

SILVERADO

**COMMUNITY DEVELOPMENT
DISTRICT**

November 16, 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

November 9, 2023

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

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 November 16, 2023 at 6:00 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. Public Comments
3. Discussion: Electric Bill Solar Options
4. Consideration of Proposal(s)
 - A. Juniper Proposals
 - I. No. 216573 [Annual Season Change Out]
 - II. No. 213561 [New Landscape at Main Entrance]
 - B. Mailbox Covering Proposals/Estimates/Quotes
 - I. Awning Works, Inc. 28994 [Vinyl Canopy \$27,015.38]
 - II. Custom Canvas Structures Incorporated 6176 [A-Frame Awning \$19,875]
 - III. Tampa Bay Awning, LLC Q878 [Gable Canopy \$22,080]
 - C. Catherine ProCleaners, LLC Proposal to Cleaning Amenity Center
 - D. Breeze Home Estimates
 - I. SHOA071224 [Pressure Wash Sidewalks \$5,550]
 - II. SHOA071225 [Pressure Wash Needed Areas \$4,050]
 - E. Florida Brother's Maintenance & Repair, LLC Estimates
 - I. 1151 [Annual Janitorial Services \$14,984.55]
 - II. 1179 [Paver Repairs \$855]

- III. 1186 [Pressure Wash Sidewalks \$5,650]
- IV. 1188 [Pressure Wash Needed Areas \$4,200]
- F. Pool Maintenance Agreements/Proposals
 - I. Cooper Pools, Inc. Commercial Pool Service Agreement [5 Days/Week and 2 Chemical Tests/Week \$3,460/Month]
 - II. H2 Lagoon Solutions Proposal [Routine Clean and Chemical Maintenance 4 Days/Week, Enzyme Treatment, Diatomaceous Earth Filter Maintenance \$1,850/Month]
 - III. Elite Pavers (*under separate cover*)
- 5. Update: SOLitude Lake Management, LLC, Service Reports – November 2023
- 6. Approval of October 26, 2023 Regular Meeting Minutes
- 7. Board Member Comments
- 8. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk*
 - B. District Engineer: *Stantec*
 - C. Operations Manager: *Breeze Home*
 - Inspection Report
 - D. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: January 25, 2024 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	THOMAS SMITH	<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

- 9. Public Comments
- 10. Adjournment

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

Sincerely,



Jamie Sanchez
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

4AI



Proposal

Proposal No.: 216573
Proposed Date: 05/11/23

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Annual season change out

Juniper would like to propose seasonal annual change out 4 times a year at 500 annuals.

We will be starting our next change out first week of June. That will be quarter 2 change out.

- Quarter 1** \$1,500.00
- Quarter 2** \$1,500.00
- Quarter 3** \$1,500.00
- Quarter 4** \$1,500.00
- Yearly** \$6,000.00

The new installs for the month of June will be

Salvia Farinacea Victoria Blue



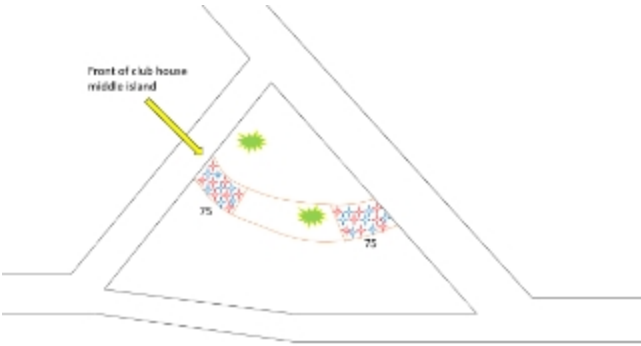
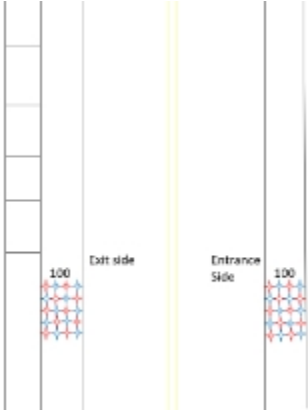
Penta White

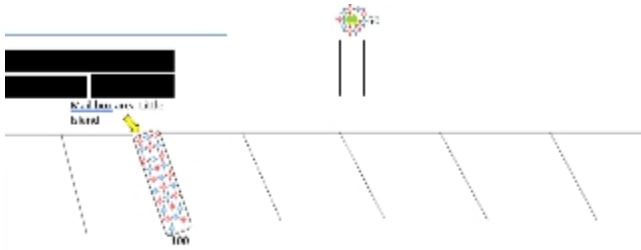


Penta red velvet



Here are the main areas I would like to place the annuals for great view.





ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$1,500.00
Q2 annual change	500.00	EA	\$3.00	\$1,500.00	
				Total:	\$1,500.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4A11



Proposal

Proposal No.: 213561
Proposed Date: 05/11/23

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	New Landscape at main entrance

Juniper will like to propose to change the landscape look at the front entrance by adding more color.

Suspension Viburnum



Firebush



Arboricola



Summer sunset Jasmine



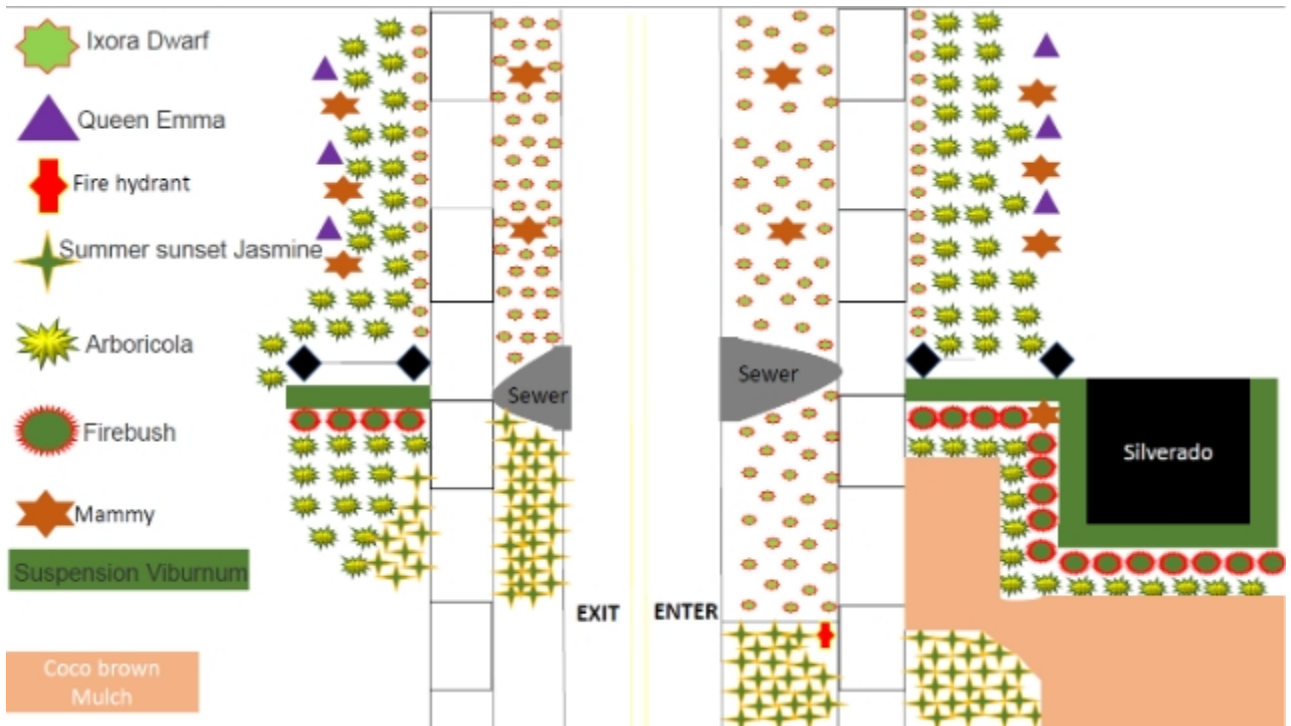
Ixora Dwarf



Queen Emma



Landscape Design



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$13,625.11
Maintenance Division Labor	60.00	HR	\$55.00	\$3,300.00	
Summer Sunset Jasmine, 01 gallon - 01G	125.00	01g	\$9.17	\$1,145.75	
Trinette Arboricola, 03 gallon - 03G	122.00	03g	\$20.00	\$2,439.83	
Dwarf Ixora, 03 gallon - 03G	70.00	03g	\$23.33	\$1,633.22	
Firebush, 03 gallon - 03G	46.00	03g	\$16.67	\$766.61	
Suspensum Viburnum, 07 gallon - 07G	25.00	07g	\$60.00	\$1,499.90	
Queen Emma, 15 gallon - 15G	3.00	15g	\$133.32	\$399.97	
Brown Mulch 2 cu. ft.	140.00	EA	\$12.67	\$1,773.21	
Debris by the truck	2.00	1	\$333.31	\$666.62	
Irrigation Enhancement					\$1,035.71
Misc Irrigation Parts	1.00	EA	\$285.71	\$285.71	
Maintenance Division Labor	10.00	HR	\$75.00	\$750.00	
Fuel Surcharge 3.0%					\$439.82
Fuel Surcharge	14660.82	EA	\$0.03	\$439.82	

Total: \$15,100.64

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

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Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

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DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4BI

Awning Works, Inc.
10820 US 19 N
CLEARWATER, FL 33764
727-524-1118
AWI@awningworksinc.com
www.awningworksinc.com



Estimate

ADDRESS	SHIP TO	ESTIMATE # 28994
Breeze	Breeze	DATE 10/20/2023
1540 International Pkwy, Suite 2000	1540 International Pkwy, Suite 2000	
Lake Mary, FL 32746	Lake Mary, FL 32746	

CONTACT	SALES REP	LEAD TIME
Gaby Arroyo	DP - Dan Perri	8-10 Weeks

DESCRIPTION	AMOUNT
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PROJECT NAME: Silverado Mailbox Vinyl Canopy
PROJECT LOCATION: 6270 Silverado Ranch Blvd Zephyrhills, FL 33541
Sales Rep: Dan Perri
Project Type: Level C
Product: Free Standing Powder Coated Vinyl Canopy
Contact: Gaby Arroyo
Ph: 813.565.4663
E: gaby@breezehome.com

Decorative Fabric Canopy Free Standing Gable Style Awning Design With Both Ends Closed Uprights In Front, Attaching To Existing Slab Valance Style: Rigid Valance Height: 8" Sattler 745FR Fabric (10-Year Manufacturer's Warranty) Fabric Type: Vinyl (Water Resistant) Color: TBD By Customer Gore® Tenara® Sewing Thread Welded Structural Aluminum Frame: Frame Finish: Mill Finish (Add Fabric Attachment Method: Staple in System Spline Color: Black Approximate Dimensions: Quantity: One (1) at 17'(W) x 2'(H) x 23' Projection Canopy Above Mailboxes Permit is \$850.00 Plus The Cost Of The Permit Billed On The Final Invoice Estimate Includes A Project Survey To Confirm Dimensions Shop Drawing Product Price Includes All Materials, Manufacturing Labor and Equipment. Option: For Powder Coated Awning Frame & Uprights Add \$5,500 To Total Initial To Add _____ Powder Coat Color: _____ Satin Jet Black 38/80020	17,973.00T
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If Proceeding, Please Sign, Date and Return. Please Also Sign Next to any Options Selected and Remember to Include Required Deposit. Thank You!

Name _____ Date _____

DESCRIPTION	AMOUNT
Installation Labor Price Non-Taxable	6,314.00
Florida Engineered Drawing - All Pricing Pending Approved Engineering	750.00
Permit and Administrative Costs (Approximate)	850.00
County Sales Tax 1.0% on the First \$5000.00, MAX \$50.00 (County)	50.00

NOTES:

- _Current Market Volatility of Materials With Respect to Price and Lead Times Could Affect Our Pricing Upon Contract.
- _ CCIP/OCIP and Textura Not Included Unless Specified Above
- _Our Pricing Should Be Considered Valid for 30 Days or Less, Beyond Which Time, Please Contact Your Sales Representative for Any Price or Schedule Impact.
- _ Awning Works Will Take Field Dimensions But Layout Works Needs To Be Performed By A Surveyor Company If Needed
- _Engineering Doesn't Include Shop Drawings. Shop Drawings Are In The Main Price And Account For 10%-15% Of The Project
- _All Pricing Pending Engineering

Price Is Subject To Change If Dimensions Vary From Our Survey That Affect Increase Cost In Labor And Materials And/Or If "Easy" Access Or Conditions For The Installation Is Not As Estimated.

LEAD TIME: (8-10 Weeks) Lead time Starts After Field Dimensions And/Or Approved Permit. Lead Time is Based On Availability Of Raw Materials And Could Change

TERMS: 50% Down, Balance on Install/Invoice

Your Project Does Not Begin Until Both Your Deposit AND Signed Estimate with Terms & Conditions Have Been Received By Our Finance Department. By Signing, You Are Also Agreeing to the Terms & Conditions Provided. All Fabric And Valance Choices, Powder Coat Colors And Other Custom Selections Should Be Made Prior To Signing Your Estimate If At All Possible As These Variables Can Affect The Lead Time On Production And Manufacturing; Including Availability of Raw Materials. Lead Time Begins After Survey, Drawings, and/or Permitting Approved.

Contractor's Warranty

We hereby warrant that the Product(s) to be installed at the Project Location have been provided in accordance with the drawings and specifications and that the products installed will fulfill the requirements of those specifications. We agree to repair or replace, or cause to be repaired or replaced, any or all work which may prove to be defective in workmanship or materials, within a period of One (1) Year from the date of substantial completion of Project. Ordinary wear and tear, acts of God, building structural integrity, and unusual abuse or neglect are excluded. Warranties from the Product Manufacturer are made part of this warranty.

If we fail to commence to comply with the above paragraph within Ten (10) days after receipt of written notice from the Owner to do so or fail to pursue such compliance with diligence, we, jointly, and severally, do hereby authorize the Owner to proceed to have the defects repaired and made good at reasonable industry cost at our sole expense and we will honor and pay the costs and charges. If we fail to fulfill the preceding obligations, and if the Owner brings an action to enforce this warranty, we agree to pay the Owner reasonable attorney's fees incurred in connection therewith.

Special Project: Additions and Exclusions: None

If Proceeding, Please Sign, Date and Return. Please Also Sign Next to any Options Selected and Remember to Include Required Deposit. Thank You!

Name _____ Date _____

This estimate is valid for 30 days from the noted date. Due to the custom nature of the products offered herein, we have a "no refund" policy and all payments are due per the specified Terms & Conditions or as reflected above. Please be aware lead time can at times be beyond our control and affected by weather, availability of components and permitting processes. Lead times are expressed after receipt of deposit and after permits are issued. Unless noted otherwise we pass through all manufacturer warranties and offer a one year workmanship warranty from the date of installation. A 1.5% per month late fee on the unpaid balance will be added for payments beyond the terms noted and all products provided herein remain the property of Awning Works Inc until paid in full.

SUBTOTAL	25,937.00
TAX	1,078.38
TOTAL	\$27,015.38

Accepted By

Accepted Date

If Proceeding, Please Sign, Date and Return. Please Also Sign Next to any Options Selected and Remember to Include Required Deposit. Thank You!

Name_____ Date_____



SINCE 1985
CERTIFIED GENERAL CONTRACTOR - LICENSE CGC1511475

10820 U.S. Hwy. 19 N.
Clearwater, FL 33764
Local: (727) 524-1118
Toll Free: (866) 873-2941
Fax: (727) 524-3110

Conditions of Proposal & Contract (CP&C)

Terms & Conditions

Specific Exclusions from Scope of Work – unless otherwise specified

1. Repair, replacement, or any other modification of ANY **existing frames** not specified above.
2. Any material or services not specifically shown or noted above as being included.
3. Graphics | Egg-crate | Lighting | Heaters | Electrical hook-up/work
4. Night, early A.M., weekend, and/or special installation **hours**.
5. Liability for work performed **by others**
6. **Insurance** coverage and/or limits beyond or in excess of standard coverage.
7. **Protection** of equipment and/or merchandise within work area
8. **Design** Development | Engineering Calculations | Shop Drawings | Structural Engineering | Site Plan Approval | Gutters or water diversion system
9. **Permit** Acquisition/Fees/changes due to Government Authority requirements
10. **Special Inspection or testing** required by Governing Authority (possibly fabric or frame components)
11. Fire **sprinklers** or supports for sprinklers
12. **Clearance of Work Area**. Demolition and removal of existing structure(s) or columns
13. Concrete Cutting | Excavation through rock greater than four inches | Dirt Removal | Waterproofing | Field Welding | Steel Drilling | Curb Repair
14. **Reinforcement** to existing structure | Blocking | Backing | Footings | Trenching | Soil Tests
15. Certified Welding | | Prevailing Wages | Union Labor | Bid, Payment & Performance Bonds
16. **Equipment:** Scaffolding | Cranes | Lifts | Concrete Truck | Bobcat Access | Fencing
17. Seller isn't liable for **crane damage** to the property
18. **Multiple** installation mobilizations/trips per Seller | Freight Costs | Liquidated Damages
19. Changes due to **actual conditions** discovered at job site. Vendor related items are a budgeted price and could increase once vendor does a site survey including but not limited to Concrete and Electrical
20. **Crazing** is an acceptable natural process of acrylic fabric like Sunbrella and is kept to a minimum
21. **Oil Canning** occurs in metal roofing and is kept to a minimum

An Industry Leader building quality products and long-term relationships.

CP&C First Page through Page 1 of **3** Initial: _____ Date: _____



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Residential & Commercial • Contractors • Architects • Property Management • Specialties: Division 10 Products

Conditions of Proposal & Contract (CP&C)

Hereinafter, the term "Seller" shall refer to Awning Works Inc., a Florida corporation, and the term "Customer" shall refer to the person, party and/or entity executing the acceptance of the proposal / contract ("agreement") upon the face of this document. All sales are made on the following Terms and Conditions, which the Customer agrees to accept by initialing and dating the bottom of each page.

1. All **correspondence** relating to this order must show the **date and proposal number** (Estimate #/Job ID) of same.
2. **Price estimate** is based on non-structurally engineered costs; if structural engineering is required, re-evaluation of price will be necessary.
3. Seller reserves the right to **photograph** all of its products for documentation, training and marketing purposes.
4. **Estimated lead time** will also be extended if deposit required is not received with signed proposal/contract. Seller reserves the right to delay production and extend project completion and contract estimated lead time until all approvals (including all permits from governing authority, authorized stakeholders, and landlord approvals) have been finalized and received in writing by Seller.
5. **Onsite installation delays** generated by Customer will be subject to an additional charge.
6. If there are any areas at the job-site containing **EFIS**, which interfere with the awning installation, additional charges will be incurred, as well as any necessary changes due to actual conditions discovered at the jobsite not identified and quoted.
7. In the event of encounters with any **impediments** (i.e., rocks, utilities, etc.) during the excavation of footings, additional costs will be determined on a Time and Material (T&M) basis and added to the final invoice.
8. All **changes** to information contained within this document will become valid and binding only when initialed and dated by Customer and approved by Seller's authorized personnel.
9. Any **special insurance** requirements or certificates, i.e.: "waivers of subrogation" are not included in bid unless otherwise noted and will be billed separately upon completion of project. **OCIP/CCIP** are not included and will start at 1% of the contract cost.
10. Payment options such as **Textura** are not included and is .22% of contract up to \$3,750.00.
11. **Drawings** include two (2) Trivial 4-hour revisions, any revisions beyond will be billed at \$65/hr.
12. Seller will arrange installation date with Customer and dispatch an installation crew to the job site. When installer(s) arrive at the job site, if Customer **refuses installation** for any reason, then Seller will establish a new installation date with Customer and charge the Customer a discretionary fee for additional travel costs incurred.
13. If Customer **reschedules** the installation date without sufficient notice to Seller, then Seller reserves the right to charge a service fee.
14. No modification or waiver of this **agreement** shall be effective unless it is in writing and signed by the party against whom it is sought to be enforced, and Customer agrees that they shall not rely upon any oral representation or statement of Seller, or its representative, purporting to modify the terms of this agreement.
15. If, due to any government agency requirements, it becomes necessary that Seller rent any **additional equipment** to accomplish the installation of merchandise purchased hereunder, the expense of the same shall either be paid by Customer, in addition to the purchase price and other charges coming due hereunder or paid by Seller and reimbursed to it by Customer, at the election of Seller.
16. With the respect to the installation of merchandise, the Customer is responsible for obtaining all **permits and/or licenses** from the appropriate government agencies. Seller will, at Customer request, act as an agent to obtain permits/licenses from the appropriate government agencies.
17. If permits or licenses are **canceled or denied** for any reason, Customer is still responsible for all financial and other obligations payable to Seller under the agreement. All costs of permits and/or licenses and their retrieval shall be borne by Customer in addition to all financial and other obligations payable to Seller hereunder, such as cost for structural engineering and permit retrieval are immediately due and payable.
18. If the Customer instructs Seller to proceed with an order **without the acquisition of permits** by either Seller or Customer, the Customer is fully responsible for obtaining all necessary permits required by the local governing authority to allow the proper execution of the work proposed in this contract. In the event of a stop work order issued by local governing authority, Seller will be held harmless against all liability and claims including costs resulting directly from not acquiring permits.
19. Customer shall be responsible for obtaining all approvals required by **Authorizing Stakeholders** such as Customer's landlord, HOA, franchisor, licensor, parent entity, affiliate, non-governmental persons and/or entities. In the event Customer fails to do so, Seller shall be relieved of any further obligation to furnish any merchandise pursuant to this agreement and Customer shall, nevertheless be required to pay Seller all sums as are due hereunder. In the event Customer requests that Seller obtain any such non-governmental approval and Seller shall be unable to do so, same shall not relieve Customer of its obligation to pay Seller all sums as are due hereunder. Customer shall be responsible for obtaining normal **access** including a position to work on or over adjoining property. Customer agrees to the right of Seller to enter onto the property described in this agreement during the hours of 8:00 a.m. to the 4:00 p.m., Monday through Friday, in the performance of this agreement. In the event Seller cannot enter job site for any reason or is prevented from accomplishing work progress by any means or obstruction in the completion of this agreement, Customer shall be charged an extra charge over the sum mentioned in this agreement.
20. Customer agrees to the right of the Seller to perform whatever surface of **structural building modification** is necessary for awning installation including, but not limited to, cutting, sawing, hole drilling, hammering and paint removal.
21. Any alteration or deviation from the above specifications involving extra cost of material or labor will become an extra charge over the sum mentioned in this agreement. Customer shall be notified in writing of such changes. Any **change orders or additional work orders** shall be subject to all the terms and conditions set forth within.
22. Upon approval of **installed merchandise** by contractor, owner, or any responsible party, Seller is due payment regardless of whether Customer is paid or reimbursed by any third party.
23. Seller warrants that upon delivery merchandise shall be substantially as described in this agreement, or as described in any final plan, specifications, drawing or sketch submitted by Seller to Customer or Customer to Seller, but no other express warranty is made in respect to merchandise. If any **model or sample** is shown Customer, it is used merely to illustrate the general type and quality of merchandise and not to a representation of the finished product.
24. Merchandise sold under this agreement is manufactured to best of industry practice and is purchased by the Customer "**as manufactured**" and the Seller does **not warrant that it is of merchantable quality or that it can be used for any particular** purpose.



