

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on June 22, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present were:

Thomas Smith	Vice Chair
Francisco Alexander	Assistant Secretary
Martha O’Neal (via telephone)	Assistant Secretary
Lee Chamoff	Assistant Secretary

Also present were:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Alex Gormley	Access Management
Nilda Allen	Resident
Ed Vargas	Resident
Mrs. Ozorowsky	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 6:01 p.m. Supervisors Chamoff, Alexander and Smith were present, in person. Supervisor O’Neal attended via telephone. Supervisor Ozorowsky was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

Resident Nilda Allen commented that the bridges in the walking trail are no longer there, the area is cordoned off and asked for an update. Ms. Gormley stated the bridges were in disrepair so they were removed for safety reasons. There is a proposal before the Board for replacement, which might occur at another time.

Ms. Allen voiced her opinion that the grass at the front entrance is unkempt compared to nearby communities. Ms. Sanchez asked her to email the exact location to Ms. Gormley, who will follow up with the vendor and ensure that is part of the scope of work.

Mr. Ozorowsky arrived at the meeting.

Consideration of Amenity Center Related Proposals

A. Clean Up

Ms. Gormley stated a few have requested improved janitorial services. This will be tied with the pool contract and she will present additional information at the next meeting to make sure the Board is comfortable with the level of service, vendor and that the pricing is within the budget. Residents and Supervisors have expressed dissatisfaction with the current vendor and the County found issues when they conducted the pool inspection. Staff selected Sun Coast Pool Service to bid because they have been very successful at other properties.

The Board and Staff discussed the current vendor's schedule, pricing, the pool service contract, verifying the services on the Agreement, the current budget and the desired scope of work.

B. Motion Sensor Lighting

There are no proposals at this time; this will remain an open item.

C. Pool Tile Repairs

Ms. Gormley distributed a proposal from FLA Pools Inc., to replace the tiles to avoid closing the pool due to non-compliance.

Discussion ensued regarding sinking tiles, obtaining a reserve study for the pool, completing interim repairs to keep the pool open, repair costs, budgeted funds and a funding source.

Ms. Sanchez stated funds from underbudget line items such as "Palm and tree trimming" can be utilized. Ms. O'Neal asked Ms. Sanchez to email the Health Department report to the Board.

Ms. Hammock recalled that, at the last meeting, the Board adopted a resolution authorizing payment for non-continuing expenses related to the health safety and welfare of the residents, in between meetings, in the amounts of to \$5,000 with District Manager approval and up to \$10,000 with approval from the Chair and the District Manager.

These items would be included on the next agenda.

FOURTH ORDER OF BUSINESS

Consideration of Proposals

A. Mailbox Coverings [With and Without Lighting]

Ms. Gormley stated one proposal was received for the mailbox covers; it would cost \$1,500 to have electrical added.

Discussion ensued regarding the proposal, solar lights, fans, costs and funding source.

Ms. Gormley will obtain and present additional quotes at the next meeting.

B. Pet Waste Removal

Ms. Gormley stated Staff proposed another option for a vendor to handle the pet waste stations based on Florida Field Services. The total monthly cost would be \$300, which is a slight increase from the current \$245 per month. An additional proposal is being sought.

Regarding the “No Trespassing” signs, Ms. Gormley stated she will ask Carlos and provide an update tomorrow.

These items would be included on the next agenda.

FIFTH ORDER OF BUSINESS

Ratification Items

Ms. Sanchez presented the following:

- A. Juniper Landscaping, Proposal No. 219173 for Clock 1 Diagnose**
- B. Juniper Landscaping, Proposal No. 221135 for Wire Replacement [Irrigation]**

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Juniper Landscaping Proposal No. 219173 for Clock 1 Diagnose and Juniper Landscaping Proposal No. 221135 for Wire Replacement for Irrigation, were ratified.

SIXTH ORDER OF BUSINESS

Discussion: Fiscal Year 2024 Budget

Ms. Sanchez recalled that, at the last meeting, the Board reviewed each line item and there were numerous questions. She noted the proposed Fiscal Year 2024 budget line items that were changed, adjusted or removed, which are highlighted in yellow.

Discussion ensued regarding the “Internet” line-item increase, wi-fi at the Amenity Center and asking Juniper for information about automated rain sensor systems.

Ms. Gormley will obtain and present quotes at the next meeting.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2023

Ms. Sanchez presented the Unaudited Financial Statements as of May 31, 2023 and responded to questions about allocating the “Bush hog mowing” line item.

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, the Unaudited Financial Statements as of May 31, 2023, were accepted.

Mr. Alexander stated the HOA Board decided to switch to another Field Operations Management team. Ms. Sanchez stated Staff works at the direction of the CDD Board and prefers to work with the same Manager as the HOA so residents and vendors have one point of contact. Ms. Hammock stated there is no legal requirement for the HOA’s management company and the CDD’s amenity management company to be the same.

Ms. Sanchez will request a proposal from the HOA’s new Field Operations Management Company. Ms. Hammock will ensure that Ms. Sanchez has the scope of work that is currently being provided, for comparison purposes.

EIGHTH ORDER OF BUSINESS

Approval of May 25, 2023 Regular Meeting Minutes

On MOTION by Mr. Chamoff and seconded by Mr. Ozorowsky, with all in favor, the May 25, 2023 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

There was nothing additional to report.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Access Management

There was nothing additional to report.

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

- **NEXT MEETING DATE: July 27, 2023 at 6:00 PM**

- **QUORUM CHECK**

Mr. Alexander voice his opinion that it might be worth obtaining pricing for solar panels.

Discussion ensued regarding wish-list items, budgeting for solar panels, the CDD’s electric bill, electrical costs of the Amenity Center and streetlights.

Mr. Alexander stated residents complained about neighborhood youth fishing in the back ponds and several “No Trespassing” signs were removed from the pond area. Ms. Hammock stated the CDD is not a policing authority and, if private property is being trespassed upon and residents feel unsafe, they should contact local law enforcement.

Discussion ensued regarding identifying who is using the ponds for recreational use, missing signage, sending a letter to suspicious individuals, recent incidents at the pool, monitoring the cameras in the pool area and charging non-residents for use of the amenities.

TENTH ORDER OF BUSINESS

Public Comments

Resident Ed Vargas presented photographs of a break in the sidewalk near his home that needs to be joined together, as he believes it is a safety hazard.

Discussion ensued regarding the Developer completing the sidewalk.

Mrs. Ozorowsky asked about the trespassers fishing and loitering near the back pond, contacting Juniper to report irrigation and sprinkler issues, mailbox coverings and if there is a pool warranty.

Discussion ensued regarding “No Trespassing” signage removal, trappers removing an alligator from one of the ponds and alerting residents to issues in the community.

Ms. Gormley will send a community awareness e-blast to residents.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Chamoff and seconded by Mr. Ozorowsky, with all in favor, the meeting adjourned at 7:53 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair