

# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

**March 23, 2023**

## **BOARD OF SUPERVISORS REGULAR MEETING AGENDA**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Silverado Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

March 16, 2023

Board of Supervisors  
Silverado Community Development District

Dear Board Members:

The Board of Supervisors of the Silverado Community Development District will hold a Regular Meeting on March 23, 2023, immediately following the adjournment of the Workshop, scheduled to commence at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542. The agenda is as follows:

1. Call to Order/Roll Call
2. Update: CDD Resident Feedback to District Management
  - Debris Removal
3. Public Comments
4. Discussion: Installation of Signs at Ponds
5. Update: Transition to Juniper
  - Annuals
  - Pine Straw/Mulch
  - Maintenance/Beautification Recommendations
6. Discussion/Consideration: Pool Area Action Items
  - Proposals for Hotel Grade Pool Furniture
7. Consideration of Trimmers Holiday Decor Tampa, Estimate #652 for Holiday Lighting
8. Acceptance of Unaudited Financial Statements as of February 28, 2023
9. Approval of February 23, 2023 Regular Meeting Minutes
10. Staff Reports
  - A. District Counsel: *Kilinski / Van Wyk*

**ATTENDEES:**

Please identify yourself each time  
you speak to facilitate accurate  
transcription of meeting minutes.

**NOTE: Meeting Time**

- B. District Engineer: *Stantec*
- C. Operations Manager: *Access Management*
  - Discussion/Consideration of Damaged Wood Bridge Repair Options
- D. District Manager: *Wrathell, Hunt & Associates, LLC*
  - Discussion: May Meeting Regarding Proposed Budget Presentation
  - NEXT MEETING DATE: April 27, 2023 at 6:00 PM

○ QUORUM CHECK

SEAT 1	MICHAEL OZOROWSKY	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	THADDAEUS MONEY	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	LEE CHAMOFF	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	MARTHA O'NEAL	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	FRANCISCO ALEXANDER	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 11. Board Members' Comments/Requests
  - Board Member Suggested CDD Projects "aka" Wish List
- 12. Public Comments
- 13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,

*Cindy Cerbone*  
 Cindy Cerbone  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 131 733 0895**

# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

**4**

Silverado North – Signage Inspection March 11, 2023



Silverado North – Signage Inspection March 11, 2023



Silverado North – Signage Inspection March 11, 2023





Silverado North – Signage Inspection March 11, 2023



Silverado North – Signage Inspection March 11, 2023



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Silverado North – Signage Inspection March 11, 2023



Silverado North – Signage Inspection March 11, 2023



Silverado North – Signage Inspection March 11, 2023







**Wrathell, Hunt and Associates, LLC**

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**From:** Ryan Rupnarain <[rrupnarain@egisadvisors.com](mailto:rrupnarain@egisadvisors.com)>  
**Sent:** Tuesday, August 30, 2022 5:12 PM  
**To:** Jamie Sanchez <[sanchezj@whhassociates.com](mailto:sanchezj@whhassociates.com)>  
**Cc:** Michelle Thomas <[mthomas@egisadvisors.com](mailto:mthomas@egisadvisors.com)>; Cindy Cerbone <[cerbonec@whhassociates.com](mailto:cerbonec@whhassociates.com)>; Andrew Kantarzhi <[kantarzhia@whhassociates.com](mailto:kantarzhia@whhassociates.com)>; [cfuller@accessdifference.com](mailto:cfuller@accessdifference.com)  
**Subject:** RE: Silverado CDD- Insurance signs

Hi Jamie,

Thanks for reaching out. Ideally, signage for stormwater ponds within the district should align with the district's pond usage policy as there isn't really standard verbiage for the signs. For instance, some districts have elected to allow catch and release fishing in certain areas while others have adopted a policy prohibiting it entirely. That said, including language similar to "no swimming, boating, fishing, or other recreational pond use" in the signage would be reasonable. Including a warning of the potential presence of Florida wildlife is also recommended. I've attached a couple of examples we've seen at other districts for guidance.

I hope this helps. Please let us know if you have any other questions.

Best Regards,

**Ryan Rupnarain, ARM CPSI**

Manager, Loss Control Services

**Egis Insurance & Risk Advisors**

250 International Parkway, Suite 260

Lake Mary, FL 32746

Direct: (321) 273.2047

Mobile:(407) 878.9971

Fax: (407) 732.7321

Email: [RRupnarain@egisadvisors.com](mailto:RRupnarain@egisadvisors.com)



**ENCLAVE  
CAUTION**



Alligators and other wildlife  
are common in this area.

They can be dangerous and  
should not be approached,  
frightened or fed.

No swimming, boating, fishing,  
or other lake use.

**KEEP YOUR DISTANCE**



FLORIDA WILDLIFE

MAY BE PRESENT.

NO FISHING

OR SWIMMING

IN PONDS.

