

**MINUTES OF MEETING  
SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on November 19, 2021 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

**Present were:**

Christian Cotter	Chair
Mary Moulton	Vice Chair
Raymond Demby III	Assistant Secretary
Ryan Zook (via telephone)	Assistant Secretary

**Also present, were:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates LLC (WHA)
Jere Earlywine	District Counsel
Ashley Ligas (via telephone)	KE Law Group, PLLC
Tonja Stewart	District Engineer
Barry Mazzone	Operations Manager
Ron Brown	Access Difference
Ashley Pollard (via telephone)	Resident
Nelson Diaz (via telephone)	Resident
Giselle Madera-Rodriguez (via telephone)	Resident
Takiyah Graham (via telephone)	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:00 a.m. Supervisors Cotter, Moulton and Demby were present, in person. Supervisor Zook was attending via telephone. Supervisor Vincent was not present.

Ms. Cerbone discussed the public comments protocol and noted there will be two opportunities to speak during the meeting. She explained that it is at the Board's discretion whether to provide a response to a question during a meeting, as it is not a requirement. Typically, the District Manager would follow up with the speaker after the meeting.

**SECOND ORDER OF BUSINESS**

**Public Comments**

**SILVERADO CDD**

**November 19, 2021**

Resident Ashely Pollard discussed continuing street issues within the CDD and raised black top and water stains of which a video was provided to Ms. Cerbone. He asked about the CDD requesting reimbursement from Lennar and D.R. Horton for the cost to repair the sidewalks and curbs along Silverado Boulevard that were damaged by heavy construction trucks cutting the turns too short, which he mentioned to the prior Board and District Manager several times and that was recorded and in the June 2020 meeting minutes.

Mr. Pollard stated his disagreement with the Board’s decision to wait to address the issue of the lack of street lights in the area and the suspicious activity at the unnamed dead-end street, until the Board transitions to a resident Board; especially when homeowners have contacted the Zephyrhills Police Department.

Resident Nelson Diaz had the same concerns as Mr. Pollard regarding the perceived lack of lighting, safety concerns because of drivers speeding down the street and the suspicious activities in an area that is not well lit. He noted that new construction across the street from them has several lamp posts, as opposed to only five for the entire block on Stella Vast Drive.

**THIRD ORDER OF BUSINESS**

**Update: Response from Code Enforcement Regarding Prescribed Burns Impacting the Amenity Area**

Mr. Mazzoni stated that a response was pending from the City’s Code Enforcement contact person on the investigation and request to assist the CDD on the issue of ash in the Amenity Center pool, of which he provided photographs.

This item would remain on the agenda.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-01 and listed the existing slate of officers.

Ms. Moulton nominated the following slate of officers:

- |                  |                     |
|------------------|---------------------|
| Christian Cotter | Chair               |
| Mary Moulton     | Vice Chair          |
| Craig Wrathell   | Secretary           |
| Raymond Demby    | Assistant Secretary |

Ryan Zook	Assistant Secretary
Ty Vincent	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

**On MOTION by Ms. Moulton and seconded by Mr. Demby, with all in favor, Resolution 2022-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Approval of October 29, 2021 Regular Meeting Minutes**

Ms. Cerbone presented the October 29, 2021 Regular Meeting Minutes.

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the October 29, 2021 Regular Meeting Minutes, as presented, were approved.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *KE Law Group, PLLC.***

**• Discussion: Letter to Adjacent Property Owner Regarding Construction Traffic**

Mr. Earlywine stated he was waiting for a response to the CDD’s letter to QGS Development, Inc., requesting repair and restoration of areas damaged by construction traffic and for them to perform regular street sweeping.

**B. District Engineer: *Stantec***

**I. Update: Geotechnical Report on Silverado Roadway**

This item was presented following Item 6BII.

**II. Consideration of Cost Proposal for Preparation of 20-Year Stormwater Management Needs Analysis**

Ms. Stewart was working on the 24-page template and would present a proposal for preparation of the Report at the next meeting. This item was deferred.

