

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

January 25, 2024

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

January 18, 2024

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 January 25, 2024 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. 247060 [Installation of Rain Sensors on Clocks \$658.45]
 - III. No. 250541 [Irrigation Maintenance Following Wet Check \$952.70]
 - IV. No. 254716 [1 Year Fire Ant Control \$7,966.20]
 - B. Catherine ProCleaners, LLC Proposal to Cleaning Amenity Center
 - C. Florida Brother's Maintenance & Repair, LLC Estimates
 - I. 1151 [Annual Janitorial Services \$14,984.55]
 - II. 1195 [Paint Bathroom Floors \$1,275]
 - D. Consolidated Land Services, Inc. Estimate #00000199 [Control Structure Repair \$5,874.91]
 - E. Bandu, LLC EST0035 [Swimming Pool Maintenance and Cleaning]
 - F. Pothole Heroes [Patch Repair \$1,900]
 - G. Breeze Estimate SHOA01222024 [Install Motion Lights at Mailbox Covering \$335]

5. Update: SOLitude Lake Management, LLC Service Reports [November 2023 - January 2024]
6. Discussion/Update: Egis Insurance and Risk Advisors Site Visit Report
 - A. Best Practices for Community Dog Parks
 - B. Playground Safety Guide
 - C. Volunteer Safety Guidelines
7. Consideration of Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
8. Acceptance of Unaudited Financial Statements as of December 31, 2023
9. Approval of November 16, 2023 Regular Meeting Minutes
10. Board Member Comments
11. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk*
 - Updates and Reminders: Required Ethics Training for Special District Supervisors and Form 1
 - B. District Engineer: *Stantec*
 - C. Operations Manager: *Breeze Home*
 - Inspection Report
 - D. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: February 22, 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

12. Public Comments

13. 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



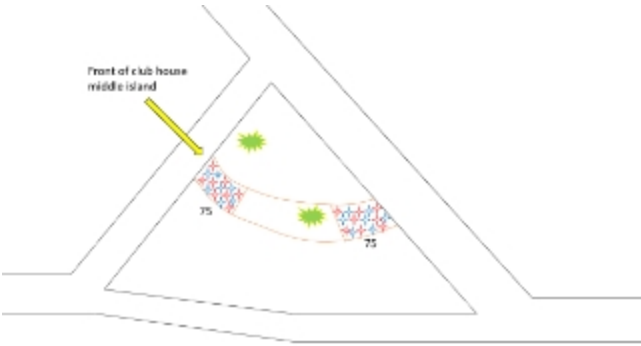
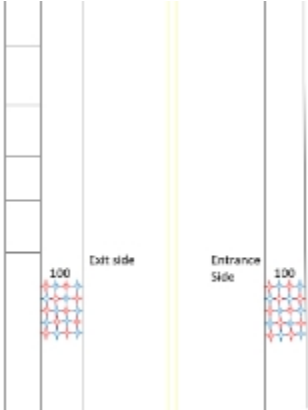
Penta White

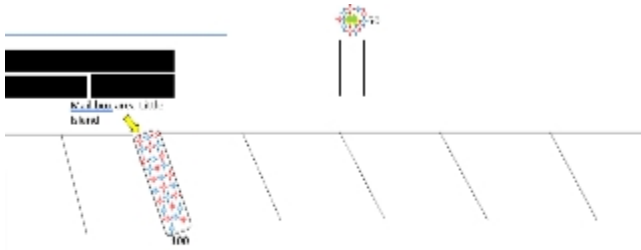


Penta red velvet



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.: 247060

Proposed Date: 11/27/23

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Clock rain sensors

Juniper would like to propose to install rain sensor on each clock, this will eliminate irrigation from going off during rainy days.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Control Components					\$658.45
Irrigation Tech Labor	5.00	HR	\$75.00	\$375.00	
Hunter Rain Sensor Wired Adjustable 1/8 - 3/4 in. Rainfall	3.00	EA	\$94.48	\$283.45	
			Total:		\$658.45

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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Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4AIII



Proposal

Proposal No.: 250541

Proposed Date: 12/18/23

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Issues found during wet check

During our wet check we found this issues below.

Clock 1

Zone 21- 36213 shady bluff loop : need to move 5 sprinkler about 3 ft away from new fence Homeowner is installing.

Clock 2

Zone 25- need to rebuilt 2" hunter ICV valve, it take long to shut off.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Control Components					\$952.70
Irrigation Tech Labor	6.00	HR	\$75.00	\$450.00	
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control FIPT x FIPT	1.00	EA	\$353.28	\$353.28	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	5.00	EA	\$16.06	\$80.28	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	20.00	EA	\$2.03	\$40.57	
Misc Fittings - up to 1"	10.00	EA	\$2.86	\$28.57	
Total:					\$952.70

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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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4AIV



Proposal

Proposal No.: 254716
Proposed Date: 01/19/24

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	1yr Fire Ant Control

Q: Why are fire ants dangerous?

A: Nearly 40 million Americans live in potential conflict with fire ants. Fire ants don't just sting once; they release an attack hormone that calls other ants to swarm and sting in large numbers. It is estimated that 20 million people are stung each year by fire ants, and most of the time, the reaction includes burning and itching and the formation of a blister that can be treated fairly easily. However, the venom of the fire ant is a serious allergen, and about one to two percent of the population can have a severe, even fatal, systemic allergic reaction. Studies also show that 10-15% of all people can have severe localized allergic reactions to fire ants. Children, the elderly and pets are especially at risk. The health threat fire ants pose can be diminished with the proper treatment. While medical science can treat the after effects of fire ant stings, Bayer Environmental Science has developed a preventative solution, TopChoice. For more information, contact your local lawn care or pest control professional, or visit www.nofireants.com. **Q:** Do fire ants cause structural problems to homes the way termites do? **A:** Fire ants are responsible for an estimated \$2 billion in property damage annually, and they cause as much damage in Florida and Texas alone, as they do in the other southern states combined. They tend to nest near urban structures, such as walls, sidewalks and roadways, causing damage upon abandonment. They are also attracted to electrical currents and have caused considerable damage to things like heat pumps, telephone junction boxes, air conditioners, transformers, traffic lights and gas pumps

Q: How does TopChoice work?

A: TopChoice takes advantage of the natural behavior of fire ants. Worker ants do not die immediately upon contact with the granular insecticide. Rather, they return to the mound to contaminate the rest of the ants in what is known as the "Domino Effect ® ." The active ingredient in TopChoice acts gradually, enabling both the colony and the nest to be eliminated. And when remaining worker ants try to partially rebuild a mound, they come into contact with the treated soil, causing the Domino Effect to continue. **Q:** Explain how the TopChoice kills ants. **A:** The active ingredient in TopChoice acts on GABA receptors of fire ants, which "switch off" nerve impulses. Blocking the GABA action causes severe disruption of the insect's nervous system. Because the ants can't detect the product and it doesn't kill them immediately, they transfer it to other ants when they return to the mound. A very low dose of TopChoice is required for effectiveness. And, this control process is non-harmful to mammals, making TopChoice a very good approach when children,

and pets like dogs and cats, are present.

Q: Is it really true that TopChoice guarantees elimination of fire ants for one year?

A: TopChoice provides control of fire ants for one full year with a single, professional application. Control is usually achieved within four to six weeks. It is the only professionally-applied product available to treat fire ants that can make such a claim. **Q.** Why does TopChoice take four to six weeks to work? **A.** Unlike temporary or quick fixes, TopChoice works by allowing foraging ants to unknowingly pick up the active ingredient and distribute it to the rest of the colony – a process called the “Domino Effect™.” This means the entire ant colony is destroyed, not just surface ants. The product remains in the soil to prevent new colonies from forming.

ITEM	QTY	UOM	TOTAL
Top Choice Application			\$7,966.20
Agronomy Labor	20.00	HR	
Top Choice	25.00	EA	
Total:			\$7,966.20

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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Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4B

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 Catherine 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

4CI

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, wall-mounted hand dryer with a silver soap dispenser attached to its side. The brand name "SERVATIO" is visible on the front of the dryer.

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

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

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4CII

Florida Brother's Maintenance & Repair, LLC.

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



Estimate

ADDRESS
 Zephyr Lakes CDD
 1540 International Parkway
 Suite 2000
 Lake Mary, FL 32746 USA

ESTIMATE 1195
 DATE 12/04/2023
 EXPIRATION DATE 02/24/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Paint	<p>Estimate to repaint & clear coat seal the clubhouse bathroom floors (both men's & women's restrooms).</p> <p>These floors will have a durable, 2-part epoxy formula worked onto the interior concrete surface. Fill any cracks that currently show.</p> <p>Provide a professional glossy finish that will provide a long lasting protection that is 5X harder than 1-part epoxy floor paint.</p> <p>The floor can be walked on & ready in 24 hours.</p> <p>This will be a high gloss - gray finish - with decorative black, white, blue chips.</p>	1	1,275.00	1,275.00

Thank you for your business opportunity!

SUBTOTAL 1,275.00

Estimate to repaint & clear coat seal the clubhouse bathroom floors (both men's & women's restrooms).

TAX 0.00

These floors will have a durable, 2-part epoxy formula worked onto the interior concrete surface. Fill any cracks that currently show.

Provide a professional glossy finish that will provide a long lasting protection that is 5X harder than 1-part epoxy floor paint.

The floor can be walked on & ready in 24 hours.

This will be a high gloss - gray finish - with decorative black, white, blue chips.

TOTAL **\$1,275.00**

Customer is tax exempt.

Accepted By

Accepted Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4D



Consolidated Land Services, Inc.

Estimate

Mailing Address:
 P.O. Box 2593
 Dade City, FL 33526

Date	Estimate #
11/10/2023	00000199

Name / Address
Silverado CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746

Project				
Control Structure Repair				

Description	Qty	U/M	Rate	Total
Control Structure Repair Located near 6527 Payden Wheel St: CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin excavation of materials and vegetation obstructing structure to restore proper water flow. Once proper water flow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around south end of control structure where erosion has occurred in order to return to pre-existing grade. Once completed, area around control structure where erosion occurred will be re-vegetated with sod. **CLS, Inc. will utilize a track mat system to minimize disturbances to access points and work areas. If Customer prefers CLS, Inc. to restore disturbed areas, change order will be provided. In this event, Access Points will be identified and pre-approved by CDD and/or Homeowner. 1. Mobilize 2. Excavate materials and vegetation 3. Restore proper water flow 4. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade. 5. Re-vegetate with Sod 6. De-mobilize	1	ea	5,874.91	5,874.91

Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>	
	Total	\$5,874.91

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4E

Bandu LLC.