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

03/07/2023

**Ship To:**  
 Silverado Ranch CDD  
 6270 Silverado Ranch Blvd  
 Zephyrhills FL 33541  
 United States  
 (813) 768-6772

Location	Delivery Method	Expires*
Brandon Showroom	White Glove, Red Carpet Delivery	03/17/2023
Sales Rep	Sales Rep 2	
Diane Wander		

Quantity	Item	Options	Each	Amount
8	Sling Loveseat, Stackable	 Napa Brindle	\$315.99	\$2,527.92
20	Sling Chaise Lounge with Arms, Adjustable Back, Stackable	 Napa Brindle	\$315.99	\$6,319.80

*Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.*

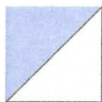
<b>Subtotal</b>	\$8,847.72
<b>Tax (7%)</b>	\$619.34
<b>Shipping Cost</b>	\$486.62
<b>Total</b>	\$9,953.68

- This is a quote, and may require more information for actual sale.
- Quotes given during a sale expire at the end of the sale period. All other quotes expire 10 days from issue.
- Sales Tax is quoted on the fulfillment location. If the fulfillment location changes sales tax may change. The customer is liable for all Sales Tax on the final transaction.
- Price increases happen from time to time. If a manufacturer increases prices the quote is void.

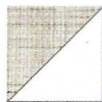




Stormy Grey  
Textured White  
(SGY/TXW)



Tranquil Blue  
Textured White  
(TRB/TXW)



Morning Mist  
Textured White  
(MMT/TXW)



Sand Dune  
Charcoal  
(SDN/CHA)

# MADEIRA

Seating

**LEADERS**  
— FLORIDA LIVING

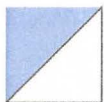




SLING



Stormy Grey  
Textured White  
(SGY/TXW)



Tranquil Blue  
Textured White  
(TRB/TXW)



Morning Mist  
Textured White  
(MMT/TXW)



Sand Dune  
Charcoal  
(SDN/CHA)

WOVEN



Peppercorn Weave  
Textured White  
(PPC/TXW)



Nutmeg Weave  
Charcoal  
(NTM/CHA)

MADEIRA  
Dining, Bar & Counter

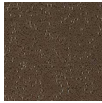


LEADERS  
—FLORIDA LIVING



03/07/2023

**Ship To:**  
 Silverado Ranch CDD  
 6270 Silverado Ranch Blvd  
 Zephyrhills FL 33541  
 United States  
 (813) 768-6772

	<b>Delivery Method</b>	<b>Expires*</b>
	White Glove, Red Carpet Delivery	03/17/2023
<b>Location</b>	<b>Sales Rep</b>	<b>Sales Rep 2</b>
Brandon Showroom	Diane Wander	

Quantity	Item	Options	Each	Amount
20	Chaise Lounge with Aluminum Skids, 65 inch bed length	 Bronze Age	\$270.89	\$5,417.80
		 Adobe		
		 Camel		

*Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.*

<b>Subtotal</b>	\$5,417.80
<b>Tax (7%)</b>	\$379.25
<b>Shipping Cost</b>	\$297.98
<b>Total</b>	\$6,095.03

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- Price increases happen from time to time. If a manufacturer increases prices the quote is void.





Country Club

314.99

- Full Exposure
- Create Your Own
- 100% USA Made
- Peace of Mind



FLORIDA WIND

WE BEAT EVERYBODY'S PRICE. WE PROMISE!

Towel Tray, Bone White

OUR LOW

84.99



FLORIDA WIND



# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

**7**



Trimmers Holiday Decor Tampa

ESTIMATE	#652
ESTIMATE DATE	Mar 7, 2023
TOTAL	\$5,625.00

Silverado Ranch CDD  
 Access Difference  
 6270 Silverado Ranch Blvd  
 Zephyrhills, FL 33541

(813) 768-6772  
 sstafford@accessdifference.com

CONTACT US

2234 Lithia Center Lane  
 Valrico, FL 33596

(813) 545-4782  
 patrick@trimmershd.com

ESTIMATE

Services	qty	unit price	amount
Entrance - Install lighted garland and bows across front roofline of entrance sign. - Install 60" lighted wreath and bow under garland and above sign.	1.0	\$850.00	\$850.00
Clubhouse - Install lighted garland and bows across front of center tower. - Install 72" lighted wreath above doorway, around window. - Install lighted garland and bows across front of 2 gazebos (1 on each side of tower) - Install lighted garland around entrance to clubhouse - Install C9 lights across front of building and down each side of building. (1st story only) - Install multi color lights on 6 Palm trees in front of the building	1.0	\$4,775.00	\$4,775.00
Services subtotal:			\$5,625.00
Subtotal			\$5,625.00
<b>Total</b>			<b>\$5,625.00</b>

- Contract will automatically renew unless notification by either party by April 1st following decorating season.
- Please have palms trimmed prior to October 1st.
- Trimmers Holiday Decor retains ownership of all merchandise.
- All lighting will be commercial grade LED lighting.
- Customer is responsible for working power outlets.
- Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).
- Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

\*Installation of Lighting

\*Service calls

\*Take down and storage

-For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.

-For all contracts signed between May 2nd and September 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.

-For all contracts signed after October 1st, payment will be due in full prior to installation.

5% late fee for payment received later than 15 days later than due date.