**▪ Update: Geotechnical Report on Silverado Roadway**

**This item, previously Item 6BI, was presented out of order.**

Ms. Stewart stated that the photographs were provided to the Geotechnical Engineer but he was unable to inspect the area and provide a report, due to his heavy workload. She would email any information received to Ms. Cerbone and Mr. Earlywine. Ms. Cerbone stated interested homeowners were given roadway information on file with the CDD, as requested.

**III. Discussion: Request for Traffic Study for Additional Signage and Potential Speed Limit Changes**

Ms. Stewart recalled the Silverado and Chapel Creek roadway connection discussed at the last meeting. She reviewed the zoning requirements and the Traffic Study, which stipulated some of the improvements required, including off-site intersection improvements, in order to be able to move forward with their entitlements. The project is within the City of Zephyrhills but it has Pasco County utilities so the water and waste water system is with Pasco County.

Ms. Cerbone asked if the temporary dead-end street would eventually become a through road to alleviate traffic. Ms. Stewart replied affirmatively and read the Ordinance Stipulation and conditions in the Silverado CDD Construction Plans, which states that the CDD is obligated to work out the details of the connection. She noted rumors were that the Silverado Developer had to negotiate with the Chapel Creek Developer to make the connection.

Ms. Cerbone asked what is involved in proceeding with the homeowners' request to install additional signage in the CDD and to reduce speed limits. Ms. Stewart stated this request is common and noted that the cost to engage an outside consultant to perform a Traffic Study is about \$10,000. She provided a sample of the process, which entails measuring existing signs individually to confirm they are up to code. This would need to be done along with the Traffic Study to submit to the County for review before the County would consider entering into an Agreement with the CDD for the Sherriff to commence patrols.

**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, deferring this Agenda Item until the Board transitions to resident control and that Board can further explore and budget for this item, was approved.**

**C. Operations Manager: Access Management**

Mr. Mazzoni stated that the transition of Mr. Ron Brown, as the HOA and new CDD Field Operations Manager, would go into effect December 1, 2021. Mr. Brown has worked actively

for the CDD over the last six months, under his guidance, wrapping up “end of summer” repairs at the Amenity Center. Mr. Mazzone stated that he would email Mr. Brown’s contact information to everyone and that he would continue to be a resource for the CDD, as his new role is with Access Management.

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

**I. Resident Request to Seek Reimbursement from Lennar and D.R. Horton Related to Sidewalk and Gutter Pan Damage**

Ms. Cerbone referred to Mr. Pollard’s emails and his belief that the prior District Manager should have requested reimbursement from the prior Developers, D.R. Horton and Lennar, for costs the CDD may have paid to repair all sidewalks, curbs and gutters that were damaged during construction of the homes. She discussed the process for Staff to proceed with taking action and found that there was no directive from the Board for Staff to take action, legal or otherwise. Mr. Earlywine stated that, without any evidence tying the damages to a specific vendor or homeowner, it is not appropriate for the CDD to take legal action.

Mr. Mazzone discussed his December 2020 on-site meeting with Mr. Pollard and the process of receiving directives from the Board to proceed with repairs. In the early part of the year, he noticed D.R. Horton installing gutter pans throughout the CDD. He was not aware of any invoicing received for gutter pans but he was aware of invoicing for sidewalk repairs because he initiated proposals in March; one proposal was approved in May and the vendor was paid in August. The Board, Staff and homeowners were encouraged to continue monitoring these items, and take photographs of the offender causing damages and notify Mr. Brown so that action can be taken.

As to Mr. Pollard’s inquiry, no further action is required on the matter.

**II. Update: Potential Mailbox Covering**

This item would remain on the agenda.