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25. Customer acknowledge that the **fabrication** of merchandise purchased hereunder is not an exact science and, therefore, such merchandise shall be subject to minor variations in size, shape, color and/or form from the plans and specifications agreed upon between the parties. In the event Customer claims Seller has breached this agreement by delivering merchandise that does not conform to the plans and specifications agreed upon between the parties, upon ten (10) calendar days written notice from Customer to Seller, Customer's exclusive remedy shall be at Seller's option, the return of any money paid on account of the purchase price or replacement and repair of the non-conforming merchandise. Further, in the aforesaid event, or if it is claimed that Seller has otherwise breached or repudiated this agreement, Sellers shall not be liable for loss of profits and/or loss of benefits and/or indirect, consequential, incidental or similar damages even if Seller has been advised of the possibility of such damages. In no event shall Seller's liability exceed the total purchase price hereunder for merchandise in question regardless of the form in which any legal or equitable action may be brought against Seller.
26. **Fabric Warranty** is as specified by manufacturer, warranty on both workmanship and fabric. Excludes shipment and installation costs.
27. **The above warranty is in lieu of and excludes all other express or implied warranties including any warranty of merchant ability or fitness for a particular purpose. In no event shall Seller be liable for loss of profits and/or benefits and/or indirect, consequential, incidental or similar damages, even if Seller has been advised of the possibility of such damages. In no event shall Seller's liability exceed the total purchase price for merchandise in question regardless of the form in which any action may be brought against Seller. Any and all warranties, implied or expressed by Seller, and/or warranty claims made by a Customer in default of the terms of payment as stipulated on the front of this form will be held null and void until payment is made in full.**
28. **Retention by Customer** of merchandise purchased hereunder for a period of three (3) business days without notice to Seller of a defect in merchandise or of breach of this agreement shall be deemed an acceptance of merchandise by Customer and thereafter Customer shall be deemed to have waived any rights or remedies available to Customer for breach of this agreement.
29. Any **non-fabricated item returns** must first be authorized by Seller in writing and returned according to Seller's instructions. Returns are subject to a 20% restocking charge unless they are determined and deemed to be defective by Seller.
30. Regarding merchandise that is **returned** to the Seller, Customer must pay all costs for packing, loading and/or shipping.
31. All sales are quoted **F.O.B.** to our company, unless otherwise agreed, and Customer agrees to pay all **freight**, transportation, or drayage.
32. If scope of work specifies **retractable awnings**, Seller is not responsible for any damage to awnings or retraction systems resulting from exposure to weather conditions (i.e. rain, winds, etc.)
33. **Retractable awnings** are meant to be used for shade and can't be out during inclement weather; they are not meant to be extended in any type of rainfall. Retractable awnings must be retracted during all inclement weather regardless of having a sensor or not. Sensors are not a fail safe for inclement weather.
34. Seller shall not be **liable** for injuries, damages, or delays to persons or property directly or indirectly.
35. All sums are **payable in advance** unless Seller expressly consents in writing to later payment. If payment is not made when due, service charges at the rate of 18% per annum (1.5% per month) will be added to Customer's account. This service charge will be added on all past due accounts until paid in full. If Seller, at Seller's sole discretion, believes Customer's financial responsibility is unsatisfactory, Seller may defer or decline to make shipments except upon receipt of security satisfactory to it, or Seller may terminate this agreement by written notice to Customer.
36. Customer shall pay to Seller all costs, expenses, and reasonable attorney's **fees** incurred by Seller to collect the purchase price and any other sums dues hereunder or to enforce any other provision of this agreement.
37. Customer shall indemnify, defend and hold Seller and its agents, employees, officers, directors, shareholders and representatives, harmless from and against any and all losses, claims, actions, damages, liabilities, penalties, costs and expenses, including reasonable attorney's fees, incurred or suffered by Seller pursuant to and/or in connection with the **acts, and/or omissions to act**, of Customer or their Customer, agents, representatives, officers or employees with respect to Customer's purchase, receipt and/or installation of merchandise hereunder.
38. Unless the express terms of this agreement provide otherwise, Customer agrees that Customer does not acquire any right to possess, sell, assign or dispose of merchandise until it is entirely paid for. **Title and security interest** to such merchandise shall remain with Seller until full payment is received.
39. Upon any **default in any payment** by Customer under this agreement, Seller at its sole option, may elect that the remaining payments due hereunder be accelerated and the entire amount of the purchase price be due and payable immediately and before delivery of merchandise to Customer. In addition, Customer hereby gives Seller permission to enter upon Customer's premises and, without any court order or other process of law, repossess and remove merchandise purchased by Customer, either with or without notice. In such event, there shall be due from Customer, and Customer shall immediately pay to Seller all costs and expenses of Seller in repossessing, transporting, repairing or otherwise handling merchandise subject to this agreement. Also, in such event all rights of Customer for trespass or other causes are waived. Correspondingly, Customer will be required to pay Seller's customary charges for reinstallation of the merchandise should the Customer request same. In addition, Seller shall be entitled to recover lost overhead profit.
40. Seller has the right to file a preliminary **lien** notice against any Customer to which materials have been supplied. Customer agrees to provide Seller with information required to be included in a preliminary lien. Failure by Customer to provide such information allows Seller to retain as its sole option the right to cease production, overriding any previously agreed upon terms, until the requested information is provided.
41. Seller has the right to withhold any merchandise or shipments if Customer's account is **past due** for any reason.
42. Customer agrees that the **terms** as set forth in this agreement shall act as the terms between Seller and Customer and cannot be altered unless mutually agreed upon in writing by authorized representatives of both Seller and Customer. Customer also understands that at no time will payment to Seller be contingent upon receipt of payment by Customer from its Customer. Additionally, the terms of this agreement supersede all past terms and any future terms of sale that conflict with the terms of this agreement including, but not limited to, terms of payment.

CP&C Agreement for total of 3 pages Print Name: _____ Signature _____ Date: _____





SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4B11

Custom Canvas Structures INCORPORATED

Office: 813-251-1115
1709 West Lemon St., Tampa, FL 33606



Customer: Breeze Home

Contact Name: Gaby Arroyo

Job Address: 6270 Silverado Ranch Blvd, Zephyrhills, FL 33541, USA

Email: work:Gaby@BreezeHome.com

Phone: work:813.565.4663

Customer PO#: N/A

Rep: Robert Heffington - Cell Phone 443-572-1595, robert@customcanvasstructures.com

Terms: 50% Deposit Amount: 9937.50

9 Oct 2023

PROPOSAL - 6176

Description:

Project Type: New - Steel Frame & Fabric

Awning Type: A-Frame Awning

Fabric Type: PATIO

Fabric Name: Black

Frames: GATORSHIELD 1" Square

Paint Frame: NEED, Black

Wings: YES,

Valance: Yes RIGID 10"

Braid:

Scallop: NA

Thread: Standard Black

Fabric Attached by: Laced

Additional Proposal Notes:

1	New free standing gable A-frame awning above the mailboxes. 17' wide X 2'2" drop X 23' projection X 10" rigid valance (Includes Permits and Engineering)	19,875.00	19,875.00
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*Buyer understands that price does not include permitting, engineered drawings, or permit fees unless specifically priced and included above

Subtotal: 19875.00

*Custom Awnings are handmade items and prone to some slight wrinkles or imperfections. Pipe frame awning recovers are notorious for having wrinkles as the fabric is not held taut like typical laced awnings. Awnings with soft valances will contain wrinkles and will not be taut and flat.

Sales Tax: 0.00

Total: 19875.00

The buyer understands that the material necessary to fill this order is custom-made and agrees that this order is not subject to cancellation. Buyer further agrees that Custom Canvas Structures shall not be responsible for loss or delay, due to strikes, lockouts, labor disputes, Acts of God, fires, accidents, or other causes, including but not limited to, failure of dependent third parties, beyond its control. Custom Canvas Structures shall not be responsible and hereby disclaims any liability for damage resulting from or defects in specifications submitted by Buyer. Custom Canvas Structures, as evidenced by its execution below, or upon commencing performance of the work, it is understood that this instrument upon such acceptance, contains all and the only agreements, between Custom Canvas Structures and that no representative of Custom Canvas Structures has made any warranties or agreements oral or written, modifying or adding to the terms. Note that the originally proposed installation timeframes may change without notice. Unless a previously agreed upon installation date has been set and agreed upon in writing, installation timeframes may change.

Any alterations involving an extra cost will become an extra charge over and above the amount stated above. Buyer further understands and agrees that if any payments here/or elsewhere set forth is not made in accordance with the terms hereof, the late payment service charge will be imposed on all balances ten (10) or more days past due at a periodic rate of 1.5% per month (18% per annum). Custom Canvas Structures, shall have and retain a purchase money security interest under the Uniform Commercial Code of the State of Florida in and to any and all goods, equipment, or other items installed or provided by Custom Canvas Structures together with any and all proceeds thereof and Custom Canvas Structures shall have any and all remedies available to a secured party under said Uniform Commercial Code. Including the right to remove and repossess any item installed by Custom Canvas Structures. Buyer shall pay all costs of collection including a reasonable attorney's fee and the costs.

The Buyer hereby accepts Custom Canvas Structures' proposal to furnish all labor and materials necessary to manufacture/install or recover/repair the articles of personal property described above. Buyer understands that upon project completion an invoice will be provided for payment, due upon receipt via personal or business check.

Buyer's Signature _____ Printed Name _____ Approved: Custom Canvas Structures, Inc. _____

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4BIII



QUOTE Q878

“SILVERADO CDD”

October 25, 2023

Prepared by Billy Flynn
billy@tampabayawning.com

Tampa Bay Awning
4608 N Hale Ave
Tampa, Florida 33614
phone (813) 261-0202
www.tampabayawning.com

Bill To

GABY ARROYO
6270N SILVERADO RANCH
BLVD
ZEPHYRHILLS, FL 32541

Billing Contact

GABY ARROYO
GABY@BREEZEHOME.COM
cell (813) 565-4663

Installation Address

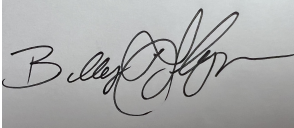
GABY ARROYO
6270N SILVERADO RANCH
BLVD
ZEPHYRHILLS, FL 32541

Qty	Description	Price
1	Free Standing Canopy Description Canopy Style: Gable Canopy Dimensions Width: 17', Overall Height: 8', Length: 23', Rigid Valance Height: 8" Fabric Brand: Serge Ferrari, Color: BLACK Additional Options Notes: Upper frame mill finish, post are powder coated black	\$20,530.00
1	Installation	\$1,550.00

Notes	Total	\$22,080.00
Serge Ferrari Fabric Carries a 10-year Limited Manufacturer's Warranty	50% Deposit due at time of order	\$11,040.00
Thread Warranty: All Gore Tenera Thread Lasts the Lifetime of the Awning Fabric	50% Balance due upon completion	\$11,040.00

Terms and Conditions

Buyer understands that they are purchasing a custom-made product and agrees that order is not able to be cancelled or monies refunded. Any alterations involving an extra cost to Tampa Bay Awning, LLC. will become an additional charge over the amount stated in the above quote. Tampa Bay Awning, LLC. fully owns the product and materials used to manufacture the items described above, until the balance is paid in full and by signing this agreement the customer gives Tampa Bay Awning, LLC permission and the right to take back the product listed above. Any and all damage to the building or structure it was mounted to will be the customers financial responsibility to have repaired or bring back to its original condition. Any and all cost and collection including attorney fees will be responsible from buyer if the payment in full is not made to the terms listed above. All sales tax, permits and engineering will be at an additional cost if not listed in the above description.

Approved By:  on October 25, 2023

Customer: _____
Name Signature Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4C

Catherinne ProCleaners LLC

... Your Cleaning Company!



CLEANING AMENITY CENTER PROPOSAL

Prepared for

SILVERADO CDD

Prepared by

Catherinne Bustamante

Owner-Manager

813.838.7423

Catherinneprocleaners@gmail.com

Nov 11th 2023

Your Satisfaction is Guaranteed!

ABOUT US

CATHERINNE PROCLEANERS LLC is a distinguished Commercial and Residential Cleaning Services provider in TAMPA BAY, FLORIDA.

Our company serves small and mid-sized offices and establishments in the city. Our employees are fully trained to render excellent quality work to address all of our clients' cleaning needs.

JANITORIAL SERVICES

Our team of professional cleaners will render the following comprehensive cleaning services for your business.

RESTROOMS

- Toilets-Urinals. (Clean, Sanitize)
- Sinks, Counter mirrors (Clean, Sanitize)
- Floors, Drains (Sweep, Mop, Clean)
- Walls, Partitions, Doors (Clean, Sanitize, Dust)
- Trash (Empty, Clean, Line)
- Supplies (Fill, Restock)
- Others

POOL AREA

- Trash (Empty, Clean, Line)
- Doors/Door handles (Clean, sanitize)
- Pool Area (Pick-up trash, Sweep)
- Pool Furniture (Clean, return to right place)
- Fans, lights (Clean, Dust)
- Others

NOTE: The Supplies (Toilet paper, paper towel, garbage bags, hand soap) will be provided by Catherinne ProCleaners LLC in limited quantity.

Pricing

OPTION C	Price Daily	#Days	Total
SUMMER (MAY-NOV) 5 d/w	\$75	155	\$11625
WINTER (DIC-APRIL) 3 d/w	\$75	63	\$4725
Taxes	7%		n/a
			\$16350

TERMS AND CONDITIONS

1. Payment

Service costs will be calculated on a weekly basis and must be paid via check, payable to CATHERINNE PROCLEANERS LLC mail address 34026 Torrent Lane, Wesley Chapel, FL 33543. An invoice will be provided every month.

2. Term & Termination

The company will render the proposed services for a year from the date of commencement. The client may terminate the performance of services, provided that a formal written notice is submitted to the company.

3. Damage & Loss

The company will be held responsible for all damages or losses incurred by the client if, after due investigation, it is identified that such damages or losses are caused by the company's negligence.

4. Confidentiality

The contents of this proposal and all attached documents are of confidential nature and must not be disclosed to unauthorized third parties.

APPENDIX

Commercial Cleaning Services

A complete and detailed list of our cleaning services, specific rates, and cleaning supplies

List of Professional Cleaners

Information on the employees who will be assigned to execute the services herein.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4DI



2161 East County Road 540A #225

Lakeland, FL 33813

Phone: (813) 565-4663

DATE

11/9/2023

BILL TO

Silverado HOA

2161 East County Road 540A #225

Lakeland, FL 33813

ESTIMATE NUMBER

SHOA071224

DESCRIPTION	AMOUNT
Pressure wash sidewalks from beginning of clubhouse to end of Silverado Ranch Blvd	5,550.00
Pressure wash sidewalks on both sides of the street from the amenity center STOP sign to the dead end of Silverado Ranch Blvd	
Pressure was distance: ~ 1.28 Miles	
Cost includes all labor, materials, supplies for entire project to pressure wash	
<i>Thank you for your business!</i>	5,550.00
	\$ 5,550.00

Signature

Date

If you have any questions about this invoice, please contact
Michael Sakellarides, Michael@BreezeHome.com

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4DII



2161 East County Road 540A #225

Lakeland, FL 33813

Phone: (813) 565-4663

DATE

11/9/2023

BILL TO

Silverado HOA

2161 East County Road 540A #225

Lakeland, FL 33813

ESTIMATE NUMBER

SHOA071225

DESCRIPTION	AMOUNT
Pressure wash ONLY the needed areas of sidewalks from beginning of clubhouse to end of Silverado Ranch Blvd. This includes 1 Mile of the ~1.28 Miles of distance.	4,050.00
Pressure wash sidewalks on both sides of the street from the amenity center STOP sign to the dead end of Silverado Ranch Blvd. Breeze will pressure wash ONLY NEEDED AREAS and skip areas in good condition.	
Pressure was distance: ~ 1 Mile of 1.28 Miles (Measurement is approximate)	
Cost includes all labor, materials, supplies for entire project to pressure wash	
<i>Thank you for your business!</i>	4,050.00
	\$ 4,050.00

Signature

Date

If you have any questions about this invoice, please contact Michael Sakellarides, Michael@BreezeHome.com

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4EI

Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way
 Spring Hill, FL 34609 US
 (813) 476-1933
 floridabrothersllc@gmail.com



Estimate

ADDRESS
 Silverado CDD
 1540 International Pkwy
 Suite 2000
 Lake Mary, FL 32746 USA

ESTIMATE 1151
 DATE 09/24/2023
 EXPIRATION DATE 11/25/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	This estimate is for Janitorial Services for the Silverado Community - Based on coverage for a full year.			
	Services	Summer (May - Nov) 5 days a week visit (135 visits during this time) @ \$74.55 per visit = \$10,064.25	135	74.55	10,064.25
	Services	Estimate continued - Winter (Dec. - April) 3 days a week visit (66 visits during this time) @ \$74.55 per visit = \$4,920.30 Total overall = \$14,984.55	66	74.55	4,920.30
	Services	After one full year of our janitorial services, and signed into a second year of our janitorial services, we will provide a one time courteous "free" deep clean of your clubhouse restrooms, within the first 6 months of service in year 2. To note - A deep clean (pressure cleaned floors/grout, pressure clean toilets/urinals underneath and behind, pressure clean walls & deep cleaning ceiling where needed) can be added at anytime, for additional charges. Please let us know.			

Thank you for your business opportunity.

This estimate provides a detailed description of janitorial cleaning services to be provided for a full year.

Restrooms- Clean & Sanitize Toilets, Urinals, Walls, Partitions, Doors, Counters, Sinks & Mirrors. Sweep & Mop Floors & Drains. Empty trash clean and reline. Fill and restock restroom supplies.

Pool Area

SUBTOTAL	14,984.55
TAX	0.00
TOTAL	\$14,984.55

Clean, empty and line trash cans. Clean & sanitize doors & handles, Sweep, trash pickup and return pool furniture to proper locations. Clean/Dust lighting/fans as needed.

Other advanced cleaning options available upon request (pressure washing in restrooms, floor grout cleaning with pressure, etc.).

To note - This janitorial service is another Florida Brothers branch, providing you quality service and customer satisfaction, with professional handyman & janitorial needs.

Invoicing is conducted on a biweekly basis

Customer is tax exempt.

Accepted By

Accepted Date













A white hand dryer with a silver soap dispenser mounted on the wall. The brand name "SERVATIO" is visible on the front of the hand dryer.

A large rectangular mirror mounted on the wall, reflecting the interior of the stall, including a white toilet.

A white ceramic sink with a chrome faucet, mounted on the wall. The plumbing pipes and trap are visible underneath the sink.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4E11

Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way
Spring Hill, FL 34609 US
(813) 476-1933
floridabrothersllc@gmail.com



Estimate

ADDRESS
Silverado CDD
1540 International Pkwy
Suite 2000
Lake Mary, FL 32746 USA

ESTIMATE 1179
DATE 10/28/2023
EXPIRATION DATE 11/30/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Paver Repair	This is to remove, re-level & reinstall the pavers in (3) different locations that are settling around the pool deck. All associated costs are covered here, materials & labor.	3	285.00	855.00

Thank you for your business opportunity!

This estimate is to remove, re-level & reinstall (3) different locations of pavers that are settling in and around the pool deck area. Please see pictures attached, sent online via this request, for your review (shows the settling areas).

SUBTOTAL	855.00
TAX	0.00
TOTAL	\$855.00

Accepted By

Accepted Date



5 FT

5 FT







SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4E111

Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way
 Spring Hill, FL 34609 US
 (813) 476-1933
 flordabrothersllc@gmail.com



Estimate

ADDRESS
 Silverado CDD
 1540 International Pkwy
 Suite 2000
 Lake Mary, FL 32746 USA

ESTIMATE 1186
 DATE 11/08/2023
 EXPIRATION DATE 12/16/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pressure Wash	Pressure Wash Sidewalks from Clubhouse to Dead End of Silverado Ranch Blvd. Pressure Wash both sidewalks (on both sides of the road), from the STOP sign in front of the clubhouse, to the dead end of Silverado Ranch Blvd. Measured just over One Mile (1.2) in distance. Cost covers all materials, supplies and labor for pressure washing the whole project.	1	5,650.00	5,650.00

Thank you for your business opportunity!

SUBTOTAL 5,650.00

Pressure Wash Sidewalks from Clubhouse to Dead End of Silverado Ranch Blvd.

TAX 0.00

Pressure Wash both sidewalks (on both sides of the road), from the STOP sign in front of the clubhouse, to the dead end of Silverado Ranch Blvd.