5202 17th st
Zephyrhills, FL.
33542
7278091010
Bandullc@yahoo.com

SWIMMING POOL MAINTENANCE
AND CLEANING QUOTE.

EST0035

DATE

Dec 6, 2023

TOTAL

USD \$0.00

TO

Silverado Ranch North CDD.

DESCRIPTION	RATE	QTY	AMOUNT
Swimming pool cleaning service 5 days perweek April to October is \$2650/month and three days per week November to March \$1650/month.	\$0.00	1	\$0.00
<p>Pool service will include chemicals, chem controllers and chem pumps. Any repairs to chem pumps and controllers will be no charge. All chemical pumps and controllers belong to Bandu LLC. In winter chemicals will be checked on off days. Chemical controls can be manage and adjusted via online by my company. Any repairs is \$120/hour labor plus parts. All repairs will only be done with management approval.</p>			
----- This is not a invoice, only a pool cleaning proposal.	\$0.00	1	\$0.00
SUBTOTAL			\$0.00
TAXABLE			\$0.00
TAX (7%)			inc \$0.00
TOTAL			USD \$0.00

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4F



POTHOLE HEROES
FULLY LICENSED AND INSURED

Silverado / Patch Repair

Client Information:

Angie Lynch

Breeze

8135647547

angie@breezehome.com

Project # 159335

JANUARY 16, 2024

Project Information:

6517 Silverado Ranch Blvd

Zephyrhills, FL 33541

Presented By:

Robert Carpinello

robert@phheroes.com

813-947-5278



POTHOLE HEROES

DESCRIPTION	PRICE	QTY	SUBTOTAL
Sawcut Asphalt Repair (Please see picture on the right).			\$1,900
Saw cut asphalt repair: (1) locations; up to (65) Sq. Ft.			
1. Sawcut where required and clean areas to be patched			
2. Tack areas with DOT-approved primer Tack			
3. Install hot plant mixed asphalt type SP-9.5			
4. Roll and compact areas with a steel drum roller			
5. Remove any related debris			
*This includes patching at an average depth of (1.5")			
Total			\$1,900

OPTIONS	PRICE	QTY	SUBTOTAL
<input type="checkbox"/> Sawcut Asphalt Repair (Please see Picture on the left).			\$2600
Saw cut asphalt repair: (1) locations; up to (150) Sq. Ft.			
1. Sawcut where required and clean areas to be patched			
2. Tack areas with DOT-approved primer Tack			
3. Install hot plant mixed asphalt type SP-9.5			
4. Roll and compact areas with a steel drum roller			
5. Remove any related debris			
*This includes patching at an average depth of (1.5")			
Total			\$0



Let's Work Together

This Agreement, together with the following Attachments, constitute the entire agreement between the parties with respect to the subject matter hereof, and as of the date this Agreement is executed by both Parties, shall supersede any previous agreements or understandings, written or oral, between the Parties. All modifications to the applicable Compensation arrangement shall be in writing and signed by both Parties and shall not supersede the terms of this Agreement. This proposal pricing is valid for 30 days from the date sent.

Total price including any selected options: \$1,900.00.

Pricing Valid for 30 days from date above

Payment Terms:

40% deposit, balance upon completion

 SIGNATURE
Robert Carpinello

 SIGNATURE
Angie Lynch

Robert Carpinello
| Pothole Heroes

Angie Lynch
Property Mgr | Breeze

We look forward to *working with you!*

Billing Information Required :

BEFORE WE START WORK

1. Pothole Heroes' needs suitable access to the work area unless it is dependent upon or in conjunction with the work of others. In that case, such work shall be performed and completed before arrival so that Pothole Heroes can work uninterrupted in a single shift operation.
2. Unless otherwise agreed, all vehicles must be removed from the work area no later than 7:15 am to deliver the project work on schedule.
3. Tow Trucks need to be arranged five days before starting work and must be on call to remove cars from the scheduled work zone as necessary.
4. The Customer is financially responsible for towing services and any created delays. If any cars are left in the area of work, Pothole Heroes cannot be held responsible for any damage to the vehicle.
5. Pothole Heroes will not be responsible for persons entering the work area, tracking materials or paint, or any damages to cars or persons trespassing in the designated areas.
6. Existing asphalt or concrete cracks with vegetation growing in them should be prepared with several weed killer treatments before Pothole Heroes' arrival.
7. The sprinkler system should be turned off 24 hours before the commencement of your project and stay off 48 hours after completion of the project. The surface must be dry for our arrival as areas where the newly sealed pavement is wet may wear prematurely.
8. Suspend lawn cutting during the work period.
9. Please ensure street sweepers are cancelled during the sealcoating projects and should not be used on newly sealcoated areas.
10. Dumpsters in the scheduled area must be removed or moved to another location. Dumpsters not moved will be subject to additional fees.

CUSTOMER EXPECTATIONS

1. New pavement is susceptible to scuffing and marks until it has properly cured.
2. Large cracks in the existing asphalt may reflect through the new asphalt in time.
3. There will be tire' tracking'-this cannot be avoided, but the tracking marks will disappear in time.
4. The asphalt surface placed on this project will not have the finish and look of a sealcoat application. If a sealcoat is desired later, Pothole Heroes will be happy to quote you separately.
5. Sealcoating is not a crack filler. All existing cracks in the pavement will still be visible after sealcoating.
6. Pothole Heroes cannot guarantee the elimination of standing water.

CONTRACT TERMS AND CONDITIONS

1. Our proposals are limited to included items only. Anything not explicitly contained is excluded from the contract.
2. Any alteration or deviation from proposal specifications involving extra costs will be executed only upon written orders and will become an additional charge over and above the estimate.
3. The proposal or contract provided, including all stated terms and conditions, shall become a legally binding attachment to any contract entered between Pothole Heroes and the financially responsible company for which the work will be performed.
4. All deposits are non-refundable upon cancellation of the contract by the client for any reason.

5. Pothole Heroes recommends a Civil Engineer be retained for ADA upgrades. As such, Pothole Heroes makes no claim that ADA upgrades will meet any/all local, state, and federal guidelines on ADA compliance.
6. For projects requiring city or county permits, Pothole Heroes will coordinate the process and charge an Actual Permit & Procurement Fee of \$495.00 per permit, plus the actual cost of the permit(s).
7. Any additional work required by the permit(s) will be extra to the contract amount.
8. Any work performed by Pothole Heroes which work is on public property, the(Client/Owner) agrees and understands that the project property it owns shall be charged with all indebtedness hereunder.
9. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorneys' fees and all costs of litigation from the other party, including appellate attorneys' fees.
10. All accounts past due will incur a finance charge of 18% per annum.
11. Pothole Heroes reserves the right to withdraw the proposal at any time before the commencement of work should material price fluctuations rise significantly.
12. Any additional mobilizations for Paving will be billed at a rate of \$5,500.00 each. Any additional mobilizations for Sealcoating will be billed at a rate of \$1,750.00 each.
13. Delays to Pothole Heroes of a Maintenance Crew shall be paid at a rate of \$200.00 per half hour, and delays to Pothole Heroes of a Paving and/or Milling Crew shall be paid at a rate of \$350.00 per half hour by the Customer.
14. Any broken car stops will be replaced at an additional cost of \$60.00 each.
15. There will be a charge of \$47.50 above the Contract amount to dispose of used materials at an approved environmentally compliant waste facility.
16. Reflective Pavement Markers (RPMs) are excluded from the warranty.
17. Any additional reflective pavement markers required by city code will incur a charge of \$10.00 each added to the contract amount.
18. Pothole Heroes will not be responsible for damage to grass, sod, irrigation, or any other underground utilities.
19. Excavated materials will be left in the islands/landscaped areas.
20. Pothole Heroes will not be responsible for unforeseen conditions that arise; they may result in additional costs to the Customer.
21. Pothole Heroes guarantees its' sealer products against peeling or flaking of stable asphalt for (1) year, excluding normal wear and tear.
22. Newly seal-coated areas will be barricaded for 24-48 hours after project completion. It is the Customer's responsibility to keep the site clear to allow proper curing of the material. Failure to do so will void any warranty.
23. Pothole Heroes guarantees all workmanship and materials for up to (1) year, excluding normal wear and tear. The warranty starts at the conclusion of work and is not valid until payment has been made in full.

I have read and accept these terms and conditions:

 INITIALS
Angie Lynch

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4G



2161 East County Road 540A #225

Lakeland, FL 33813

Phone: (813) 565-4663

DATE

1/22/2024

BILL TO

Silverado HOA

2161 East County Road 540A #225

Lakeland, FL 33813

ESTIMATE NUMBER

SHOA01222024

DESCRIPTION	AMOUNT
Install 6 motion lights around mailbox covering once installed.	\$335.00
<i>Thank you for your business!</i>	335.00
	\$ 335.00

Signature

Date

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



Tools & Home Improvement > Lighting & Ceiling Fans > Outdoor Lighting > Flood & Security Lights

Sponsored



Tuffenough Solar Outdoor Lights 2500LM 210 LED Security Lights with Remote Control, 3 Heads Motion Sensor Lights, IP65 Waterproof, 270° Wide Angle Flood Wall Lights with 3 Modes (3 Packs)

Visit the Tuffenough Store
4.3 21,667 ratings

Search this page

Amazon's Choice

1K+ bought in past month

-21% \$54.99 (\$18.33 / count)

List Price: \$69.99

FREE Returns

Eligible for Return, Refund or Replacement within 30 days of receipt | Product support included

Size: 3 Pack

1 New Pack \$23.99

2 Pack \$35.99 (\$18.00 / Count)

3 Pack \$54.99 (\$18.33 / count)

Brand Tuffenough
Color Black
Style Modern
Light fixture form Wall
Room Type Garage

About this item

- 【Super Bright Solar Motion Sensor Lights】: The solar outdoor lights equipped with 210 super bright LED beads, produce up to 2500lm 6500K high brightness output and good heat dissipation. Perfectly illuminate your courtyard, garage, swimming pool.