Accepted By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

\*Please print and sign, then email back to [Patrick@trimmershd.com](mailto:Patrick@trimmershd.com)

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2023**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 28, 2023**

	General Fund	Debt Service Fund Series 2016A-1	Debt Service Fund Series 2017A-1	Debt Service Fund Series 2018A-1	Debt Service Fund Series 2018A-2	Capital Projects Fund Series 2018A-1	Total Governmental Funds
<b>ASSETS</b>							
Cash	\$ 746,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 746,648
Investments							
Revenue	-	98,289	104,175	158,032	123,065	-	483,561
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Due from Developer	2,792	-	-	-	-	-	2,792
Due from general fund	-	154	145	392	308	66,995	67,994
Utility deposit	2,881	-	-	-	-	-	2,881
Total assets	<u>\$ 752,321</u>	<u>\$153,863</u>	<u>\$157,645</u>	<u>\$230,499</u>	<u>\$376,011</u>	<u>\$ 66,995</u>	<u>\$ 1,737,334</u>
<b>LIABILITIES</b>							
Liabilities:							
Accounts payable	\$ 28,783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,783
Due to debt service fund 2016A-1	154	-	-	-	-	-	154
Due to debt service fund 2017A-1	145	-	-	-	-	-	145
Due to debt service fund 2018A-1	392	-	-	-	-	-	392
Due to debt service fund 2018A-2	308	-	-	-	-	-	308
Due to capital projects fund 2018	66,995	-	-	-	-	-	66,995
Accrued taxes payable	153	-	-	-	-	-	153
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>107,302</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>107,302</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	2,792	-	-	-	-	-	2,792
Total deferred inflows of resources	<u>2,792</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,792</u>
<b>FUND BALANCES</b>							
Restricted for							
Debt service	-	153,863	157,645	230,499	376,011	-	918,018
Capital projects	-	-	-	-	-	66,995	66,995
Assigned							
Working capital	193,064	-	-	-	-	-	193,064
Unassigned	449,163	-	-	-	-	-	449,163
Total fund balances	<u>642,227</u>	<u>153,863</u>	<u>157,645</u>	<u>230,499</u>	<u>376,011</u>	<u>66,995</u>	<u>1,627,240</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 752,321</u>	<u>\$153,863</u>	<u>\$157,645</u>	<u>\$230,499</u>	<u>\$376,011</u>	<u>\$ 66,995</u>	<u>\$ 1,737,334</u>



**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
General fund revenues	\$ 1,967	\$ 716,214	\$ 724,358	99%
Developer funding	6,110	6,710	-	N/A
Total revenues	<u>8,077</u>	<u>722,924</u>	<u>724,358</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
General administration				
Supervisors' fees and FICA	1,077	2,153	6,450	33%
Management consulting services	4,000	20,000	48,000	42%
Printing & Binding	42	208	500	42%
Telephone	17	83	200	42%
Other current charges	-	215	500	43%
Auditing services	-	-	3,350	0%
Postage	-	-	500	0%
Insurance	-	5,988	7,900	76%
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	747	1,500	50%
Engineering	746	4,952	7,000	71%
Legal	-	-	25,000	0%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting Room Rental	-	790	-	N/A
Security patrol	114	339	-	N/A
Debt administration				
Dissemination agent	250	1,250	3,000	42%
DSF Accounting	2,292	2,292	5,500	42%
Trustee fees	-	4,256	16,080	26%
Arbitrage rebate calculation	-	-	3,000	0%
Total professional & administrative	<u>8,538</u>	<u>44,153</u>	<u>129,570</u>	34%
<b>Field operations</b>				
Physical environment expenditures				
Streetpole lighting	6,878	29,316	99,600	29%
Electricity (irrigation & pond pumps)	130	1,198	3,600	33%

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
Landscaping maintenance	18,344	103,636	243,470	43%
Landscape replenishment	100	500	5,000	10%
Palms & tree trimming	612	612	15,000	4%
Irrigation maintenance	1,152	1,606	5,000	32%
Pond maintenance	2,721	17,836	35,000	51%
Bush hog mowing	-	-	6,000	0%
Fertilizer & mulch	-	-	20,880	0%
Property insurance	-	14,277	14,933	96%
Solid waste disposal	-	177	-	N/A
Comprehensive field tech services	1,200	6,000	14,400	42%
Field ops accounting	417	2,083	5,000	42%
Pet waste removal	482	896	2,100	43%
Signage	1,418	5,423	-	N/A
Wetland Maintenance	-	-	8,200	0%
<b>Amenity center</b>				
Pool service contract	1,150	5,750	17,600	33%
Pool maintenance & repairs	1,920	2,041	2,000	102%
Pool permit	-	-	275	0%
Flood insurance	-	-	2,800	0%
Cleaning & maintenance	1,000	11,000	14,140	78%
Internet	148	702	1,464	48%
Electricity	335	4,059	10,620	38%
Water	377	1,972	2,400	82%
Pest control	-	360	1,440	25%
Camera monitoring	314	3,167	3,600	88%
Refuse service	-	-	1,000	0%
Landscape maintenance - infill	-	-	5,000	0%
Holiday Decorations	-	675	-	N/A
Miscellaneous repairs & maintenance	-	1,325	10,000	13%
<b>Total field operations</b>	<b>38,698</b>	<b>214,611</b>	<b>550,522</b>	<b>39%</b>
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	175	0%
Tax collector	39	14,322	15,091	95%
<b>Total other fees &amp; charges</b>	<b>39</b>	<b>14,322</b>	<b>15,266</b>	<b>94%</b>
<b>Total expenditures</b>	<b>47,275</b>	<b>273,086</b>	<b>695,358</b>	<b>39%</b>
Excess/(deficiency) of revenues over/(under) expenditures	(39,198)	449,838	29,000	
Fund balances - beginning	681,425	192,389	182,585	
Fund balance - ending				
Assigned				
Working capital	193,064	193,064	193,064	
Unassigned	449,163	449,163	18,521	
Fund balances - ending	<b>\$ 642,227</b>	<b>\$ 642,227</b>	<b>\$ 211,585</b>	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2016A-1 BONDS  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 157	\$ 57,135	\$ 57,784	99%
Interest	506	1,710	-	N/A
Total revenues	<u>663</u>	<u>58,845</u>	<u>57,784</u>	102%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	21,360	42,660	50%
Principal	-	12,000	12,000	100%
Principal prepayment	-	5,000	-	N/A
Total debt service	<u>-</u>	<u>38,360</u>	<u>54,660</u>	70%
<b>Other fees &amp; charges</b>				
Tax collector	3	1,143	1,204	95%
Total other fees and charges	<u>3</u>	<u>1,143</u>	<u>1,204</u>	95%
Total expenditures	<u>3</u>	<u>39,503</u>	<u>55,864</u>	71%
Excess/(deficiency) of revenues over/(under) expenditures	660	19,342	1,920	
Fund balances - beginning	<u>153,203</u>	<u>134,521</u>	<u>142,608</u>	
Fund balances - ending	<u>\$ 153,863</u>	<u>\$ 153,863</u>	<u>\$ 144,528</u>	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2017A-1 BONDS  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 148	\$ 53,848	\$ 54,460	99%
Interest	519	1,748	-	N/A
Total revenues	<u>667</u>	<u>55,596</u>	<u>54,460</u>	102%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	18,900	37,800	50%
Principal	-	10,000	10,000	100%
Total debt service	<u>-</u>	<u>28,900</u>	<u>47,800</u>	60%
<b>Other fees &amp; charges</b>				
Tax collector	3	1,077	1,135	95%
Total other fees and charges	<u>3</u>	<u>1,077</u>	<u>1,135</u>	95%
Total expenditures	<u>3</u>	<u>29,977</u>	<u>48,935</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	664	25,619	5,525	
Fund balances - beginning	156,981	132,026	131,174	
Fund balances - ending	<u>\$ 157,645</u>	<u>\$ 157,645</u>	<u>\$ 136,699</u>	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2018A-1 BONDS  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 400	\$ 145,562	\$ 147,217	99%
Interest	755	2,205	-	N/A
Total revenues	<u>1,155</u>	<u>147,767</u>	<u>147,217</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	53,075	105,275	50%
Principal	-	35,000	35,000	100%
Total debt service	<u>-</u>	<u>88,075</u>	<u>140,275</u>	63%
<b>Other fees &amp; charges</b>				
Tax collector	8	2,911	3,067	95%
Total other fees and charges	<u>8</u>	<u>2,911</u>	<u>3,067</u>	95%
Total expenditures	<u>8</u>	<u>90,986</u>	<u>143,342</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	1,147	56,781	3,875	
Fund balances - beginning	229,352	173,718	169,615	
Fund balances - ending	<u>\$ 230,499</u>	<u>\$ 230,499</u>	<u>\$ 173,490</u>	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2018A-2 BONDS  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 314	\$ 114,327	\$ 115,623	99%
Interest	1,239	4,181	-	N/A
Total revenues	<u>1,553</u>	<u>118,508</u>	<u>115,623</u>	102%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	43,450	86,900	50%
Principal	-	-	25,000	0%
Total debt service	<u>-</u>	<u>43,450</u>	<u>111,900</u>	39%
<b>Other fees &amp; charges</b>				
Tax collector	6	2,286	2,409	95%
Total other fees and charges	<u>6</u>	<u>2,286</u>	<u>2,409</u>	95%
Total expenditures	<u>6</u>	<u>45,736</u>	<u>114,309</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	1,547	72,772	1,314	
Fund balances - beginning	374,464	303,239	301,759	
Fund balances - ending	<u>\$ 376,011</u>	<u>\$ 376,011</u>	<u>\$ 303,073</u>	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2018 A-1 BONDS  
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Miscellaneous Income	\$ 16,559	\$ 16,559
Total revenues	<u>16,559</u>	<u>16,559</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	16,559	16,559
Fund balances - beginning	50,436	50,436
Fund balances - ending	<u>\$ 66,995</u>	<u>\$ 66,995</u>

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**



**DRAFT**

**MINUTES OF MEETING  
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on February 23, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

**Present were:**

Michael Ozorowsky	Chair
Thaddaeus Money	Vice Chair
Francisco Alexander	Assistant Secretary
Martha O’Neal	Assistant Secretary

**Also present, were:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates LLC (WHA)
Meredith Hammock	District Counsel
Steve Stafford	Access Difference
Alex Gormley	Access Difference
Michael Newsome	Landscape Maintenance Prof. (LMP)
Josh Burton	Juniper Landscaping
Josh Hamilton	Yellowstone Landscape
Jon Souers	Yellowstone Landscape
Lauren Ozorowsky	Resident
Bill Thagard	Resident
Mariano Orozco	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 6:00 p.m. Supervisors Ozorowsky, Alexander, Money and O’Neal were present. Supervisor Chamoff was not present.