TOTAL **\$5,650.00**

Measured just over One Mile (1.2) in distance.

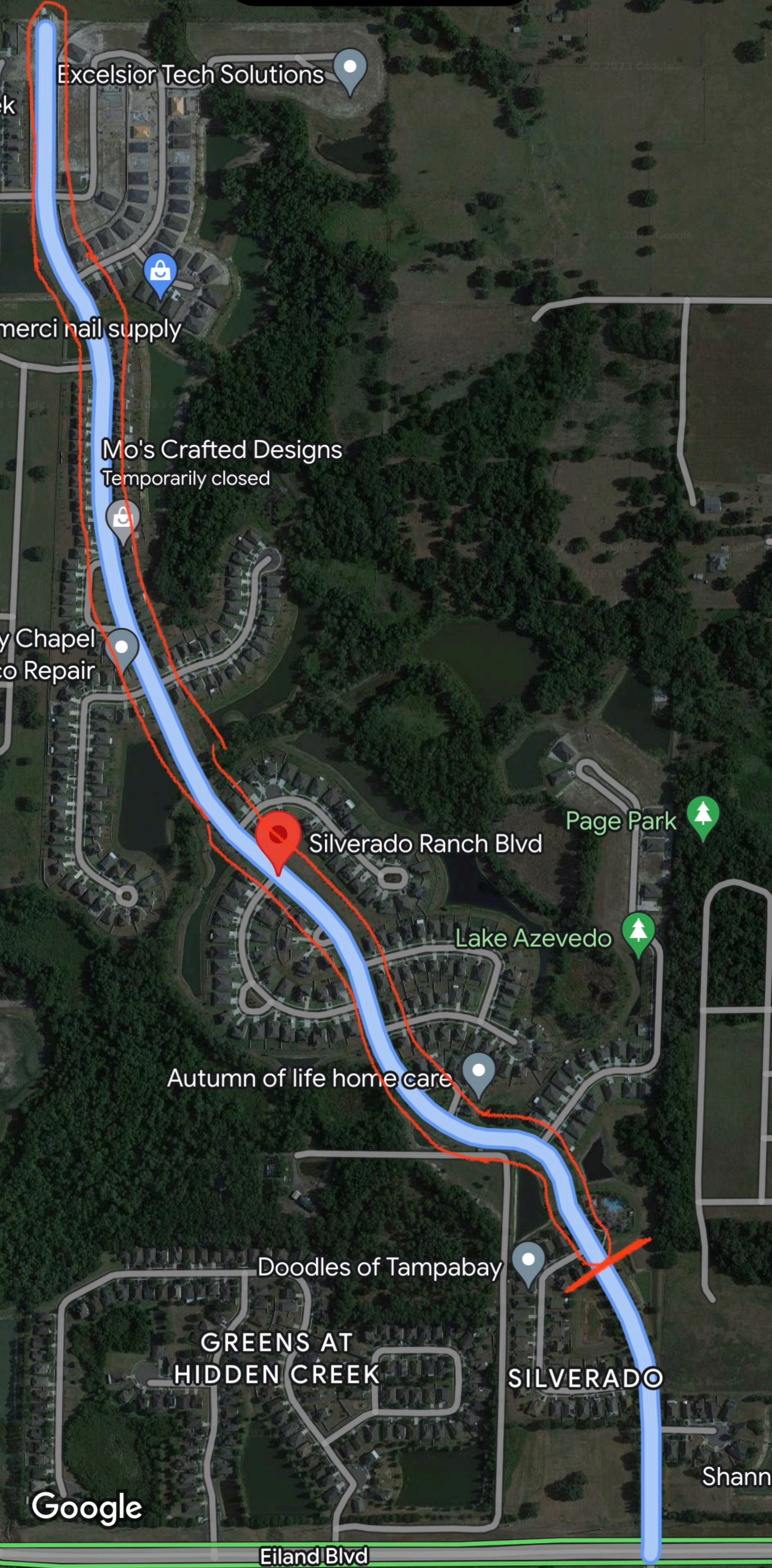
Cost covers all materials, supplies and labor for pressure washing the whole project.

If customer agrees to this proposal with signature, a deposit of 30% is due prior to scheduling of project. Estimated time to complete is one week, plus (subject to weather elements).

Customer is tax exempt.

Accepted By

Accepted Date



Excelsior Tech Solutions

k

merci nail supply

Mo's Crafted Designs
Temporarily closed

y Chapel
o Repair

Silverado Ranch Blvd

Page Park

Lake Azevedo

Autumn of life home care

Doodles of Tampabay

GREENS AT
HIDDEN CREEK

SILVERADO

Shann

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4EIV

Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way
 Spring Hill, FL 34609 US
 (813) 476-1933
 floridabrothersllc@gmail.com



Estimate

ADDRESS
 Silverado CDD
 1540 International Pkwy
 Suite 2000
 Lake Mary, FL 32746 USA

ESTIMATE 1188
 DATE 11/09/2023
 EXPIRATION DATE 12/16/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pressure Wash	<p>Pressure Wash Sidewalks from Clubhouse to Dead End of Silverado Ranch Blvd. (ONLY THE AREAS NEEDING TO BE PRESSURE WASHED - About ~75% of the sidewalk to be pressure washed)</p> <p>Pressure Wash both sidewalks (on both sides of the road), from the STOP sign in front of the clubhouse, to the dead end of Silverado Ranch Blvd. Measured just over One Mile (1.2) in distance. ONLY THE DIRTIEST AREAS. Lite dirtied areas are not included here.</p> <p>Cost covers all materials, supplies and labor for pressure washing the outlined project areas by FB choosing.</p>	1	4,200.00	4,200.00

Thank you for your business opportunity!

Pressure Wash Sidewalks from Clubhouse to Dead End of Silverado Ranch Blvd.
 (ONLY THE AREAS NEEDING TO BE PRESSURE WASHED - About ~75% of the sidewalk to be pressure washed)

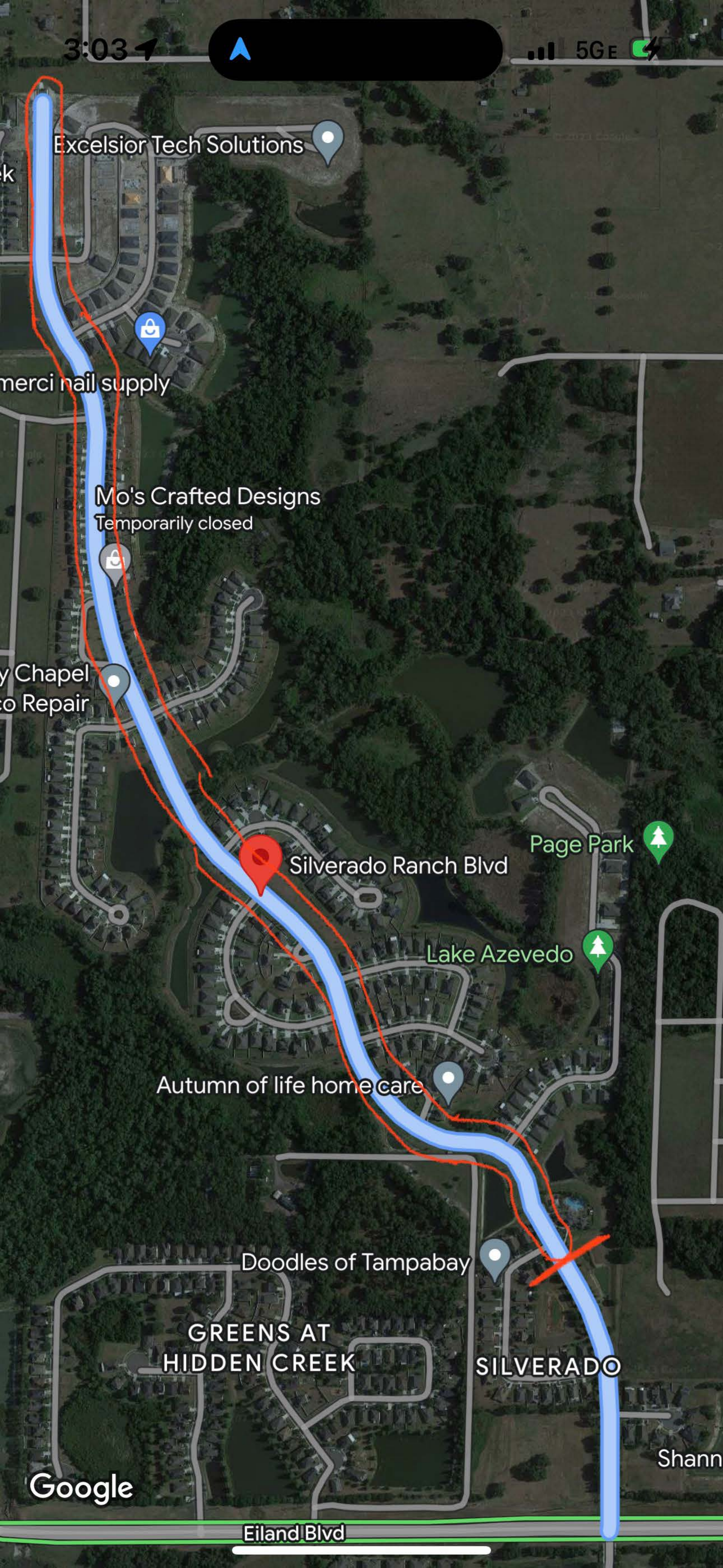
Pressure Wash both sidewalks (on both sides of the road), from the STOP sign in front of the clubhouse, to the dead end of Silverado Ranch Blvd. Measured just over One Mile (1.2) in distance. ONLY THE DIRTIEST AREAS. Lite dirtied areas are not included here.

Cost covers all materials, supplies and labor for pressure washing the outlined project areas by FB choosing.

Customer is tax exempt.