Enjoy fast, free delivery, exclusive deals, and award-winning movies & TV shows with Prime
Try Prime and start saving today with fast, free delivery

Delivery Pickup

\$54.99 (\$18.33 / count)

FREE Returns

FREE delivery Saturday, January 27

Or fastest delivery Wednesday, January 24. Order within 13 hrs 40 mins

Delivering to Lutz 33558 - Update location

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon
Sold by TF-Lights
Returns Eligible for Return, Refund or Replacement within 30 days of receipt
Support Product support included
See more

Add a Protection Plan:
 4-Year Protection for \$10.99
 Add a gift receipt for easy returns

Add to List

New & Used (4) from \$50.59 & FREE Shipping.

Other Sellers on Amazon

\$69.99 (\$23.33 / count)

Add to Cart

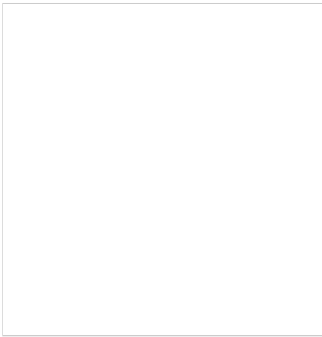
& FREE Shipping. Details

Roll over image to zoom in

- **【Wide Angle Illumination & PIR Motion Inductor】** : 3 adjustable heads design can move upwards, downwards and horizontally. With innovative wide-angle and intelligent induction control, solar flood light detects up to 270° wide lighting angle and 26 feet sensing distance, which can provide extra brightness and more visible area.
- **【Long Working Time】** : The solar light will be charged auto in the daytime and start working in darkness. So please install these lights under sunshine for effective battery charging.
- **【Remote Control & 3 Lighting Modes】** : Each solar motion sensor light is equipped with wireless remote control. You can choose the most suitable mode faster and more portable: ① Strong light sensor mode ② Dim light sensor mode ③ Strong long light mode. Different lighting way for your daily requirement.
- **【IP65 Waterproof & Wireless Design】** : This solar lights are made of durable ABS material, IP65 waterproof ensures the outdoor light fixture can function well even in heavy rain, snowstorms. Its wireless design are easy to install, no needed with annoying wires or adapters, and no need to buy batteries. Only need to use the included screws to fix on the exterior wall.

[› See more product details](#)

Sold by: WOQIND



Sponsored

Subtotal
\$109⁹⁸



Sponsored

Frequently bought together



+



+



Total price: **\$514.97**

Add all 3 to Cart

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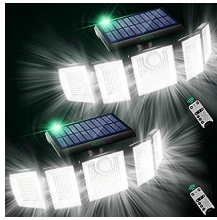
This item: Tuffenough Solar Outdoor Lights 2500LM 210 LED Security Lights with Rem...
\$54⁹⁹ (\$18.33/count)

All-new Blink Outdoor 4 (4th Gen) – Wire-free smart security camera, two-year battery life,...
\$399⁹⁹

Blink Video Doorbell | Two-way audio, HD video, motion and chime app alerts and Alexa...
\$59⁹⁹

Products related to this item

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982

Limited time deal
\$44.99 (\$22.50/count)

List: ~~\$49.99~~ (10% off)



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204

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56

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216

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\$25.49 (\$12.75/Count)

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Subtotal
\$109.98



4 stars and above

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List: ~~\$49.99~~ (10% off)



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204

\$35.99
Save \$8.00 with coupon



Aotek Solar lights outdoor 182 Leds 2500Lm Solar motion sensor lights IP65...
36,848

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201

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Solar Lights Outdoor, 3 Head Solar Motion Lights Outdoor with 2500LM 232 LEDs...
4,429

#1 Best Seller
\$39.39 (\$39.39/Count)
Save \$5.00 with coupon

Product information

Technical Details

Brand	Tuffenough
Color	Black
Style	Modern
Light fixture form	Wall
Room Type	Garage
Product Dimensions	1.85"L x 3.35"W x 3.27"H
Specific Uses For Product	Yard, Garage, Pathway
Indoor/Outdoor Usage	Outdoor
Power Source	Solar Powered, Battery Powered
Installation Type	Flush Mount
Special Feature	Motion Sensor Lights, 3 Lighting Modes, Remote Control, Cordless, IP65 Waterproof
Control Method	Remote
Light Source Type	LED
Finish Type	Painted

Additional Information

ASIN	B09Q7Y8821
Customer Reviews	4.3 21,667 ratings 4.3 out of 5 stars
Best Sellers Rank	#137 in Tools & Home Improvement (See Top 100 in Tools & Home Improvement) #1 in Flood Lights
Date First Available	January 12, 2022

Warranty & Support

Amazon.com Return Policy: **Amazon.com Voluntary 30-Day Return Guarantee:** You can return many items you have purchased within 30 days following delivery of the item to you. Our Voluntary 30-Day Return Guarantee does not affect your legal right of withdrawal in any way. You can find out more about the exceptions and conditions [here](#).

Product Warranty: For warranty information about this product, please [click here](#)

Feedback

Would you like to [tell us about a lower price?](#)

Shade Material	Lighting
Number of Light Sources	210
Voltage	120 Volts
Light Color	Cold White
Shape	Rectangular
Included Components	Waterproof, Outdoor, Batteries included, 3 Modes, Adjustable
Lighting Method	Adjustable
Item Weight	3.5 Pounds
Number of Items	3
Controller Type	Remote Control
Switch Type	Push Button
Unit Count	3 count
Water Resistance Level	Waterproof
Brightness	2500 Lumen
Mounting Type	Wall Mount
Shade Color	White
Fixture Type	Non Removable
Assembly Required	No
Manufacturer	fresh source international inc
Part Number	8330D-210R
Item Weight	3.5 pounds
Country of Origin	China
Item model number	8330D-210R
Batteries	3 Lithium Ion batteries required.
Finish types	Painted
Special Features	Motion Sensor Lights, 3 Lighting Modes, Remote Control, Cordless, IP65 Waterproof
Plug Format	A- US style
Batteries Required?	No
Bulb Features	Dimmable
Color Temperature	6500 Kelvin
Average Life	10000 Hours

Subtotal
\$109⁹⁸



Product details

Product Dimensions : 1.85 x 3.35 x 3.27 inches; 3.5 Pounds

Item model number : 8330D-210R

Batteries : 3 Lithium Ion batteries required.

Date First Available : January 12, 2022

Manufacturer : fresh source international inc

ASIN : B09Q7Y8821

Country of Origin : China

Customer Reviews:

4.3

[21,667 ratings](#)

What's in the box

- Batteries included
- Waterproof
- 3 Modes
- Adjustable
- Outdoor

Subtotal
\$109⁹⁸



Product Description

Warm Tip:

1. Please charge the light and set the button on OFF state for 2-3 days to make sure to charge the battery fully before using this light for long-term life expectancy.
2. Solar panels should face the sun to work correctly. If not it'll drain the battery inside and the light will stop working. If you meet this situation, please charge the solar lights under sufficient sunlight for about 8-10 hours, and then press the mode button to reactivate the lighting function.

Compare with similar items

	<p>This item Tuffenough Solar Outdoor Lights 2500LM 210 LED Security Lights with Remote Control, 3 Heads Motion Sensor Lights, IP65 Waterproof, 270° Wide Angle Flood Wall Lights with 3 Modes (3 Packs)</p> <p>#1 Best Seller </p> <p>Add to Cart</p>	<p>Mokot Solar Outdoor Lights, IP65 Waterproof Motion Sensor Outdoor Lights with Remote Control, 4 Heads Solar Flood Wall Lights for Outside Yard Pack of 2</p> <p>Add to Cart</p>	<p>INCX Solar Lights Outdoor with Motion Sensor, 3 Heads Security Lights Solar Powered, 118 LED Flood Light Motion Detected Spotlight for Garage Yard Entryways Patio, IP65 Waterproof 4 Pack</p> <p>Add to Cart</p>	<p>AmeriTop Solar Lights Outdoor 300 LED 6500K Motion Sensor Lights Cordless; 5 Adjustable Heads, 360° Wide Angle Illumination, IP65 Waterproof, Security Flood Light for Patio Yard Garden 2 Pack</p> <p>Add to Cart</p>
Customer Rating	(21667)	(7049)	(13076)	(3213)
Price	\$54 ⁹⁹	\$35 ⁹⁹	\$49 ⁹⁸	\$39 ⁹⁹
Shipping	FREE Shipping. Details	FREE Shipping. Details	FREE Shipping. Details	FREE Shipping. Details
Sold By	TF-Lights	Mokot-Store	NCX-US.STORE	Lovin Product Inc
Color	Black	Cool White	Black	—
Finish Type	Painted	Painted	Polished	—
Number of Light Sources	210	288	70	5
Style	Modern	Modern	Modern	—

Important information

To report an issue with this product or seller, [click here](#).

Subtotal
\$109⁹⁸



Products related to this item

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Solar Lights Outdoor
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JACKYLED Motion
Sensor Solar Flood
Lights 6 Pack, 108LED
Outdoor Lights with...
\$64.99 (\$10.83/Count)



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Solar Flood Lights
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Sensor, Dual 287 LEDs...
41

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Subtotal
\$109⁹⁸



intelamp Solar Lights Outdoor, 3 Head
Solar Motion Sensor Lights for Outside,...
252

\$41.99



Motion Sensor Outdoor Lights, 5 Heads
Solar Lights Outdoor Waterproof 360°...
168

\$37.99



Looking for specific info?

Customer reviews

4.3 out of 5

21,667 global ratings



[How customer reviews and ratings work](#)

Reviews with images

[See all photos >](#)



Top reviews

Top reviews from the United States

● Timmy Quach

Great Product!

Reviewed in the United States on November 30, 2023

Size: 2 Pack **Verified Purchase**

I recently purchased a set of these solar-powered lights, and I'm thrilled with the results! Setting them up was an absolute breeze - no complicated instructions, just straightforward installation. The price for two lights is fantastic, offering great value for the brightness and quality they deliver.

Speaking of brightness, these lights truly illuminate the area effectively, making them perfect for various outdoor spaces. The sensitivity of the motion sensors is impressive; they detect movement accurately without being overly reactive.

The only feature I wish for is the option to keep the light on continuously until manually turned off. This would be especially handy when working in the backyard, eliminating the need to constantly trigger the motion sensors. Despite this, the overall performance, affordability, and ease of setup make these lights a solid choice for anyone looking to brighten up their outdoor space with reliable solar power. Highly recommended!

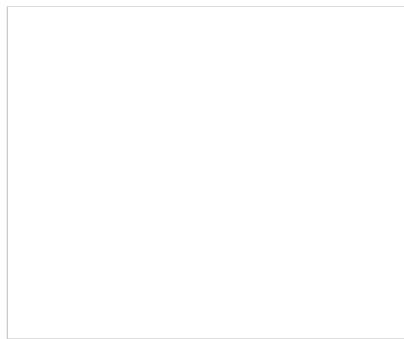
17 people found this helpful

● BJ

Easiest installation ever

Reviewed in the United States on December 4, 2023

Verified Purchase



Sponsored

Subtotal
\$109⁹⁸



There has been a lot of progress in battery-powered motion sensor lights in the last 10 years, the last time I bought one. This one is charged by solar, no alkaline batteries required.

This one is brighter than the last one I bought 10 years ago. It is by no means as bright as a hard-wired light with 100+ watt dual bulbs, but it does a remarkably good job of lighting the area.

It takes 2 included screws to mount the bracket, then slip the light into the bracket. Simple. The solar panel is built into the light. There is no separate wires solar panel to mount/install.

The motion-sensing works from quite a distance away like 25-30 feet. There is an included

▼ [Read more](#)

15 people found this helpful

Helpful

Report

Joseph Adam

Illuminating Security at Its Finest

Reviewed in the United States on October 18, 2023

Size: 2 Pack **Verified Purchase**

I recently purchased the Tuffenough Solar Outdoor Lights (2 Packs) and I must say, they have exceeded my expectations in terms of performance and reliability. Here's a breakdown of my experience:

Solar Efficiency & Battery Life:

The solar charging capability is impeccable. Even on cloudy days, it manages to store enough power to last through the night.

The battery life has been robust, ensuring a consistent light output that doesn't fade.

Lighting Performance:

With a whopping 2500LM and 210 LEDs, the brightness level is nothing short of stellar. The illumination covers a broad area, thanks to the 270° wide-angle floodlight feature.

The three adjustable heads allow for customizability in lighting coverage, a feature I found to

▼ [Read more](#)

21 people found this helpful

Helpful

Report

Erik Costello **VINE VOICE**

Worth the price, bad modes

Reviewed in the United States on December 16, 2023

Size: 3 Pack **Verified Purchase**

Pro: The right price, easy to install, bright and decent detection, and a remote for each light (works on all) so you can force the lights to stay on while you are outside with your dog for example.

Con:

1. The solar panel is very limited in movement and could be a problem for some depending on location of mounting; it was ok for me.

2. There are 3 modes and none of them are ideal. Mode one only stays on for 30 seconds unless you are walking in the sensor range, mode 2 is the same but it goes dim after 30 second which is useless, and mode 3 stays on for 4 hours which is excessive. I wanted to be able to stand outside while my dog goes to the bathroom and I end up standing in the dark unless I use the remote to put it in "on" mode. This works but a 5 minute mode would make this a perfect light.

24 people found this helpful

Helpful

Report

Amazon Customer

Very bright and easy to activate

Reviewed in the United States on December 16, 2023

Size: 2 Pack **Verified Purchase**

Purchased this for a new storage shed in my yard. They are very easy to install and only took a short time to charge. The light is extremely bright and is perfect for my placement. The motion sensor works great and detects movement on my deck, approximately 25' away. I

have not used the remote controls, so I cannot comment on their need or use. My lights have been up approximately 2 1/2 months and work great so far. Very pleased with this inexpensive purchase.

3 people found this helpful

Helpful

Report

[See more reviews >](#)

Top reviews from other countries

Translate all reviews to English

 Alejandro de la Rosa

muy poca batería

Reviewed in Mexico on May 24, 2022

Size: 2 Pack **Verified Purchase**

No me han gustado ya que solo al pasar de las personas o autos se prende continuamente y a lo máximo duro de 2 a 2.30 min que realmente no es nada, por esta razón no me han gustado.

Report

[Translate review to English](#)

 James


works well in au

Reviewed in Australia on September 23, 2023

Size: 2 Pack **Verified Purchase**

love it. very powerful and easy to install. dont need to pay blxxy electrician for wired fee!

Report

 Helen Lund

Did not last

Reviewed in Australia on July 30, 2023

Size: 2 Pack **Verified Purchase**

Died after several months

Report

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Subtotal
\$109⁹⁸



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Amazon Currency Converter

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Help

Subtotal
\$109⁹⁸



English

United States

Amazon Music Stream millions of songs

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6pm Score deals on fashion brands

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ACX Audiobook Publishing Made Easy

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IMDb Movies, TV & Celebrities

IMDbPro Get Info Entertainment Professionals Need

Kindle Direct Publishing Indie Digital & Print Publishing Made Easy

Amazon Photos Unlimited Photo Storage Free With Prime

Prime Video Direct Video Distribution Made Easy

Shopbop Designer Fashion Brands

Amazon Warehouse Great Deals on Quality Used Products

Whole Foods Market America's Healthiest Grocery Store

Woot! Deals and Shenanigans

Zappos Shoes & Clothing

Ring Smart Home Security Systems

eero WiFi Stream 4K Video in Every Room

Blink Smart Security for Every Home

Neighbors App Real-Time Crime & Safety Alerts

Amazon Subscription Boxes Top subscription boxes – right to your door

PillPack Pharmacy Simplified

Amazon Renewed Like-new products you can trust

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

5



Work Order
 Work Order Number 00400285
 Created Date 11/15/2023

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

Work Details

<p>Specialist Comments to Customer</p>	<p>Good morning Silverado ranch this is your technician James from solitude reporting in on today's service. This is the second visit for November out of three. Today I treated ponds 11 and 18 for algae. These ponds are very low so blooms can sometimes be persistent, despite treating at the maximum product rates. I treated the submerged weed baby tears and floating penny wort on pond 4 across from the pool. I have to use caution while treating the floating mat while also not killing the arrowhead installation surrounding the banks. This will require a follow up next visit. I treated site 19 for the submerged weed niad. Sites 8 and 13 are look great following last week's algaecide treatments. Shoreline weeds were treated until rainfall around 9:30. I picked up trash from each site visited, site 11 in particular had alot due to construction next door. You can email me anytime at james.lafave@solitudelake.com and I Thank you for allowing us at solitude to serve your aquatic needs!</p>	<p>Prepared By JAMES LAFAVE</p>
--	--	---------------------------------

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	MONITORING	
Silverado Ranch Cdd-Lake-ALL		



Work Order
 Work Order Number 00405820
 Created Date 11/21/2023

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

Specialist Comments to Customer
 Good afternoon Silverado ranch this is James from solitude reporting in on today's services. During my visit I treated algae on ponds 19,20,22,22,23, and 8. I treated shoreline weeds on those same ponds with the addition of po ds 18,22, and 17. I picked up trash, there wasn't too much, pond levels are up In some areas from recent rain. I also reapplied dye where needed. Thank you for allowing us at solitude to serve your aquatic needs. I hope you all have a great holiday weekend!

Prepared By JAMES LAFAVE

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		

Service Report



Work Order
Work Order Number 00411347
Created Date 12/4/2023

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

Specialist Comments to Customer
Good afternoon Silverado ranch this is James your technician from solitude reporting in on today's service. During my visit I treated ponds 1,2,3,4,5 6,7, and 8. Pond 8 had a large algae bloom and was treated immediately upon arrival. Please allow up to 1 week for visual results of today's application. I also picked up trash from these sites. Next visit will be next week starting at pond 9. Thank you Silverado ranch!!!!!!

Prepared By JAMES LAFAVE

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		



Work Order
 Work Order Number 00413627
 Created Date 12/13/2023

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

Work Details

Specialist Comments to Customer	<p>Good morning Silverado ranch this is James reporting in on the second of third visit for the month of December. Today I followed up on all 3 ponds on cobble bliss street, 11, 11a, and 11b (these two are st the end of the court) I treated minor green algae and the entire perimeters for shoreline weeds and picked up trash. Pond 7 is now algae free from last week's treatment. I then treated 18,19,20, and 21 for shoreline weeds and picked up trash no algae present. Everything is looking really good, my main focus has been trash with these low water levels, otherwise we just have to be on the lookout for floating duck weed. Tis the season, in comes with migrating birds, easy to treat through! Email me anytime at james.lafave@solitudelake.com and have a great day!</p>	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	MONITORING	
Silverado Ranch Cdd-Lake-ALL		



Work Order
 Work Order Number 00437772
 Created Date 12/18/2023

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

Specialist Comments to Customer
 Good afternoon Silverado ranch !! This is James Lafave from solitude lake reporting in on today's visit. During my visit I performed a follow up treatment and inspection on ponds 18,19,20, and 22. I treated 22,23, and 25 for shorelineweeds There was no duckweed (floating green weed) on site 25, last week's treatment eliminated it. I also picked up some trash, overall the neighborhood looks great, the water levels are back up to normal levels, and all the flow structures were observed to be functional. You can email me anytime at james.lafave@solitudelake.com and we at solitude thank you for your continued business!

Prepared By JAMES LAFAVE

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		

Service Report



Work Order

Work Order Number 00467738
Created Date 1/4/2024

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

Specialist Comments to Customer: Treated filamentous algae in pond 18. Debris removal in ponds 17-23. Treated grasses in pond 1. Water levels up from last visit. Thank you.

Prepared By Kenten Emerson

Work Order Assets

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

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		



Work Order
Work Order Number 00474094
Created Date 1/16/2024

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

Work Details

Specialist Comments to Customer Treated grasses in ponds 3,5,13,14. Treated azola, salvo is in pond #3. Water level rising since last visit. Site is in good condition.
Prepared By Kenten Emerson

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	MONITORING	
Silverado Ranch Cdd-Lake-ALL		

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6



FLORIDA INSURANCE ALLIANCE



Silverado Community Development District

Date of Visit: Thursday, November 30, 2023, at 10:00 AM

District Manager: Jamie Sanchez, SanchezJ@whhassociates.com

Field Manager: Angie Lynch, Angie@breezehome.com

Address: 6270 Silverado Ranch Blvd., Zephyrhills, FL 33541

Egis Attendees: Brett Crecco, Loss Control Consultant

Visit Overview & District Summary

The purpose of the visit on the above referenced date was to allow our team to gain a better understanding of the Silverado Community Development District which consists of approximately 255 acres and includes 9 ponds. District owned amenities include an amenity center, pool, playground, dog park, and nature trail footbridges. Additional district owned property includes entry features, pool equipment, mail kiosks, well, and fencing.

The visit also allowed us to support the district's loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those recommendations are included in this letter. While we did not have the opportunity to observe all areas owned and/or maintained by the district, we feel that the areas we were able to observe are representative of the general condition of the property.

Strengths

Strengths highlight some of the existing risk mitigation strategies in place. Consistent application is important to the District's overall risk management program.

- CCTV camera system monitors areas in and around the pool area.
- Fire extinguishers are inspected annually by a contractor.
- Playground signage of rules, policies and warnings are adequately posted.

Critical Recommendations

Critical recommendations are associated with exposures and hazards that can represent a significant danger or risk warranting immediate attention. While follow-up for all recommendations is encouraged, items in the critical category may require documented resolution (i.e. photos) and review by FIA's Risk Services team if indicated in the recommendation description.



- No critical recommendations at this time.

Important Recommendations

Important recommendations are provided to address exposures that if not corrected, have the potential to result in moderate injury or property/liability losses. Some of these recommendations have been proposed from prior visits.

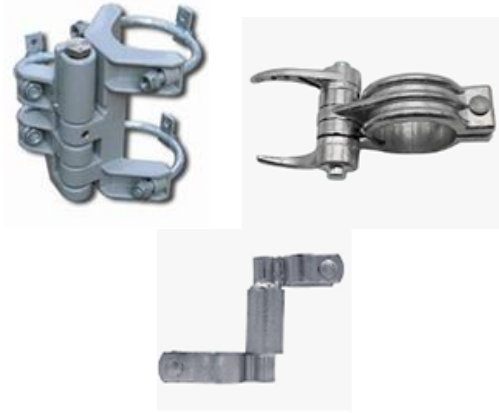
- Pool Signage
- Bench Maintenance
- Dog Park
- Tree Swings
- Pool Pavers
- Tree Lightning Protection
- Playground Surfacing
- Pool Equipment
- Algae Growth
- Diaper Change Stations
- Electrical Outlet
- Nature Trail Footbridges

<p>Pool Signage – Although there is signage at the entrance of the pool area, current signage does not warn of no lifeguard on duty and does not advise patrons swim at their own risk.</p>	<p>As a best practice, signage before entering the pool area should contain ‘No Lifeguard on Duty’ and ‘Swim at Your Own Risk’ advising patrons and guardians. Examples below.</p>
	

<p>Bench Maintenance – Benches contain broken planks which present sharp edges, pinch points and may injure patrons.</p>	<p>Please consider repair or replacement of bench planks to help reduce the possibility of laceration or pinch injuries.</p>
	

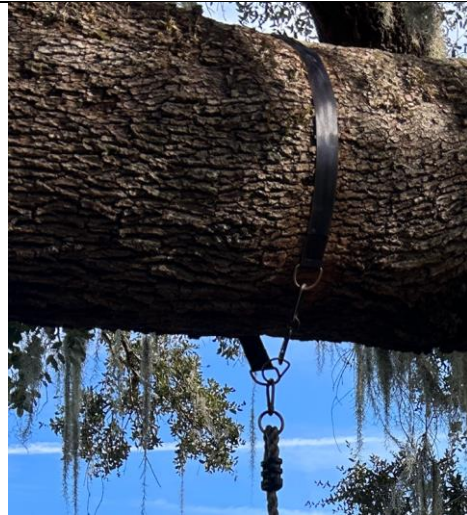
Dog Park – Gate to enter the dog park drags on and gets obstructed by the concrete. Gates do not automatically close and may allow escape of unleashed dogs. Treated pond water possibly harmful to dogs if consumed.

Please consider reviewing the attached dog park handout. A best practice is to have the dog park gates on spring hinges to automatically close to prevent escape of unleashed dogs. Hinge examples shown below. Gate should be adjusted to swing easily without obstruction. It may be advisable to post signage warning dog owners of pond water consumption risks.



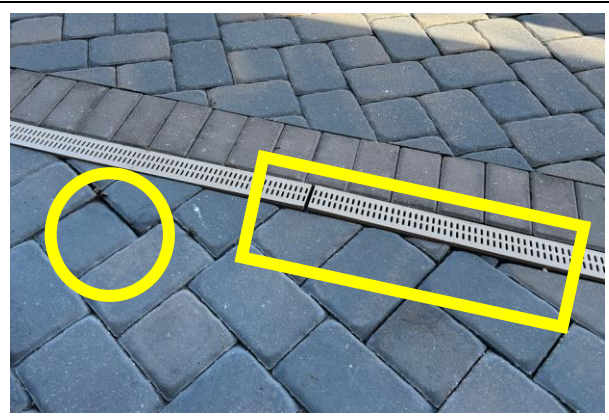
Tree Swings – Tree swings belonging to the district appear to be of residential quality, not commercial quality governed by the Consumer Product Safety Commission standards. There is no signage warning users and guardians of hazards. Ground has no fall protection surfacing to reduce injury severity from falls.

Please consider removal of the tree swings. If not removed, signage should be posted warning of hazards, use at your own risk language and a minimum of 7” of playground surfacing should be installed to reduce fall injury severity.



Pool Pavers – Any elevation change of ¼” or more is considered a trip/fall hazard by ADA and several pavers are noted to be exceeding ¼”.

Periodic self-inspection is a best practice for identifying problem pavers and implementing corrective action to prevent trip/fall injuries.



Tree Lightning Protection Cable – The uncoated wire cable installed on the tree (assumedly for lightning protection) is a hazard to children and an enticement to grab or use it climb the tree. Cable is severed approximately six feet above ground. Cable is nailed into the tree at several points with metal spikes and extends into the upper canopy

If still interested in lightning protection for the tree, then the cable currently nailed to the tree must be extended and buried in the ground to carry the current to a trench with buried cable. Please consult with a certified tree contractor that has experience with tree lightning protection. Signage should accompany the cable to warn children and guardians to not use the cable for climbing and to not climb the tree.



Playground Surfacing – The depth of the playground surfacing mulch is less than what is required by the manufacturer / installer as noted by the decals on all the vertical poles. Lack of adequate surfacing may increase injury severity for falls from heights.

Please review the attached playground handout and consider adopting the best practices including self-inspection and recommended surfacing depths. Decals note the height of surfacing to help reduce fall injury severity.



Pool Equipment – The gate to the pool equipment and associated chemicals was unlocked allowing unauthorized access to dangerous chemicals (chlorine & acid) which can lead to serious chemical burns, injury or death.

If the lock to the pool equipment is broken, please consider repair or a padlock to prevent unauthorized access. Review with pool maintenance contractor the requirement to have the gate locked at all times to prevent access.



Algae Growth – Areas noted and at the mail kiosks have slippery algae growth that can be come a slip/fall hazard for patrons and residents.

Please consider more regular pressure washing of these areas prone to algae growth to help prevent a serious slip/fall injury.



Diaper Change Stations – Installed diaper changing stations in both restrooms are unsafe due to the drop down of more than 90 degrees. Guardians attempting to use these will encounter difficulty that may result in a child fall injury.

Changing station work surfaces must be level to avoid the child from falling during changing. These stations should be repaired or removed.



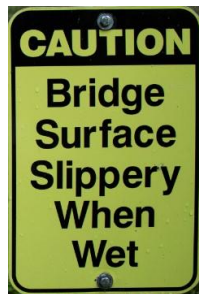
Electrical Outlet – The electrical outlet in the bathroom is loose and may allow water or fingers to get behind the cover creating an electrical hazard for any user.

Please consider repairing this electrical outlet so that the outlet is fixed (not moveable) and flush with the surrounding tile to prevent water intrusion.



Nature Trail Footbridges – The nature trail footbridges may contain trip hazards and may be slippery when wet. Serious injuries can result from slips, trips and falls on these footbridges.


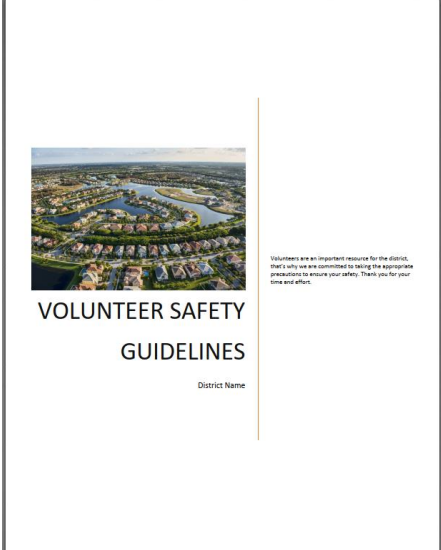
As a best practice, footbridges should be maintained to be free from debris, missing or damaged planks and transitions that do not exceed ¼” in elevation change. Please repair and maintain to reduce possible injuries. Signage should warn users of slippery surfaces when wet.



Advisory Recommendations

Advisory recommendations are provided to address exposures that while having the potential for loss, would not normally result in a significant or severe loss. These recommendations are typically provided to share best practices.

- Volunteer Guidelines

<p>Volunteer Guidelines – As the district utilizes volunteers to install lights and holiday decorations and uninstall after the season, basic injury prevention and work practices do not appear to be in place.</p>	<p>A best practice when having volunteers assisting with moderately risky tasks such as using ladders or working at heights, is to incorporate a formal volunteer safety manual. It is very helpful in establishing proper work techniques, tool use and safety practices. Please review the attached manual designed to be edited and implemented by the district.</p>
	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6A

Best Practices for Community Dog Parks

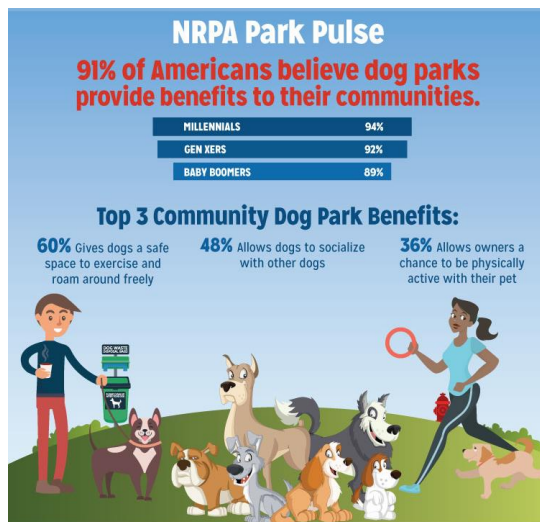
Dog parks are one of the fastest growing amenities in many communities, fueled by ever-growing dog ownership by American households. Highly attractive to residents and visitors, dog parks provide a high value as they offer dogs exercise, socialization (for the dogs and humans alike), energy release, and safety away from busy roads or sidewalks. People benefit from the parks as well helping to build a tight knit community, promoting an active lifestyle, and potentially lowering certain health risks.

Dog parks are good for people with disabilities to get out of their homes so they can take their dogs to make new friends.

91% of Americans believe dog parks provide benefits to the communities they serve.

Risks Associated With Dog Parks

With these benefits though come some challenges that have become more prevalent in the past 2-3 years as evidenced by an increase in incident reporting for both dog and human injuries. These incidents range from dog fights and subsequent injuries, dogs escaping the park, natural Florida wildlife and dog interaction, dogs running into people and knocking them over, to people stepping into holes that the dogs have dug.



Communities Agree

In 2018, the [National Recreation and Park Association](#) (NRPA), found that 91% Americans believe dog parks provide benefits to the communities they serve. Availability of dog parks is especially popular among millennials (94%) and Gen Xers (92%) followed by baby boomers (89%) who agree dog parks provide benefits to communities.



Best Practices for Dog Park Communities

What Can You Do To Mitigate The Hazards?

We get many questions from districts about the “right way” to implement a dog park and while there is not one best answer, the intent of this section is to provide best practices and guidelines from a risk management perspective.

Informational signs or usage rules are a great resource to rely on if or when something happens. Some recommendations for signage include:

- Use at your own risk language posted. For example:
“Park users assume all risks related to park use”
“Owners are responsible and liable for the actions and behaviors of their dogs at all times”
“You are legally responsible for your dog's behavior, and any injuries or damages he/she causes.”
- Dawn to Dusk restrictions for areas without an artificial light source
- Leash dogs before entering and leaving park
- Dogs may not be left unattended
- No aggressive dogs
- Adult supervision recommended for children or children under 12 years must be accompanied by an adult.
- A handler is responsible filling in any holes the dog digs while in the park.
- Handler is responsible for picking up pet waste

Additionally, design of the park itself can assist with mitigating negative dog vs dog activity:

Separate Play Areas

It can be dangerous to take a small dog to a park frequented by large dogs. The large dogs may not mean to hurt the smaller dogs, but they can play too rough, or they may see the small dog as a prey animal and pick it up and shake it, which can be fatal. Exceptional dog parks have an enclosed area specifically for small dogs. This keeps them safe, yet still allows them to socialize and interact, which is especially important for smaller dogs.



Size

While any park that allows dogs could be called a dog park, the minimum is generally one quarter to one half acre to as large as possible. Size is important because if dogs become too crowded, it is much easier for a “bully” or a pack of dogs to corner and harass another dog. Fights tend to break out more often under crowded conditions.

Gates and Fences

A double-gate entry system includes a gated waiting area for the dog and human to enter, remove the dog's leash, and then open the gate to the main off-leash area, reversing the process for exiting. This ensures that unplanned escapes will be kept to a minimum, allows for leashing and unleashing in a separate area, and enables dog owners to manage the transition into and out of the dog park. Magnetic gate latches or similar means to ensure gates close is also important. Dogs have escaped from doors left open or openings in the fence or gate as shown below and attacked other dogs.



Best Practices for Dog Park Communities

Risk Management Best Practices

The district should routinely maintain the park itself and surrounding area including collection and removal of debris, restocking plastic waste disposal bags, repairing signs, filling holes, repairing fences, irrigation, and maintenance of the surfacing.

Post rules in several visible locations; keep the signs well-maintained.

Keeping well documented records for the routine maintenance is also imperative. Being also to refer to documentation for when the last hole was filled, or the gate repaired is very helpful when handling any claims that may be presented.



TIM SHORTT/FLORIDA TODAY/VIERA EAST CDD

Links and Resources

American Kennel Club Guide to Establishing a Dog Park in Your Community:

<http://images.akc.org/pdf/GLEG01.pdf>

Laws and Regulations Applicable to Dog Parks:

<https://www.animallaw.info/article/designing-model-dog-park-law>

NRPA Guide to Designing and Managing Innovative Dog Parks: <https://www.nrpa.org/parks-recreation-magazine/2018/november/designing-and-managing-innovative-dog-parks/>

Dog Park Design, Planning, and Management:

https://www.researchgate.net/publication/344612899_Dog_park_design_planning_and_management

Separating small and large dogs in dog parks:

<https://www.dog-on-it-parks.com/blog/dog-park-design-considerations-large-small-dog-areas/>

Ten tips for planning and building a dog park:

<http://www.doodycalls.com/blog/ten-tips-for-planning-and-building-a-dog-park-in-your-community/>

Contact Us!

If you have any additional questions on dog parks, risk management, or if you would like to schedule an on-site risk assessment for your district, please contact us at riskservices@egisadvisors.com or 321-273-2047.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6B

Playground Safety Guide

Playgrounds are an asset to any community and present an opportunity for children to have fun, exercise, while supporting physical, social, and intellectual development. Playgrounds can also present significant injury hazards if safety guidelines and best practices are not followed. The U.S. Center for Disease Control and Prevention (CDC) data shows that over 200,000 children head to emergency rooms annually due to playground related injuries. This reference note highlights the areas to consider when providing safe playgrounds for communities and includes a checklist developed by the Consumer Product Safety Commission (CPSC) that can be used as an assessment tool.

AGE SUITABILITY

The needs and abilities of children will vary along with their ages and stages of development. Therefore, it is important for playground equipment to be in line with the size, ability, and developmental needs of the children who will be playing there. These traits vary greatly from the ages of 2 to 12. The equipment manufacturer will designate equipment age groups based on a number of factors including fall height, guardrail height, and overall complexity of the structure. The two most common age groups are 2-5 and 5-12.

FALL SURFACING

Falls are one of the most common playground hazards. The installation and maintenance of the proper protective surfacing under and around equipment is critical in protecting children from severe injuries, especially head injuries. The proper surfacing should provide sufficient shock absorption based on the fall height of the play structure. Surfacing should extend 6 feet in all direction from play structures. For swing sets, the surfacing should extend twice the height of the top bar. Appropriate surfacing includes any material tested to ASTM F1292 Standards. Check regularly that levels meet minimum surfacing depth

guidelines. Please see the reference table below from the Public Playground Safety Handbook.

INCHES OF	MATERIAL TYPE	PROTECTS TO FALL HEIGHT
9"	Shredded Rubber	10'
9"	Sand	4'
9"	Pea Gravel	5'
9"	Wood Mulch	7'
9"	Wood Chips	10'

Inappropriate surfacing materials are asphalt, carpet, concrete, dirt, and grass. Keep in mind that loose-fill materials will compress at least 25 percent over time due to use and weathering, so frequent maintenance and inspection is important.

SUPERVISION

Playgrounds can present special challenges as children may use the equipment in unintended and unanticipated ways, making adult supervision imperative. Play areas should be designed so that caregivers and parents can easily oversee their children.

INSPECTION AND MAINTENANCE

Regularly inspecting playground equipment is an important way to support a safe play environment. Documented inspection should be carried out at least monthly, using a checklist like the one included below. During higher use periods, such as the summer, it is recommended that inspections be conducted more frequently. Daily visual inspections are also a great best practice. Identified deficiencies should be repaired promptly according to manufacturer guidelines. Areas in need of repair should be marked with caution tape, temporary fencing, or cones to ensure that children are not exposed to the area until the repair can be completed.

Playground Safety Checklist

SURFACING

- Adequate protective surfacing under and around the equipment.
- Surfacing materials have not deteriorated.
- Loose-fill surfacing have no foreign objects or debris.
- Loose-fill surfacing materials are not compacted.
- Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

DRAINAGE

- The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

GENERAL HAZARDS

- There are no sharp points, corners, or edges on the equipment.
- There are no missing or damaged protective caps or plugs.
- There are no hazardous protrusions.
- There are no potential clothing entanglement hazards such as open S-hooks or protruding bolts.
- There are no crush and shearing points on exposed moving parts.
- There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

SIGNAGE

- Signage should be in good condition and clearly visible as users enter the play area.

- Signage should indicate the appropriate age group(s) for equipment, reminder of adult supervision, and warning of potential hot surfaces.

SECURITY OF HARDWARE

- There are no loose fastening devices or worn connections.
- Moving parts, such as swing hangers, merry-go-round bearings, track rides, are not worn.

DURABILITY OF EQUIPMENT

- There are no rust, rot, cracks, or splinters on any equipment. Pay close attention to where the equipment comes in contact with the ground.
- There are no broken or missing components on the equipment. This includes handrails, guardrails, steps, rungs, etc.
- There are no damaged fences, benches, or signs on the playground.
- All equipment is securely anchored.

GENERAL UPKEEP OF PLAYGROUNDS

- There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.
- The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.
- There are no missing trash receptacles.

INSPECTION BY:

DATE OF INSPECTION:

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6C

VOLUNTEER SAFETY GUIDELINES

District Name

Volunteers are an important resource for the district, that's why we are committed to taking the appropriate precautions to ensure your safety. Thank you for your time and effort.