**SECOND ORDER OF BUSINESS**

**Update: CDD Resident Feedback to District Management**

- **Debris Removal**

Mr. Stafford stated a meeting is scheduled with D.R. Horton Representatives after this meeting to discuss debris removal and the issue of contractors leaving debris in the ponds.

Discussion ensued regarding LMP and SOLitude’s areas of responsibility.

43 Mr. Stafford will discuss the issues with both parties and report his findings at the next  
44 meeting.

45 • **Damaged Wood Bridge**

46 Proposals to repair, replace or remove the bridge will be presented at the next meeting.

47 Discussion ensued regarding sales representatives telling residents that the nature trails  
48 will be constructed but they are not in the original Development Plan. Surveying, swimming in  
49 the lakes, repairing the bridge instead of replacing it and the workshop were also discussed.

50

51 **THIRD ORDER OF BUSINESS**

**Public Comments**

52

53 Ms. Sanchez discussed the protocols and rules for public comments. After hearing all  
54 public comments, Management will make a recommendation to the Board for feedback and the  
55 Board will decide whether to respond during the meeting or at the next meeting.

56 Yellowstone Landscape (Yellowstone), LMP and Juniper Landscaping (Juniper)  
57 representatives introduced themselves. All were respondents to the Request for Proposals  
58 (RFP) for Landscape and Irrigation Maintenance Services.

59

60 **FOURTH ORDER OF BUSINESS**

**Consideration of Responses to RFP for  
Landscape and Irrigation Maintenance  
Services**

61

62

63

64 **A. Affidavit of Publication**

65 **B. Respondents**

66 **I. Juniper Landscaping**

67 **II. Landscape Maintenance Professionals, Inc.**

68 **III. United Land Services**

69 **IV. Yellowstone Landscape**

70 It was noted that Management emailed a link to the Board with each respondent's  
71 response to the RFP, in lieu of including them behind Tab 4B. Hard copies were available.

72 Representatives from Juniper, LMP and Yellowstone responded to questions. A  
73 representative from United Land Services (ULS) was not present.

74 Ms. Hammock advised the Board Members that their evaluations must be based solely  
75 on the bids submitted and not on what the representatives said tonight.

76 **C. Evaluation Criteria/Ranking**

77 Ms. Cerbone discussed the ranking criteria and RFP award process. The Board decided  
78 to adopt one slate of scores, by consensus, instead of submitting individual ranking forms.

79 Amongst themselves, the Board Members discussed scoring and reasoning for the  
80 scores for each respondent in each category. Ms. Sanchez and Ms. Cerbone explained and  
81 responded to questions about scoring.

82 Ms. Sanchez recapped the overall group scores and rankings, as follows:

83	#1	Juniper Landscaping	99.63 Points
84	#2	Landscape Maintenance Professionals, Inc.	98.80 Points
85	#3	Yellowstone Landscape	98.00 Points
86	#4	United Land Services	70.12 Points

87 **D. Award of Contract**

88

89 **On MOTION by Mr. Alexander and seconded by Ms. O’Neal, with all in favor,**  
90 **accepting the scores and rankings, and authorizing District Counsel to**  
91 **negotiate the Landscape and Irrigation Maintenance Services contract with**  
92 **Juniper Landscaping, the #1 ranked respondent to the RFP for Landscape and**  
93 **Irrigation Maintenance Services, was approved.**

94

95

96 Ms. Sanchez stated, if negotiations with Juniper fail, District Counsel will proceed with  
97 negotiations with the #2 ranked respondent and so forth, as necessary.

98

99 **FIFTH ORDER OF BUSINESS**

**Discussion/Consideration: Pool Area**  
**Action Items**

100

101

102 **A. Proposal for Onsite Access Employee [40 hours at pool]**

103 The Access Management proposal was included for informational purposes.

104 Ms. Sanchez asked the Board to clarify staffing of the pool area so Access can provide an  
105 appropriate proposal at the next meeting.

106 Discussion ensued regarding whether to increase the on-site frequency of the Field  
107 Operations Manager to inspect and monitor vendor services.

108 The Board had no interest in engaging an Amenity Manager and pool attendant.

109 This item was tabled.

110 **B. Proposals for Wi-Fi**

111 The DCSI, Inc. Wi-Fi estimate was included for informational purposes.

112 Mr. Stafford reviewed options to increase Wi-Fi at the pool area, including installing an  
113 amplifier to the existing equipment to boost the signal or the HOA adding the Amenity Center  
114 to its existing contract.

115 Mr. Ozorowsky provided information on this subject to Mr. Stafford and the Board, as  
116 he is well-versed in this area.