SUBTOTAL	4,200.00
TAX	0.00
<hr/>	
TOTAL	\$4,200.00

Accepted By



Excelsior Tech Solutions

k

merci nail supply

Mo's Crafted Designs
Temporarily closed

y Chapel
o Repair

Silverado Ranch Blvd

Page Park

Lake Azevedo

Autumn of life home care

Doodles of Tampabay

GREENS AT
HIDDEN CREEK

SILVERADO

Shann

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4FI



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Silverado CDD
6270 Silverado Ranch Blvd, Zephyrhills, FL 33541
Date 8/25/2023

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

We strive to maintain all of our clients pools with 100% quality year round,

Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

RATE for Commercial Service will

\$_3460_ per month for _5_ visits-per-week service for pools plus 2-days of chem testing per week. M-W-Th-F-Sa full service, Tuesday-Sunday testing only Main Pool, 86000 gallon. (\$3140 full service, \$320 additional testing days)

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service to begin: ___/___/___2023___

Property Address: ___6270 Silverado Ranch Blvd, Zephyrhills, Fl 33541

Email:___kim@breezehome.com_____

Name: ___Kim Morales_____

Phone Number: _ _____ ext _____

Signature: _____

Date: _____

Initial Tech: Bob

Offered by;

Robert Bowling

VP of Operations

Cooper Pools Inc

1-844-766-5256 Office

8/25/2023

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4F11



H2 Lagoon Solutions

7015 Martha Drive, Parrish, FL 34219

Proposal - 11022023 A

Date: 11/02/2023

To: Breeze Management Company

Proposal for Annual Pool Cleaning and Maintenance Services at Silverado Clubhouse, Zephyrhills, FL

Contract Period:

January 1, 2023 - December 31, 2023

Scope of Work

1. **Routine Cleaning (4 Days/Week)**
2. **Chemical Maintenance (4 Days/Week)**
3. **Enzyme Treatment**
4. **Diatomaceous Earth Filter Maintenance**
5. **Additional Services (As Required)**

Detailed Scope of Work

1. Routine Cleaning (4 Days/Week):

- Skimming the surface to remove debris
- Brushing the walls and floor
- Vacuuming the bottom
- Cleaning waterline tiles
- Emptying skimmer and pump baskets
- Adjusting water level

2. Chemical Maintenance (4 Days/Week):

- Testing water for pH, chlorine, alkalinity, calcium hardness, and cyanuric acid
- Balancing water chemistry by adding necessary chemicals
- Recording chemical levels and treatments

3. Enzyme Treatment:



- Applying enzyme treatments to breakdown non-living organic waste
- Reducing the need for excessive chemical dosages

4. Diatomaceous Earth Filter Maintenance:

- Inspecting and maintaining DE filters
- Backwashing and replacing DE for optimal filtration

5. Additional Services (As Required):

- Inspection and maintenance of pool equipment (pumps, heaters, etc.)
- Advising on repairs or upgrades
- Addressing unexpected pool-related issues

Financial Terms

- **Monthly Fee:** \$1,850
- **Total Annual Cost:** \$22,200

Payment Terms: Payments due by the 5th of each month. Late payments may incur additional charges.

Cancellation Policy: Termination of the contract requires a 30-day written notice by either party. Early termination may involve a cancellation fee.

Signature of Service Provider: _____

Accepted By: _____

Printed Name: _____

Date _____

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5



Work Order
 Work Order Number 00395921
 Created Date 11/7/2023

Account Silverado Ranch CDD
 Contact Jamie Sanchez
 Address 6010 Silverado Ranch Blvd
 Zephyrhills, FL 33541

Work Details

Specialist Comments to Customer	Good afternoon Silverado ranch this is James reporting in on today's service. Today I treated shoreline weeds on sites 1,3,5, and 8. I picked alot of trash from site 1. I also treated a algae bloom on 8. 13 is doing much better. Next visit is next week. Email me anytime at james.lafave@solitudelake.com thank you!!!!	Prepared By	JAMES LAFAVE
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Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Silverado Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	ALGAE CONTROL	
Silverado Ranch Cdd-Lake-ALL		

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on October 26 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
Thomas Smith	Vice Chair
Francisco Alexander	Assistant Secretary
Lee Chamoff	Assistant Secretary

Also present were:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Corey Roberts	Kilinski Van Wyk
Gaby Arroyo	Community Director-Breeze Management
Angie Lynch	Breeze Management (Breeze)
David Orshan	Go Solar Power
Nelson Arce	Resident
T. Castro	Resident
Beatrice Perez	Resident
Desue Johns	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

- **Consideration of Juniper Proposal No. 216573 [Annual Season Change Out]**
This item, previously Item 4A, was presented out of order.

Ms. Sanchez recalled that, at the last meeting, a proposal for new landscape at the main entrance was approved in a not-to-exceed amount of \$15,000, provided that the HOA was

40 willing to pay. Because the HOA did not approve the proposal, it can now be considered by the
41 Board.

42 Discussion ensued regarding the cost and the scope of work for the proposals for the
43 main entrance and the proposal for the “Annual Season Change Out”.

44 Ms. Sanchez stated Mr. Riviera’s email regarding the proposals reads:

45 “We need to go with both proposals. Have all annuals at the Clubhouse to give it a very
46 good look. There is too much only green there. Landscape the whole front, because the front is
47 in bad shape. The annuals at the front with no good landscaping won’t look good. We lost too
48 much plant material when we took it over at the main entrance because of lack of irrigation
49 from the previous vendor.”

50 Discussion ensued regarding the proposals, irrigation repairs and irrigation issues.

51 Asked if the Board is satisfied with Juniper, Ms. Sanchez stated the CDD just recently
52 engaged Juniper, following completion of the Request for Proposals (RFP) process. With regard
53 to criticism of Juniper’s service since the transition and charges for irrigation and a new pump,
54 Ms. Sanchez stated when a new vendor is engaged to fix issues or change procedures from a
55 previous vendor, it is common to receive new proposals. She stated Juniper is a large vendor,
56 the team is responsive and available when needed and she has no issues with Juniper thus far.

57 Ms. Hammock stated it is typical for vendors to identify problems within the first year of
58 assuming a contract, as they find issues that need to be addressed. While the Board has the
59 option to readvertise the RFP, a new vendor is typically given at least one year before being
60 evaluated to determine if they have risen to the occasion.

61 Discussion ensued regarding the previous vendor, the scope of work of the proposals
62 and landscaping budget.

63 These proposals were tabled to the next meeting.

64

65 **THIRD ORDER OF BUSINESS**

Discussion: Electric Bill Solar Options

66

67 Mr. David Orshan introduced his firm, Go Solar Power, and presented two proposals
68 designed to maximize the CDD’s savings on electric bills. He discussed the following:

69 ➤ His analysis of the CDD's electric bills suggests the CDD currently pays \$925 per month
70 for electric service and costs are increasing an average of 4% to 5% per year. Current use of
71 approximately 60,000 kilowatts annually costs approximately \$11,000.

72 ➤ The Ground Mount system would provide 106% of the CDD's current electrical needs at
73 a cash purchase price of \$197,714. The Inflation Reduction Act allows the CDD to receive a
74 direct payment of \$41,314 from the Federal Government, reducing the net cost of the system
75 to \$96,400; other credits are available.

76 Mr. Orshan reviewed the payment schedule, noting that, between years seven and
77 eight, the break-even point will be reached and the system will have paid for itself in cost
78 savings. He stated the system would be paid for within ten years. Asked how much it would
79 cost to replace a panel damaged by hurricane debris and the cost for yearly maintenance, Mr.
80 Orshan stated the panels do not require maintenance in this area because the rain cleans them.
81 He stated that panels are rated to withstand debris; panels damaged by an act of God would be
82 covered by liability insurance.

83 ➤ Climate First Bank offers a fully amortized five-year loan based on the Wall Street
84 Journal Prime Rate plus 1%, with a 1.5% Origination Fee; the bank would require that the CDD's
85 accounts be moved to the bank.

86 Pictures of installed Ground Mount and Roof Mount systems were displayed.

87 ➤ The Roof Mount system would provide approximately 54% of the CDD's electric bill at a
88 cost of approximately \$63,000.

89 ➤ He expressed his willingness to work with the CDD to help determine which program is
90 most advantageous and noted that solar systems for homes are also available, including lease
91 and financing programs.

92 ➤ The Roof Mount system costs \$63,674; a tax credit of \$19,102 reduces the net cost to
93 \$44,571. The 58-panel system would provide approximately 54% of the CDD's annual kilowatt
94 usage. The estimated electric bill would be reduced from \$925 to \$433.

95 ➤ Solar panels are guaranteed by the manufacturer for 25 years; however, they have a 40
96 to 50-year lifespan. All equipment is backed up by the company 100% while under warranty.

97 Mr. Orshan responded to questions about the systems, features, costs and benefits.

98 The Board Members discussed pros and cons, including insurance considerations,
99 savings on electricity over time, administrative fees, obtaining multiple competitive bids,
100 prioritization of CDD projects and expenditures and the need for due diligence.

101 A Board Member noted that the CDD already pays for electricity; an investment in
102 panels would redirect some of those funds and offer cost savings over time.

103 Asked about annual maintenance costs, Mr. Orshan stated the only systems he knows of
104 that have required scheduled maintenance were due to desert sand, pine tree sap, etc. He
105 discussed factors that are taken into consideration in calculating results including panel type,
106 panel efficiency, installation, location, historical weather data, etc. He stated his company
107 guarantees the level of production specified in the contract.

108 The Board and Staff thanked Mr. Orshan for his presentation. The consensus was that
109 no further proposals for solar services will be requested at this time.

110 This item will be included on the next agenda.

111

112 **FOURTH ORDER OF BUSINESS**

Consideration of Proposal(s)

113

114 **A. Juniper Proposal No. 216573 [Annual Season Change Out]**

115 This item was discussed following the Second Order of Business.

116 **B. Mailbox Covering Proposals/Estimates**

117 **I. Custom Canvas Structures Incorporated 6176 [A-Frame Awning \$19,875]**

118 **II. Awning Works, Inc. 28994 [Vinyl Canopy \$27,015.38]**

119 The Board and Staff discussed the proposals.

120 Ms. Arroyo will provide additional photos and a comparative summary of proposals to
121 consider at the next meeting. She stated the Awning Works, Inc., proposal will be reduced to
122 \$25,937 once tax is omitted. Permitting will take six to eight weeks.

123 **C. Pest Control Proposals**

124 **I. NaturZone Pest Control Services Agreement [Clubhouse, Pool Grounds, Tot Lot]**

125 **II. Turner Pest Control Commercial Agreement/Set Up [Exterior Treatment 126 around Pool and Playground; Interior Treatment of Restrooms]**

127 The Board and Staff discussed the pest control proposals. It was noted that NaturZone
128 provides monthly reports and they are very responsive at other properties managed by Breeze

129 Management. It was noted that \$1,440 is budgeted so, with the initial service fee of \$230 and
130 the monthly charge of \$110, the expenditure will slightly exceed budget.

131

132 **On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor,**
133 **engaging NaturZone for pest control services, and authorizing District Counsel**
134 **to prepare a form of agreement, was approved.**

135

136

137 Referring to the Breeze Management Staff Report, Ms. Arroyo discussed photos
138 pertaining to proposals and described the need for paver repairs due to safety hazards at the
139 Clubhouse, on the pool deck and approaching the tot lot. She discussed missing signage, sticky
140 residue on walls from missing signs, sidewalks in need of pressure washing and an 8" gutter in
141 need of repair. A Board Member noted that children have been hanging on the gutters. Ms.
142 Arroyo stated the ponds look good, with no algae and good water levels; some recessed water
143 levels were observed in some ponds. The dog park looks good.

144 Ms. Sanchez stated the Board tabled the Wish List at the last meeting.

145 Discussion ensued regarding moving the dog park away from the pond due to presence
146 of alligators and snakes, rather than removing the dog park fence. A Board Member stated
147 several complaints were received regarding dogs getting sick after going in the water.

148 **D. Breeze Estimates**

149 **I. SCDD101123 [Repaint Bathroom Floors \$1,975]**

150 The need for slip resistant paint was discussed. Additional proposals will be requested.

151 **II. SCDD101123A [Pressure Wash Amenity Center \$3,602.13]**

152 Pressure washing equipment and frequency were discussed. The consensus was to
153 ensure the current vendor is fulfilling the requirements and obtain separate services, if
154 necessary.