General Rules

The primary responsibility of volunteers of the district is to perform their duties in a safe manner in order to prevent injury to themselves and others. Before beginning special work or new assignments, a volunteer should review applicable and appropriate safety rules.

NO VOLUNTEER IS EVER REQUIRED to perform work that he or she believes is unsafe or that he or she thinks is likely to cause injury or a health risk to themselves or others.

General Safety Rules

Prohibited Activities

Activities should exclude professional services where certification or licensing is required (i.e. electrical, construction, herbicide application, fitness instruction). Working from heights (i.e. ladders over 6ft, scaffolding), using hazardous powered equipment (i.e chainsaws) and transporting others on the district's behalf should be avoided.

Conduct

Horseplay and practical jokes are forbidden. Volunteers are required to work in an injury-free manner displaying accepted levels of behavior. Conduct that places the volunteers or others at risk, or that threatens or intimidates others, is forbidden.

Drugs and Alcohol

Use and/or possession of illegal drugs or alcohol while volunteering or on volunteer time are forbidden. Reporting as a representative of the organization while under the influence of illegal drugs or alcohol is forbidden.

Housekeeping

Clean up several times throughout the day, disposing of trash and waste in approved containers, wiping up any drips/spills immediately and putting equipment and tools away as you are finished with them.

The following areas must remain clear of obstructions:

- Aisles/exits
- Fire extinguishers and emergency equipment
- All electrical breakers, controls and switches

Injury Reporting

All work-related injuries must be reported as soon as practicable.

Dress Code

You should dress appropriately for the conditions and performance of your duties.

Emergency Guidelines

General Emergency Guidelines

Volunteers should review the following guidelines to prepare for an emergency.

- Stay calm and think through your actions.
- Know the emergency numbers (fire/police/ambulance/911).
- Internal emergency number **(Insert Number if Applicable)**.
 - Human resources **(Insert Number or extension)**
 - Page **(Insert number and instructions if applicable)**
 - Operator "0"
- Know where exits are located.
- Do not hesitate to call or alert others if you believe that an emergency is occurring.
- First aid supplies are located in **(insert location)** .

Evacuation

- Volunteers will be notified of a fire alarm either by the fire alarm system or by a paged announcement.
- Upon becoming aware of a fire alarm, volunteers should immediately evacuate the job site without delay to retrieve personal belongings or to wait for co-workers. Also, all doors should be closed as the last person passes through. Use of elevators is prohibited during fire alarm situations.
- Supervisors should be the last to leave the area. Check the job site to be sure that all personnel have evacuated.
- Any volunteer with mobility, visual, hearing or other condition that may hinder them from becoming aware of an emergency or evacuating should request special assistance through human resources.
- Upon exiting the building, all personnel should report for a head count.
- If any volunteer is missing, an immediate report should be made to the incident commander who will in turn report to the first available fire department officer.
- Volunteers should stay together in a group so that periodic updates on the situation can be issued.
- The order to re-occupy a job site or building will be issued by the incident commander.
- In the event of inclement weather, the incident commander will make arrangements for all personnel to move to shelter.

Fire Safety

- Volunteers should alert other persons in the immediate hazard area.
- Any volunteer can activate a fire alarm or call **(insert name)** to page an emergency announcement.
- Trained volunteers can use a fire extinguisher, following these guidelines:
 - **P**=Pull the safety pin
 - **A**=Aim the nozzle at the base of the fire

Emergency Guidelines

- S=Squeeze the operating lever
- S=Sweep side to side covering the base of the fire

**When using a fire extinguisher, all volunteers in the vicinity must always stay between the fire and an exit, staying low and backing away when the fire is extinguished.*

**If the fire is too hot or too smoky, volunteers are encouraged to evacuate immediately, discarding the fire extinguisher.*

- Volunteers should notify the incident commander of the location of the fire. He or she will relay this information to the fire department.

Violence

- Any volunteer who feels that he or she has been threatened should immediately report the concern to a supervisor or to appropriate local authorities.
- If any person is observed exhibiting threatening behavior or making threatening statements, the individual who discovers the situation should warn others in the area and immediately notify a supervisor or human resources, staying away from the person exhibiting threatening behavior.
- Depending upon the level of concern, volunteers must call the police department (911) immediately.
- It is prohibited to confront any person exhibiting threatening behavior.

If volunteers have reason to believe that events in their personal lives or any other situation could result in an act of violence at work, they should privately discuss the issue with a representative of or human resources and develop a prevention plan together.

FIRE DEPARTMENT: _____
TELEPHONE: _____

POLICE DEPARTMENT: _____
TELEPHONE: _____

EMERGENCY MEDICAL SERVICES (AMBULANCE): _____
TELEPHONE: _____

HOSPITAL: _____
TELEPHONE: _____

DOCTOR: _____

ADDRESS: _____

TELEPHONE: _____

Harassment Policy

The district does not tolerate harassment of our employees, volunteers, community members or guests. Any form of harassment related to a volunteer's race, color, sex, religion, national origin, age, citizenship status, veteran status or handicap is a violation of this policy and will be treated as a disciplinary matter. For these purposes, the term harassment includes, but is not limited to, slurs, jokes or other verbal, graphic or physical conduct relating to an individual's race, color, sex, religion or national origin; sexual advances; requests for sexual favors and other verbal, graphic or physical conduct of a sexual nature. The intentions to sexually harass another individual expressed through language, expressions and proximity to another is as detrimental as the actual act. Further, as of 1998, the Supreme Court recognizes that Title VII of the Civil Rights Act of 1964 also applies to same-sex harassment.

Violation of this policy by a volunteer shall subject that volunteer to immediate discharge.

Examples of conduct prohibited by this policy include, but are not limited to:

- Physical Actions:
 - Neck or shoulder massaging
 - Hugging, kissing or patting another's body
 - Touching oneself with sexual overtones while in the proximity of another
- Verbal Actions:
 - Whistling or making cat calls at another individual
 - Discussing sexual topics that make others uncomfortable
 - Making comments about another individual's body parts and/or clothing
- Non-Verbal Actions:
 - Making sexual gestures with one's hands, tongue or other body parts
 - Looking an individual up and down
 - Winking, licking lips or blowing kisses at another individual

If you believe that you are being subjected to harassment, you should:

1. If you feel comfortable enough to do so, tell the harasser that his or her actions are not welcome and they must stop.
2. Report the incident immediately to a supervisor.
3. Report any additional incidents that may occur to one of the above resources.

All reported incidents will be investigated. Complaints, and actions taken to resolve complaints, will be handled as confidentially as possible given 's obligation to investigate and act upon reports of such harassment. Retaliation of any kind against a volunteer who reports a suspected incident of sexual harassment is prohibited. Anyone who violates this policy or retaliates against another staff member in any way will be subject to disciplinary action up to and including immediate dismissal.

General Safety Precautions

Fire Prevention

1. Smoking is allowed only in designated outdoor areas.
2. No candles or unauthorized open flames are allowed in the work area.
3. No flammable chemicals are allowed inside work area at any time unless they are specifically authorized for use. If there is a work-related need to use a flammable chemical, contact the supervisor for guidance on hazard communication and fire safety.
4. Volunteers may never start or run an engine in an enclosed area.
5. Gasoline, diesel and other fuels must be transported in approved, marked containers.

Lifting

1. Plan the move before lifting; ensure that you have an unobstructed pathway.
2. Test the weight of the load before lifting by pushing the load along its resting surface.
3. If the load is too heavy or bulky, use lifting and carrying aids such as hand trucks, dollies, pallet jacks and carts, or get assistance from a co-worker.
4. If assistance is required to perform a lift, coordinate and communicate your movements with those of your co-worker.
5. Position your feet 6 to 12 inches apart with one foot slightly in front of the other.
6. Face the load.
7. Bend at the knees, not at the back.
8. Keep your back straight.
9. Get a firm grip on the object using your hands and fingers – use handles when they are present.
10. Hold the object as close to your body as possible.
11. While keeping the weight of the load in your legs, slowly stand.
12. Perform lifting movements smoothly and gradually; do not jerk the load.
13. If you must change direction while lifting or carrying the load, pivot your feet and turn your entire body – do not twist at the waist.
14. Set down objects in the same manner as you picked them up, except in reverse.
15. Do not lift an object from the floor to a level above your waist in one motion. Set the load down on a table or bench and adjust your grip before lifting it higher.
16. Never lift anything if your hands are greasy or wet.
17. Wear protective gloves when lifting objects that have sharp corners or jagged edges.

Ladders & Stepladders

1. Read and follow the manufacturer's instructions label affixed to the ladder if you are unsure how to use the ladder.
2. Do not use ladders that have loose rungs, cracked or split side rails, missing rubber foot pads or are otherwise visibly damaged.

General Safety Precautions

3. Keep ladder rungs clean and free of grease and remove buildup of material such as dirt or mud.
4. Do not place ladders in a passageway or doorway without posting warning signs or cones that direct pedestrian traffic away from the ladder. Lock the doorway that you are blocking with the ladder and post signs that will direct traffic away from your work.
5. Do not place a ladder at a blind corner or doorway without diverting foot traffic by blocking or roping off the area.
6. Allow only one person on the ladder at a time.
7. Face the ladder when climbing up or down it.
8. Maintain a three-point contact by keeping both hands and one foot or both feet and one hand on the ladder at all times when climbing up or down.
9. When performing work from a ladder, face the ladder and do not lean backward or sideways from the ladder. Do not jump from ladders or step stools.
10. Do not stand on tables, chairs, boxes or other improvised climbing devices to reach high places. Use the ladder or stepstool.
11. Do not stand on the top two rungs of any ladder.
12. Do not stand on a ladder that wobbles or that leans to the left or right of center.
13. When using a straight or extension ladder, extend the top of the ladder at least 3 feet above the edge of the landing.
14. Secure the ladder in place by having another volunteer hold it if it cannot be tied to the structure.
15. Do not move a rolling ladder while someone is on it.
16. Do not place ladders on barrels, boxes, loose bricks, pails, concrete blocks or other unstable bases.
17. Do not carry items in your hands while climbing up or down a ladder.