117

**On MOTION by Ms. O’Neal and seconded by Mr. Alexander, with all in favor, DCSI, Inc. “Security & Sound” Estimate #12120 to install two outdoor access points to provide Wi-Fi access around the pool and playground areas, in the amount of \$689, subject to Staff determining there is no additional monthly cost, and designating Mr. Ozorowsky to work with Mr. Stafford and be the point person to coordinate and finalize this, was approved.**

124

125

126 **C. Proposals for Hotel Grade Pool Furniture**

127 The Patio Land USA proposals were included for informational purposes.

128 Mr. Stafford stated the Board should decide on the basic amount it is willing to spend  
129 for pool furniture so he can present detailed proposals and photographs at the next meeting.

130 Discussion ensued about whether to expend funds once or over a three-year period,  
131 selecting durable materials, color choices and finding out what pool furniture Epperson Lagoon  
132 purchased. Mr. Stafford stated that most active communities purchase mesh furniture.

133 Staff was asked to obtain proposals for high and medium-grade mesh hotel pool-grade  
134 furniture and photographs to present at the next meeting.

135

136 **SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Repair and Replacement of Granite Countertops**

137

138

139 Mr. Stafford stated that the cost to repair the chip in the granite countertop is \$300 to  
140 \$500 or \$7,000 to \$8,000 to replace the entire countertop.

141

**On MOTION by Mr. Alexander and seconded by Mr. Money, with all in favor, repairing the chip in the granite in the front entry pool countertop, keeping the cost under \$500, if possible, and with a not-to-exceed amount of \$1,000, was approved.**

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148 SEVENTH ORDER OF BUSINESS

Consideration of Tampa S.W.A.P., Invoices  
to Install Wildlife and No Trespassing Signs

149  
150

151 Ms. Sanchez stated that the Board deferred this item pending deciding whether to have  
152 post hole digs or hole digs and concrete.

153 Discussion ensued about the signs already being installed in the wildlife area, who  
154 authorized installation, who approved the invoice, whether concrete was used and determining  
155 sign placements in the pool area.

156 Ms. Sanchez asked Mr. Stafford to verify and advise on the actions taken. The Board  
157 designated Ms. O’Neal to work with Mr. Stafford on placement of the “No Smoking” signs at  
158 the pool.

159

160 EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Holiday  
Decorations

161  
162

163 Mr. Stafford stated that Christmas decor vendors will be on site to assess and provide  
164 proposals to install holiday decorations. The proposals will be presented at the next meeting.  
165 The minimum cost is typically \$5,000.

166 Discussion ensued regarding researching the budget amounts allotted by similar-sized  
167 communities, approval being dependent on pricing, 50% up-front down payment requirement,  
168 creating a new budget line item and funding the expense in the Fiscal Year 2024 budget.

169 This item will remain on the agenda.

170

171 NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial  
Statements as of January 31, 2023

172  
173

174 Ms. Sanchez presented the Unaudited Financial Statements as of January 31, 2023.

175

**On MOTION by Mr. Money and seconded by Ms. O’Neal, with all in favor, the  
Unaudited Financial Statements as of January 31, 2022, were accepted.**

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180 TENTH ORDER OF BUSINESS

Approval of January 26, 2023 Regular  
Meeting Minutes

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183 Ms. Sanchez presented January 26, 2023 Regular Meeting Minutes.

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On MOTION by Mr. Money and seconded by Mr. Alexander, with all in favor, the January 26, 2023 Regular Meeting Minutes, as presented, were approved.

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**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Kilinski | Van Wyk***

Ms. Hammock stated her firm’s name changed from KE Law Group to Kilinski | Van Wyk.

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

There was no report.

**C. Operations Manager: *Access Management***

Mr. Stafford stated that the vendor will be on site tomorrow to repair the two broken water lines before they can repair the crack in the pool. He responded to questions about not draining the pool and the need for the repairs to be completed before spring break. Options to repair the patch will be presented at the next meeting.

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

**I. Discussion: *Sample Workshop Agenda***

A sample Workshop Agenda was included for informational purposes.

Ms. Sanchez suggested scheduling the Workshop on March 23, 2023 at 5:00 p.m., before the Regular Meeting. Ms. Cerbone discussed workshop protocols.

On MOTION by Ms. O’Neal and seconded by Mr. Ozorowsky, with all in favor, authorizing Staff to schedule and advertise the Workshop for March 23, 2023 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542, with the Regular Meeting commencing immediately thereafter, was approved.

**II. NEXT MEETING DATE: March 23, 2023 at 6:00 PM**

**o QUORUM CHECK**

The next meeting will be held on March 23, 2023 at 5:00 p.m. Management will send out updated Outlook calendar invitations.

**TWELFTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

- **Board Member Suggested CDD Projects “aka” Wish List.**

221 An updated Wish List Items Chart was included for informational purposes.

222 Ms. Sanchez read the following email from the District Engineer regarding expanding  
223 clubhouse parking:

224 “We have discussed the parking issue internally and I have attached a review of the  
225 design and a couple of comments. Our thoughts are that we should be able to add spaces along  
226 CDD right-of-way adjacent to the stormwater pond and CDD-owned landscape tract. We would  
227 have to remove and replace the street trees in this area and reconstruct the sidewalk to  
228 accommodate the additional space. We are thinking five to nine spaces or so depending if the  
229 spaces are parallel or angled.

230 Preliminary meetings and investigation, including stormwater pond review, is estimated  
231 to cost around \$9,500, then there will be design, survey, engineering, landscape architecture  
232 permitting, City of Zephyrhills and South Florida Water Management District and Construction  
233 Administration services that I anticipate will cost between \$20,000 and \$30,000.”

234 This item will be removed from the Wish List.

235 Ms. O’Neal asked if bond funds can be used for covered mailboxes. Ms. Cerbone stated  
236 that Ms. Stewart confirmed to Ms. Hammock that it would qualify under hardscape. She will  
237 seek clearance from Bond Counsel before starting the construction and installation process.

238

239 **THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

240

241 Resident Mariano Orozco noted that Access Management’s website and the posted  
242 messages had the wrong address for the meeting. Mr. Stafford stated he corrected the website.  
243 Ms. Sanchez suggested sending an e-blast about the error and the upcoming Workshop.

244 Ms. Hammock suggested visiting <https://www.Silveradocdd.org> for CDD information.

245 Resident Lauren Ozorowsky reported that the pillar cap entering the subdivision is  
246 damaged. Mr. Stafford he will inspect it after the meeting.

247

248 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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251 **On MOTION by Mr. Money and seconded by Mr. Ozorowsky, with all in favor,**  
252 **the meeting adjourned at 8:55 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair



**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**C**



# ESTIMATE

Bridge Removal

**Tampa S.W.A.P.**  
6205 Blossom Avenue  
Tampa, Florida 33614  
United States

8135731370

**BILL TO**  
**Silverado CDD c/o Access**  
**Management 5322 Primrose Lake Cir,**  
**Suite C Tampa, FL 33647**

**Estimate Number:** 13

**P.O./S.O. Number:** Silverado

**Estimate Date:** March 1, 2023

**Expires On:** March 1, 2023

**Grand Total (USD): \$10,500.00**

Items	Quantity	Price	Amount
<b>Removal</b> Demo/Removal/Dump  Bridge 1 Silverado Ranch & Carriage Pine Ct. 33x6 Wooden bridge (Planks, beams, columns)	1	\$4,000.00	\$4,000.00
<b>Removal</b> Demo/Removal/Dump  Bridge 2 Silverado Ranch between Wagon trail st & Saddle palm way 23x6 Wooden bridge ( Planks, beams, columns, hand rails)	1	\$3,500.00	\$3,500.00
<b>Removal</b> Demo/Removal/Dump  Bridge 3 Silverado Ranch between Wagon trail st & Saddle palm way 24x6 Wooden bridge (Planks, beams, columns, hand rails)	1	\$3,000.00	\$3,000.00

**Total:** \$10,500.00

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**Grand Total (USD): \$10,500.00**



# ESTIMATE

Bridge 1 Rebuild

**Tampa S.W.A.P.**  
 6205 Blossom Avenue  
 Tampa, Florida 33614  
 United States

8135731370

**BILL TO**  
**Silverado CDD c/o Access**  
**Management 5322 Primrose Lake Cir,**  
**Suite C Tampa, FL 33647**

**Estimate Number:** 14  
**P.O./S.O. Number:** Silverado  
**Estimate Date:** March 3, 2023  
**Expires On:** April 3, 2023

**Grand Total (USD): \$19,920.00**

Items	Quantity	Price	Amount
<b>Bridge Removal/Rebuild</b> Bridge 1  Location: Silverado ranch blvd & Carriage pine ct  Dimensions: 33x6  Diagnosis: Discovered premature rotting & possible insect damage. Bridge is unstable and hazardous. Recommend rebuild. Cause: Prior material used is Non-ground contact treated lumber causing deterioration.  Rebuild using PT (pressure treated) Lumber.  4x4x8 (10) 1x6x12 (40) 2x2x42 (224) 2x8x16 (8) 2X8X20 (6) 2X4X16 (12)  1/2"-13 Galvanized hex nut 1/2"-13x8 in. Galvanized carriage bolt 1/2" Galvanized flat washer 3" Wood screw  Material Cost: Approx. \$2,335 Labor Cost: \$5,585 (Removal cost included)	1	\$7,920.00	\$7,920.00



# ESTIMATE

Bridge 1 Rebuild

**Tampa S.W.A.P.**  
 6205 Blossom Avenue  
 Tampa, Florida 33614  
 United States

8135731370

Items	Quantity	Price	Amount
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<b>Bridge Removal/Rebuild</b> Bridge 2	1	\$6,240.00	\$6,240.00
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Location: Silverado ranch blvd between Wagon trail st. & Saddle palm way

Dimensions: 26x6

Diagnosis: Discovered premature rotting & possible insect damage. Bridge is unstable and hazardous. Recommend rebuild.

Cause: Prior material used is Non-ground contact treated lumber causing deterioration.

Rebuild using PT (pressure treated) Lumber.