155 **III. SCDD101123B [Removal and Disposal of Damaged Bridge \$1,800]**

156 Discussion ensued regarding proposals for removal and disposal of the bridge near the
157 dog park, as well as other bridges already removed.

158 Ms. Hammock stated the expenditure is not an appropriate use of bond funds. Ms.
159 Sanchez stated the expenditure would be funded by the "Miscellaneous repairs and
160 maintenance" budget, which is \$10,000. Ms. Hammock recommended removal of the bridge.

161

162

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Breeze estimate SCDD101123B, in the amount of \$1,800, was approved.

163

164

165

166

IV. SCDD101123C [Replace Can Lights Under Amenity Lanai \$710.64]

167

Discussion ensued regarding proposals to replace the amenity lanai can lights.

168

A Board Member asked for LED light bulb units to be installed.

169

Discussion ensued regarding the second line item on the Breeze estimate.

170

The consensus was to omit removal of the adhesive substance from the pillar.

171

Discussion ensued regarding signage and the need for lighting.

172

173

On MOTION by Mr. Ozorowsky and seconded by Mr. Chamoff, with all in favor, Breeze estimate SCDD101123C for light replacement, in a not to exceed amount of \$415.64, with direction to use LED-replaceable lights, was approved.

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The consensus was that the men's restroom needs to be replaced. Ms. Sanchez stated the expenditure can be approved outside of a meeting and, when a proposal is received, she can send the agreement to the Chair for execution and blind copy the Board.

179

180

181

Mr. Ozorowsky referred to the Florida Brother's Maintenance & Repair LLC \$105 bid and motioned to approve installation of the men's restroom sign, in an amount not-to-exceed \$105. Ms. Sanchez stated the Breeze proposal will be a lower cost and reiterated that the expenditure can be approved outside of a meeting. Mr. Ozorowsky withdrew his motion.

182

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185

E. Tampa S.W.A.P. LLC Estimates

186

I. 1012 [Clubhouse Bathroom Paint \$2,150]

187

This item was discussed in conjunction with Item 4DI.

188

II. 1013 [Clubhouse Pressure Wash \$3,900]

189

This item was discussed in conjunction with Item 4DII.

190

III. 1014 [Gutter Cleaning, Men's Restroom Sign, Looser Paver Repair \$1,950]

191

Ms. Arroyo discussed the liability associated with loose pavers.

192

The consensus was that a more detailed proposal is needed.

193

This item was tabled.

194 **IV. 1015 [Bridge Demo \$11,000]**

195 This item was discussed in conjunction with Item 4DIII.

196 **F. Catherine ProCleaners LLC Proposal/Estimates**

197 **I. Cleaning Amenity Center**

198 Ms. Arroyo presented the proposals for cleaning the amenity center. Florida Brother's
199 Maintenance & Repair LLC bid \$18,200. Catherine ProCleaners, LLC bid \$20,000. J Mac
200 Property Service bid \$340 for three days per week, \$475 for five days per week and \$595 for
201 seven days per week. Ms. Arroyo stated she does not recommend J Mac because the vendor is
202 in Riverview and Zephyrhills is a long drive. Both other vendors are local.

203 Ms. Sanchez stated \$16,000 is budgeted for the expenditure.

204 Discussion ensued about proposals, levels of cleaning frequency in summer and winter
205 and the cost. Ms. Sanchez stated the amenity center is currently cleaned three days a week.

206 Ms. Hammock stated the pool vendor contract also includes amenity center cleaning
207 and recommended removing that service if another vendor will take it over. Based on the
208 information she has, the CDD currently pays \$6,000 per year.

209 Ms. Lynch stated, if the pool service is provided by H2 and the janitorial service is
210 removed, the pool service cost will increase; this was just done in another community.

211 Staff was directed to request revised proposals from Florida Brother's and Catherine
212 ProCleaners for cleaning five days per week, from May through November, and three days per
213 week from December to April. Pool maintenance vendor proposals without amenity cleaning
214 will also be requested.

215 A Board Member asked how trash service will be factored in, given that the pool service
216 currently takes the trash out on a regular basis. Ms. Arroyo stated the janitorial company would
217 take out the trash.

218 **II. 2540 [Club House Pressure Wash \$1,400]**

219 **III. 2541 [Sidewalk Pressure Wash \$9,000]**

220 These items were discussed in conjunction with Item 4DII.

221 **G. J Mac Property Service Proposal for Daily Cleaning**

222 This item was discussed in conjunction with Item 4FI.

223 **H. Florida Brother's Maintenance & Repair LLC Estimates**

224 I. 148 [Replace Can Lights Under Lanai \$377.72]

225 This item was discussed in conjunction with Item 4DIV.

226 II. 1149 [Replace Missing Soffit on Clubhouse Front Entry Side \$135]

227

228 **On MOTION by Mr. Ozorowsky and seconded by Mr. Alexander, with all in**
229 **favor, the Florida Brother's Maintenance & Repair LLC proposal for**
230 **replacement of the missing soffit, in the amount of \$135, was approved.**

231

232

233 III. 1151 [Annual Janitorial Services \$18,216]

234 This item was discussed in conjunction with Item 4FI.

235 IV. 1153 [Replacement of Men's Restroom Sign \$105]

236 This item was discussed in conjunction with Item 4EIII.

237 V. 1154 [Removal of Dried Adhesive on Pillars/Paint \$160]

238 This item will be kept on the list for future consideration.

239 VI. 1155 [Removal and Disposal of Damaged Bridge \$4,927.84]

240 This item was discussed in conjunction with Item 4DIII.

241 VII. 1156 [Lanai Ceiling Fan Repair/Replacement \$298.95]

242 The consensus was to postpone this item until the end of winter.

243 VIII. 1157 [Pressure Wash Clubhouse Exterior \$2,710.90]

244 This item was discussed in conjunction with Item 4FI.

245 IX. 1167 [Install New Motion Sensor Light Switches at Clubhouse \$375]

246 The Board and Staff discussed the proposal to replace flip/dial light switches with
247 motion sensors at the Clubhouse. A proposal will be requested for restrooms only.

248 I. DC Integrations Agreements/Proposals

249 I. Access Management Agreement [Access Takeover Pool \$75]

250 II. CCTV Management [CCTV Takeover Pool \$75]

251 III. TH23920 [Cell Internet for Access and CCTV \$130]

252 IV. TH23924 [Videofied \$6,950]

253 V. TH23924 [Monitoring Agreement Videofied \$1,680]

254 VI. TH23925 [2 Camera Solar \$7,480]

255 Discussion ensued regarding the DC Integrations agreements and proposals.

256 Ms. Sanchez recalled Ms. Stewart advised that construction funds can be used for
257 security in areas other than the Clubhouse.

258 Discussion ensued regarding transition of the pool fob technology from Access
259 Management to Breeze and DCI’s role in supplying fobs and maintaining the fob database.

260 Ms. Lynch discussed the process and noted some residents are waiting for pool fobs.

261 Ms. Hammock stated the prior amenity manager had an Agreement with DCI whereby
262 Access Management would procure pool fobs from DCI, on behalf of the CDD, and the CDD
263 would reimburse Access Management for the cost and materials. She described the current
264 contract with Breeze, which is set up to work in the same manner, and allows for monies to be
265 recouped for lost fobs, etc.

266 Discussion ensued regarding fobs issued to renters and the need to deactivate fobs
267 when renters and homeowners leave the community. It was noted that DCI maintains the data
268 and orders fobs as directed by the management company.

269 Ms. Hammock stated the fee paid to DCI is included in the management company’s fees.
270 Ms. Lynch stated more information will be provided at the next meeting.

271 This item was tabled.

272

273 **FIFTH ORDER OF BUSINESS**

**Update: SOLitude Lake Management, LLC,
Service Report – October 2023**

274

275

276 The October 2023 SOLitude Lake Management, LLC, Service Report was provided for
277 informational purposes.

278 The consensus was that the ponds look good; no complaints were received.

279

280 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of September 30, 2023**

281

282

283 Over budget line items were discussed. It was noted that the overages will likely be
284 offset by line items that are under budget.

285 Ms. Hammock discussed the CDD’s requirement, as a governmental entity, to true-up
286 the budget within 60 days of the end of the fiscal year. The CDD is not over budget on the

287 bottom line. The balanced budget will be presented by November 30, 2023 and the line items
288 can be adjusted accordingly.

289 Staff was asked to provide information for line items over 100% of budget.

290 Ms. Sanchez stated that the Accounting Team compiles and forwards invoices to District
291 Management and to Breeze for review and approval prior to issuing payments.

292

**On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,
the Unaudited Financial Statements as of September 30, 2023, were accepted.**

293

294

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296

297 **SEVENTH ORDER OF BUSINESS**

**Approval of September 28, 2023 Regular
Meeting Minutes**

298

299

**On MOTION by Mr. Alexander and seconded by Mr. Ozorowsky, with all in
favor, the September 28, 2023 Regular Meeting Minutes, as presented, were
approved.**

300

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304

305 **EIGHTH ORDER OF BUSINESS**

Board Member Comments

306

- 307 • **Sidewalk Pressure Washing**

308 Mr. Ozorowsky stated numerous requests for pressure washing on Silverado were
309 received and suggested a vendor be engaged to address the safety issues.

310 Discussion ensued regarding the scope of work and requesting proposals.

311 Ms. Hammock stated the City owns the right-of-way, including the sidewalk at the
312 entrance to the community and all the way to the amenity center.

313 Mr. Ozorowsky asked Ms. Arroyo for a list of current, pending, approved and deferred
314 projects. Ms. Arroyo stated the items will be included in the inspection report.

315 Mr. Ozorowsky asked if the CDD is paying for both attorneys who are present at the
316 meetings, noting that legal fees are over the budgeted amount. Ms. Hammock replied no and
317 stated that invoices are only submitted for one attorney.

318 Ms. Sanchez stated the District Engineer generally does not attend meetings unless
319 requested and District Counsel’s presence has been needed due to the recent amenity

320 management transition. A lot of work is done outside of meetings with regard to agreements,
321 etc.

322 Mr. Alexander discussed the need for a waiver to be signed by volunteers for holiday
323 lighting installation. Ms. Hammock will email the waiver previously approved by the Board for
324 volunteers assisting with holiday lights and decorations. All volunteers must sign the waiver
325 before volunteering; Staff should keep the hard copy and scan and email the waiver to District
326 Counsel.

327 A resident reported that twelve volunteers signed up to assist with the holiday lights
328 and decorations. A Zoom meeting will be held; some residents are volunteering time and
329 donating materials. A meeting date at the Clubhouse and via Zoom will be arranged.

330 Ms. Hammock stated only one Board Member can attend the Zoom meeting due to
331 Sunshine Law requirements.

332

333 NINTH ORDER OF BUSINESS

Staff Reports

334

335 A. District Counsel: Kilinski | Van Wyk

336 • Discussion: ADA Requirement Check on Sidewalks

337 Ms. Hammock stated the sidewalk meets Americans with Disabilities Act (ADA)
338 requirements. A legal analysis prepared for another community with the same issue was
339 utilized to save on legal time. ADA requirements address sidewalk slope, texture and ramp
340 access, not where the sidewalk ends. Proposals can be requested for additional sidewalk
341 installation but it is not an ADA requirement. She will ascertain if Construction Funds can be
342 used.

343 Ms. Hammock discussed the new requirement for Supervisors to complete a four-hour
344 ethics continuing education course every year. The requirement will become effective on
345 January 1, 2024. Staff will email information pertaining to free training; a workshop might be
346 scheduled. Next year, Form 1 will include a box to check, to indicate the requirement was met.
347 She recommended that records be kept for any trainings attended outside of a workshop. No
348 similar training is required for HOA Board members.

349 B. District Engineer: Stantec

350 There was no report.

351 **C. Operations Manager: Breeze Home**

352 Ms. Arroyo presented the Breeze Home monthly report. The Board was appreciative.

353 • **Update: Electrical Outlet**354 Ms. Arroyo stated she called the contractor but the phone number was disconnected
355 and her email went unanswered. Upon inspection, she believes the reason the monument
356 lights are not working is because the landscaper cut the wire; the lights are obscured by
357 overgrown bushes. A proposal will be requested to be presented at the next meeting.358 Ms. Sanchez recalled the proposal for the entry monument was \$1,250. She stated she
359 received no response to her email and asked if Patriot provided any proposals. Ms. Arroyo
360 stated Patriot did not; she will request a proposal from Wave Lighting. Ms. Sanchez noted that
361 the Patriot proposal was approved at a previous meeting but the vendor has not been paid.

362

On MOTION by Mr. Ozorowsky and seconded by Mr. Alexander, with all in favor, installation of an electrical outlet at the entry monument, in a not-to-exceed amount of \$1,250, was approved.

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On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor, cancelling the December 28, 2023 meeting, was approved.

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Ms. Perez discussed a fence that was repaired by Juniper and complained that numerous kids have been observed swimming in the pond behind her home.

Discussion ensued regarding signage and the need to call police in such instances.

Ms. Hammock stated the Amenity Policy prohibits fishing and swimming in stormwater ponds whose purpose is to divert stormwater from CDD facilities.

Ms. Lynch will address signage installation.

Resident Desue Johns asked for an explanation of the CDD assessments. Board Members explained CDD operations, budgeting, building of reserves and efforts to keep assessments low. Ms. Hammock stated the Non-Ad Valorem Assessments collected on the tax bill and are used to pay the administrative costs to run the CDD. Operations and maintenance of public infrastructure includes roadways, sidewalks, amenity center, pool, tot lot, etc.

Mr. Ozorowsky encouraged members of the public to attend meetings, provide input and review documents at www.silveradocdd.org. He noted that expenses are shared by all property owners of the 430 homes in the CDD. The bonds utilized to build the community will eventually be paid off; however, the Operation & Maintenance budget will continue to pay CDD expenses.

Mr. Alexander suggested signs be installed to prevent through traffic of construction vehicles and stated police will not enforce traffic laws on private roads. Ms. Hammock stated she will contact the Police Department’s attorney. She asked residents to document any damage to roads or infrastructure with photographs and send them to Staff.

Mr. Johns stated his storm drain is clogged. Ms. Arroyo will contact the vendor.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the meeting adjourned at 8:50 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

417
418
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421
422

Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C



Silverado

Gaby Arroyo

Complete

Score	35 / 42 (83.33%)	Flagged items	0	Actions	0
-------	------------------	---------------	---	---------	---

Prepared by

Gaby Arroyo

Ponds

3 / 3 (100%)

Ponds 1

3 / 3 (100%)

Ponds

Good

Ponds are satisfactory. A few ponds are showing low water levels.



Photo 1



Photo 2

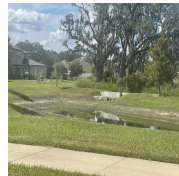


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

Pond Location

Landscaping

3 / 3 (100%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good

Landscaping is satisfactory.



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

Landscaping Location

Mailbox

Good

Proposal on the agenda for mailbox covers.

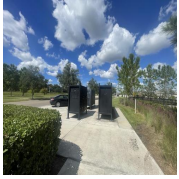


Photo 19

Mailbox Location

Streetlights

N/A



Photo 20

Streetlights Location

Entrance Monument - Main

Fair

Main entrance cap is leaning. Landscaping in the front needs some work.

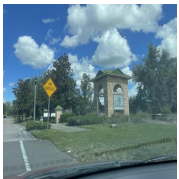


Photo 21



Photo 22



Photo 23

Gates - Main

Good

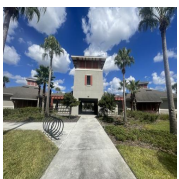


Photo 24

Sidewalks

Good



Photo 25



Photo 26



Photo 27



Photo 28

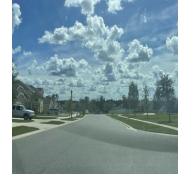


Photo 29



Photo 30

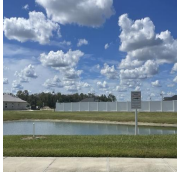


Photo 31



Photo 32



Photo 33



Photo 34

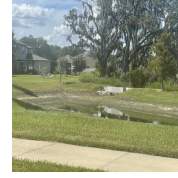


Photo 35

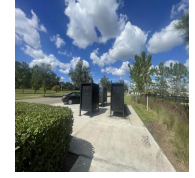


Photo 36



Photo 37



Photo 38

Sidewalks Location

Common Area Fence

Roads

Good



Photo 39



Photo 40

Roads Location

Amenities

15 / 18 (83.33%)

Amenities 1

15 / 18 (83.33%)

Clubhouse

Good



Photo 41

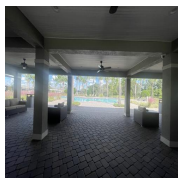


Photo 42

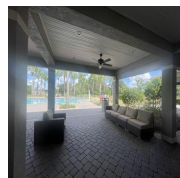


Photo 43



Photo 44

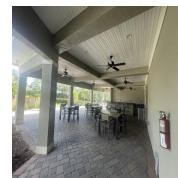


Photo 45

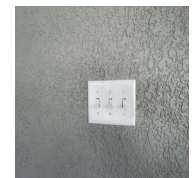


Photo 46



Photo 47



Photo 48

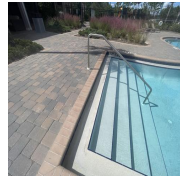


Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

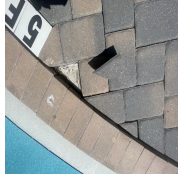


Photo 54



Photo 55



Photo 56



Photo 57

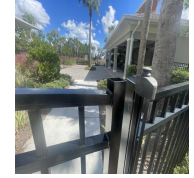


Photo 58

Clubhouse Restrooms

Fair

Women and Men's restroom needs some enhancements

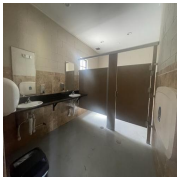


Photo 59

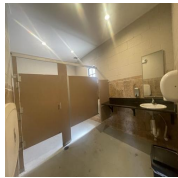


Photo 60

Pool

Fair

Areas around the pool needs to be treated



Photo 61

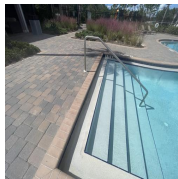


Photo 62

Tot Lot

Good

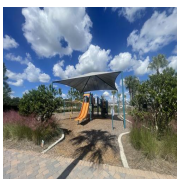


Photo 63

WiFi Speeds at Clubhouse

Dog Park

Good

Dog Park is satisfactory

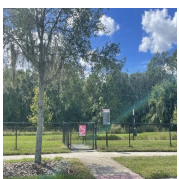


Photo 64

Other Observations

2 / 3 (66.67%)

Other Observations 1

2 / 3 (66.67%)

Other

Fair

Areas in the clubhouse that needs immediate attention



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70

Sign Off

Gaby Arroyo
19 Oct 2023 15:47 EDT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45

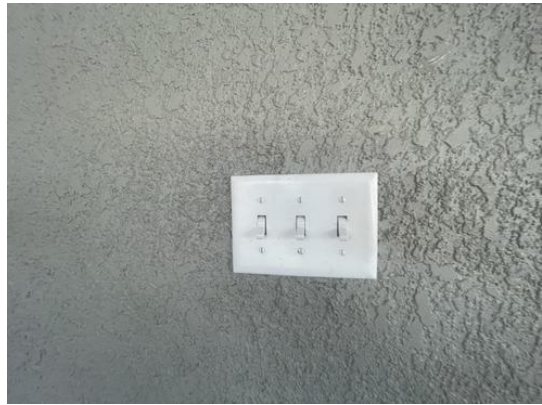


Photo 46



Photo 47



Photo 48



Photo 49



Photo 50

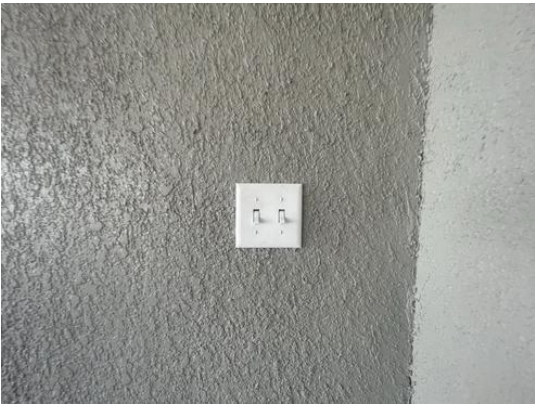


Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59

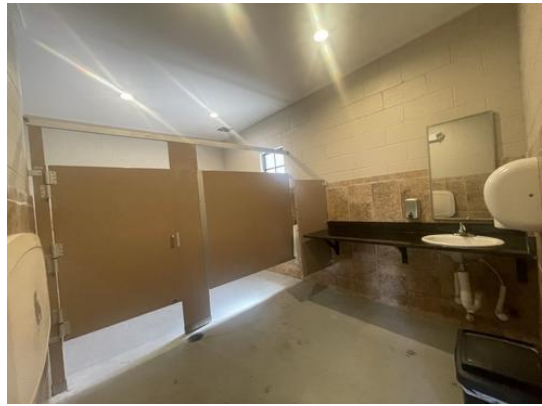


Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 26, 2023	Regular Meeting	6:00 PM
November 16, 2023*	Regular Meeting	6:00 PM
December 28, 2023 CANCELED	Regular Meeting	6:00 PM
January 25, 2024	Regular Meeting	6:00 PM
February 22, 2024	Regular Meeting	6:00 PM
March 28, 2024	Regular Meeting	6:00 PM
April 25, 2024	Regular Meeting	6:00 PM
May 23, 2024	Regular Meeting	6:00 PM
June 27, 2024	Regular Meeting	6:00 PM
July 25, 2024	Regular Meeting	6:00 PM
August 22, 2024	Regular Meeting	6:00 PM
September 26, 2024	Regular Meeting	6:00 PM

***Exception**

November meeting date is one (1) week earlier to accommodate the Thanksgiving holiday.