**III. NEXT MEETING DATE: December 17, 2021 at 10:00 A.M.**

**• QUORUM CHECK**

Ms. Cerbone reported that the Amenity Center would be temporarily unavailable to conduct the December 2021 and January and February 2022 CDD meetings. The Board directed Ms. Cerbone to change the meeting location to the New River Clubhouse and, if it is not available for any of those dates, she should find an alternative location and advertise accordingly, subject to the Chair’s approval. Mr. Demby stated he would not attend the

December meeting. Ms. Cerbone stated that the December meeting might be cancelled, if there are no urgent matters to address.

**SEVENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**EIGHTH ORDER OF BUSINESS****Public Comments**

Mr. Pollard stated his understanding that the dead-end side street, north of Silverado, was going to be a connective street with the property adjacent to the CDD and that the City of Zephyrhills approved this. Ms. Cerbone replied affirmatively. Mr. Pollard stated he would address this with the City Committee Board Members.

Mr. Pollard felt that the Board is not taking the homeowners' positions into account when making decisions for the CDD and that the Board is "pawning off" the street lights and speeding issues to the homeowners in another year. In his opinion, an \$8,000 traffic study to lower the speed limit to 35 miles per hour (mph) and installing signs on side streets is unnecessary. He advised the Board Members that, if something happens due to their inactivity, he would seek legal action against each Board Member for what he perceives as neglect.

Mr. Diaz asked if lighting in the areas he mentioned earlier would be included on the next agenda. Ms. Cerbone stated that all lighting was placed according to the construction plans and no additional lighting is planned. Mr. Diaz felt that a lack of lighting was evident on Halloween and voiced his opinion that those homeowners are being neglected, since the new construction areas will have significantly more lighting than the rest of the neighborhood.

Mr. Demby stated he understood the frustrations but the Board has certain limitations when making decisions based on the budget. He offered to pursue obtaining proposals for a Traffic Study to consider at the next meeting and using fund balance to pay for it.

Mr. Earlywine addressed Mr. Pollard's earlier comment about switching out the traffic signs, which would require a Traffic Study, acquiring permits and purchasing signs, which would be costly. Regarding traffic lights, the County approved the lighting and engineering plans. If homeowners want an additional level of service, it would be best for them to make those decisions once they are appointed to the Board.

Ms. Cerbone stated she will work with Ms. Stewart and Mr. Brown to add Traffic Study and Traffic Signage line items to the proposed Fiscal Year 2023 budget that would be presented in April or May 2022. She noted there are no reserves available in the budget for lighting.

Resident Gizelle Madera-Rodriguez, who just joined the meeting, asked if they addressed the bubbling issue on Stella Vast Drive. A Board Member stated the contractor was expected to inspect before the end of year. Ms. Madera-Rodriguez expressed her concerns about safety and discussed an incident that was due to a lack of lighting in the area.

Another resident, who just joined the meeting, had the same questions about the condition of Stella Vast Drive. He asked when homeowners would be informed about the inspection and if the CDD would address adding additional street lights. Ms. Cerbone stated that an update would be presented at the next Board meeting.

Mr. Mazzone suggested homeowners not engage with individuals hanging out in cars or in cars on the dead-end street and that they report it to the Sheriff. Typically, the County bases its patrols on the number of incidents reported and would eventually add this area to their patrol routes if there are enough calls.

Resident Takiyah Graham asked the Board to consider changing the meeting time to later in the day to enable more residents to attend the meetings. She wanted to know where the homeowners' money is spent and expressed her opinion that it is not reflected in the CDD, specifically at the pool or in the landscaping. Ms. Cerbone explained that the Board selects the meeting times and locations that are convenient for the Board, which is currently comprised of Developers and Builders; however, that can change once the Board transitions to a resident Board. She encouraged residents to contact her to request meeting audios and to review the meeting minutes and Unaudited Financial Statements posted on the CDD website.

A Board Member stated that the costs to maintain the same level of service will increase, due to cost of living; therefore, homeowners should expect assessments to increase when they request additional improvements.

**NINTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Cotter and seconded by Mr. Demby, with all in favor, the meeting adjourned at 11:01 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair