibility to figure out what is cause. He reiterated his thought that the homeowners should approach the builder; he would be hesitant to spend CDD property owners' money on a matter that is likely the builder's issue.

Ms. Cerbone, Ms. Stewart and Mr. Earlywine would coordinate a response for resident inquiries regarding this matter.

Ms. Moulton stated that she would present this to the Forestar Development team but, at this point, she felt that the CDD should rest this matter and homeowners should pursue the builder and pool contractor.

This item would be removed from future agendas.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: August 27, 2021 at 10:00 A.M {Adoption of FY 2022 Budget}**
  - **QUORUM CHECK**

The next meeting will be held on August 27, 2021 at 10:00 a.m.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Cotter and seconded by Mr. Demby, with all in favor, the meeting adjourned at 10:29 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Cindy Cochran

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Secretary/Assistant Secretary



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Chair/Vice Chair