- 4x4x8 (10)
- 1x6x12 (40)
- 2x2x42 (224)
- 2x8x16 (8)
- 2X8X20 (6)
- 2X4X16 (12)

- 1/2"-13 Galvanized hex nut
- 1/2"-13x8 in. Galvanized carriage bolt
- 1/2" Galvanized flat washer
- 3" Wood screw

Material Cost: Approx. \$2,335  
 Labor Cost: Approx. \$3,905  
 (Removal cost included)



# ESTIMATE

Bridge 1 Rebuild

**Tampa S.W.A.P.**  
 6205 Blossom Avenue  
 Tampa, Florida 33614  
 United States

8135731370

Items	Quantity	Price	Amount
<b>Bridge Removal/Rebuild</b> Bridge 3  Location: Silverado ranch blvd between Wagon trail st. & Saddle palm way  Dimensions: 24x6  Diagnosis: Discovered premature rotting & possible insect damage. Bridge is unstable and hazardous. Recommend rebuild. Cause: Prior material used is Non-ground contact treated lumber causing deterioration.  Rebuild using PT (pressure treated) Lumber.  4x4x8 (10) 1x6x12 (40) 2x2x42 (224) 2x8x16 (8) 2X8X20 (6) 2X4X16 (12)  1/2"-13 Galvanized hex nut 1/2"-13x8 in. Galvanized carriage bolt 1/2" Galvanized flat washer 3" Wood screw  Material Cost: Approx. \$2,335 Labor cost: 3,425 (Removal cost included)	1	\$5,760.00	\$5,760.00
<b>Warranty</b> 3yr Repair Warranty.  Repairs will be executed 24hrs from service Calls/Emails  Warranty does not cover materials. Labor is included at no charge.	1	\$0.00	\$0.00



# ESTIMATE

Bridge 1 Rebuild

**Tampa S.W.A.P.**  
6205 Blossom Avenue  
Tampa, Florida 33614  
United States

8135731370

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**Total:** \$19,920.00

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**Grand Total (USD):** \$19,920.00

### Notes / Terms

Silverado ranch & Carriage pine ct















**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**D**

## SILVERADO COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

#### LOCATION

*Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545*  
*<sup>1</sup>Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 28, 2022 CANCELED</b>	Regular Meeting	10:00 AM
<b>November 29, 2022*</b>	Landowners' Meeting & Regular Meeting	10:00 AM
<b>January 27, 2023</b> <i>rescheduled to January 26, 2023</i>	Regular Meeting	10:00 AM
<b>January 26, 2023<sup>1</sup></b>	Regular Meeting	6:00 PM
<b>February 24 2023</b> <i>rescheduled to February 23, 2023</i>	Regular Meeting	10:00 AM
<b>February 23, 2023<sup>1</sup></b>	Regular Meeting	6:00 PM
<b>March 24, 2023</b> <i>rescheduled to March 23, 2023</i>	Regular Meeting	10:00 AM
<b>March 23, 2023<sup>1</sup></b>	Workshop	5:00 PM
<b>March 23, 2023<sup>1</sup></b>	Regular Meeting	5:00 PM**
<b>April 28, 2023</b> <i>rescheduled to April 27, 2023</i>	Regular Meeting	10:00 AM
<b>April 27, 2023<sup>1</sup></b>	Regular Meeting	6:00 PM
<b>May 26, 2023</b> <i>rescheduled to May 25, 2023</i>	Regular Meeting	10:00 AM
<b>May 25, 2023<sup>1</sup></b>	Regular Meeting	6:00 PM
<b>June 23, 2023</b> <i>rescheduled to June 22, 2023</i>	Regular Meeting	10:00 AM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>June 22, 2023<sup>1</sup></b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>July 28, 2023</b> <i>rescheduled to July 27, 2023</i>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>July 27, 2023<sup>1</sup></b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>August 25, 2023</b> <i>rescheduled to August 24, 2023</i>	<b>Public Hearing &amp; Regular Meeting</b>	<b>10:00 AM</b>
<b>August 24, 2023<sup>1</sup></b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>September 22, 2023</b> <i>rescheduled to September 28, 2023</i>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>September 28, 2023<sup>1</sup></b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>CALL-IN NUMBER: 1-888-354-0094</b>		
<b>PARTICIPANT PASSCODE: 801 901 3513</b>		

**Exceptions:**

*\*November meeting date changed to accommodate Thanksgiving Holiday*

*\*\*March 23, 2023 meeting will convene immediately following adjournment of Workshop*

# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

**11**



<b>CDD Proposed Projects</b>	<b>Thad</b>	<b>Emilio</b>	<b>Michael</b>	<b>Lee</b>	<b>Martha</b>
Covered & lighted mailboxes	✓	✓	✓		
Better lighting at front entrance	✓	✓	✓		
Fountains in major ponds	✓		✓	✓	
Move playground / additional play area		✓	✓		
Area for community gatherings	✓				
Clubhouse for game nights/gatherings			✓		
Music system at Clubhouse			✓		
Gym with juice bar			✓		
Motion sensor lighting at pool/bathroom		✓			
Splash pad area for little kids at pool		✓			
Ball hockey/Basketball/Tennis Courts			✓		
Solar panels at Clubhouse			✓		
Heat the pool (with solar energy maybe)			✓		
Front entrance banner for graduates	✓				
Bulletin Board near mailboxes		✓			
Dog park usefulness, remove fencing				✓	
Traffic lines re-paint (front entrance)		✓			
Double yellow lines painted along SR Blvd		✓			