Housekeeping

1. Do not place materials, such as boxes or trash, in walkways or passageways.
2. Mop up water around drinking fountains, drink dispensing machines and ice machines immediately.
3. Do not store or leave items on stairways.
4. Do not block or obstruct stairwells, exits or accesses to safety and emergency equipment such as fire extinguishers or fire alarms.
5. Straighten or remove rugs and mats that do not lie flat on the floor.
6. Remove protruding nails or bend them down into the lumber by using a claw hammer.
7. Return tools to their storage places after use.
8. Use caution signs or cones to barricade slippery areas such as freshly mopped floors.

Electrical Safety

1. Electrical cords must be protected with specially designed cord protectors or kept out of areas where they will be damaged.
2. Operators must turn electrical appliances off using the switch, not by pulling out the plug.
3. All appliances should be turned off before leaving for the day.
4. Never run cords under rugs or other floor or ground coverings.
5. Immediately report all electrical problems.
6. The following areas must remain clear and unobstructed at all times:
 - Exit doors
 - Aisles
 - Electrical panels
 - Fire extinguishers
7. When using an extension cord:
 - Look to see that the wattage labeled on the tool, appliance or equipment does not exceed the wattage limit labeled on the cord.
 - Do not run the cord through doorways, holes in ceilings, walls or floors.
 - Never remove, bend or modify any metal prongs on the plug of the cord.
 - Do not use the cord under wet conditions.
 - Do not plug one extension cord into another.
 - Never drive over, drag, step on, walk on or place objects on a cord.
 - Always unplug the cord when you have finished using it.
 - Do not use the cord as a permanent power source.

Chemical Safety

1. Follow the instructions on the label and in the corresponding Safety Data Sheet (SDS) for each chemical product used in your workplace.
2. Use personal protective clothing or equipment (PPE) such as neoprene gloves and protective eyewear when using chemicals.
3. Do not use protective clothing or equipment that has split seams, pin holes, cuts, tears or other signs of visible damage.
4. Each time you use your gloves, wash your gloves before removing them using cold tap water and normal hand washing motion. Then, always wash your hands after removing the gloves.
5. Do not use chemicals from unlabeled containers or unmarked cylinders.
6. Use a rubber cradle when transporting unpackaged, glass bottles of chemicals.
7. Do not store chemical containers labeled "oxidizer" with containers labeled "corrosive" or "caustic."

Machine Safety

1. Do not remove, alter or bypass any safety guards or devices when operating mechanical equipment.
2. Do not wear loose clothing, jewelry or ties around machinery.
3. Read and obey safety warnings posted on or near any machinery.
4. Long hair must be contained under a hat or hair net.

Hand Tool Safety

1. Do not continue to work if your safety glasses become fogged. Stop work and clean the glasses until the lenses are clear and defogged.
2. Tag worn, damaged or defective tools and do not use them.
3. Do not use a tool if the handle surface has splinters, burrs, cracks or splits.
4. Do not use impact tools such as hammers, chisels, punches or steel stakes that have mushroomed heads.
5. When handing a tool to another person, direct sharp points and cutting edges away from yourself and the other person.
6. Do not carry sharp or pointed hand tools such as screw, scribes, chisels or files in your pocket unless the tool or your pocket is sheathed.
7. Do not perform makeshift repairs to tools.
8. Do not throw tools from one location to another or from one volunteer/employee to another.
9. Transport hand tools only in toolboxes or tool belts – do not carry tools in your hand or clothing, especially when climbing.

Office Safety

1. Do not work on any computer or office machine if your hands are wet or if you are standing on a damp surface.
2. Do not mount pencil sharpeners so that they protrude beyond the edges of desks or tables.
3. Do not stand on a swivel chair.
4. Do not raise the seats on swivel chairs beyond the point where your feet can touch the floor.
5. Do not compact material in the waste basket with your hands or your feet.
6. Do not use cardboard boxes as waste receptacles.
7. Do not leave file drawers open; always use handles to close them.
8. Do not stack file cabinets on top of one another.
9. Open one file cabinet drawer at a time.
10. Put heavy files in the bottom drawers of file cabinets.

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Silverado Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Zephyrhills, Pasco County, Florida; and

WHEREAS, the Board of Supervisors of Silverado Community Development District ("Board") seeks to implement section 190.006(3), Florida Statutes, and to instruct the Pasco County Supervisor of Elections ("Supervisor") to conduct the District's general election ("General Election").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Lee Chamoff, and Seat 4, currently held by Martha O'Neal, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District’s Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 25TH DAY OF JANUARY, 2024.

**SILVERADO COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

ATTEST:

Secretary/Assistant Secretary

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Silverado Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 14236 6TH Street, Dade City, Florida 33526-0300, (352) 521-4302. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District, as defined in Section 190.003, Florida Statutes. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Silverado Community Development District has two (2) seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

District Manager
Silverado Community Development District

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2023**

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General Fund	Debt Service Fund Series 2016A-1	Debt Service Fund Series 2017A-1	Debt Service Fund Series 2018A-1	Debt Service Fund Series 2018A-2	Capital Projects Fund Series 2018A-1	Total Governmental Funds
ASSETS							
Cash	\$ 951,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 951,080
Investments							
Revenue	-	103,162	108,542	164,050	133,084	-	508,838
Reserve	-	55,360	53,325	72,075	252,637	-	433,397
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	49,533	49,533
Due from general fund	-	1,677	1,580	4,271	3,355	-	10,883
Utility deposit	2,908	-	-	-	-	-	2,908
Total assets	<u>\$ 953,988</u>	<u>\$160,259</u>	<u>\$163,447</u>	<u>\$240,396</u>	<u>\$389,076</u>	<u>\$ 49,533</u>	<u>\$ 1,956,699</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 15,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,979
Due to debt service fund 2016A-1	1,677	-	-	-	-	-	1,677
Due to debt service fund 2017A-1	1,580	-	-	-	-	-	1,580
Due to debt service fund 2018A-1	4,271	-	-	-	-	-	4,271
Due to debt service fund 2018A-2	3,355	-	-	-	-	-	3,355
Accrued taxes payable	428	-	-	-	-	-	428
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>37,662</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>37,662</u>
FUND BALANCES							
Restricted for							
Debt service	-	160,259	163,447	240,396	389,076	-	953,178
Capital projects	-	-	-	-	-	49,533	49,533
Assigned							
Working capital	227,821	-	-	-	-	-	227,821
Unassigned	688,505	-	-	-	-	-	688,505
Total fund balances	<u>916,326</u>	<u>160,259</u>	<u>163,447</u>	<u>240,396</u>	<u>389,076</u>	<u>49,533</u>	<u>1,919,037</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 953,988</u>	<u>\$160,259</u>	<u>\$163,447</u>	<u>\$240,396</u>	<u>\$389,076</u>	<u>\$ 49,533</u>	<u>\$ 1,956,699</u>

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 696,062	\$ 801,111	\$ 827,178	97%
Total revenues	<u>696,062</u>	<u>801,111</u>	<u>827,178</u>	97%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	1,076	3,014	12,918	23%
Management consulting services	4,000	12,000	48,000	25%
Printing & binding	42	125	500	25%
Telephone	17	50	200	25%
Other current charges	-	-	500	0%
Auditing services	-	-	3,450	0%
Postage	21	31	500	6%
Insurance	-	7,006	6,586	106%
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	141	1,500	9%
Engineering	9,521	9,521	20,000	48%
Legal	2,532	6,166	25,000	25%
Website hosting	-	-	705	0%
ADA website compliance	-	-	210	0%
Meeting room rental	-	-	720	0%
Debt administration				
Dissemination agent	250	750	3,000	25%
DSF accounting	458	1,375	5,500	25%
Trustee fees	-	4,256	16,080	26%
Arbitrage rebate calculation	-	-	3,000	0%
Total professional & administrative	<u>17,917</u>	<u>44,610</u>	<u>148,544</u>	30%

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	7,866	20,463	110,500	19%
Electricity (irrigation & pond pumps)	261	771	4,134	19%
Landscaping maintenance	17,106	49,018	205,192	24%
Landscape replenishment	-	-	20,000	0%
Palms & tree trimming	-	-	15,000	0%
Irrigation maintenance	-	-	25,000	0%
Pond maintenance	2,802	8,408	38,000	22%
Bush hog mowing	-	-	6,300	0%
Fertilizer & mulch	-	-	18,000	0%
Property insurance	-	22,746	21,416	106%
Solid waste disposal	-	190	540	35%
Comprehensive field tech services	1,260	5,040	15,120	33%
Field ops accounting	500	1,500	6,000	25%
Pet waste removal	-	482	2,700	18%
Wetland maintenance	600	1,200	8,200	15%
Storm readiness	-	-	5,000	0%
Amenity center				
Pool service contract	-	2,400	20,240	12%
Pool maintenance & repairs	-	-	8,500	0%
Pool resurfacing	-	-	20,000	0%
Pool Furniture	-	-	12,000	0%
Pool permit	-	-	275	0%
Flood insurance	-	-	4,200	0%
Cleaning & maintenance	-	2,000	16,000	13%
Internet	148	444	1,500	30%
Electricity	1,119	3,521	12,197	29%
Water	494	970	6,672	15%
Pest control	-	240	1,440	17%
Camera monitoring	189	567	3,600	16%
Refuse service	-	-	1,000	0%
Landscape maintenance - infill	-	-	5,000	0%
Contingency	-	-	25,000	0%
Miscellaneous repairs & maintenance	1,770	3,581	10,000	36%
Total field operations	<u>34,115</u>	<u>123,541</u>	<u>648,726</u>	19%
Other fees & charges				
Property appraiser	-	-	175	0%
Tax collector	13,921	16,018	17,233	93%
Total other fees & charges	<u>13,921</u>	<u>16,018</u>	<u>17,408</u>	92%
Total expenditures	<u>65,953</u>	<u>184,169</u>	<u>814,678</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	630,109	616,942	12,500	
Fund balances - beginning	<u>286,217</u>	<u>299,384</u>	<u>230,360</u>	
Fund balance - ending				
Assigned				
Working capital	193,064	227,821	227,821	
Unassigned	<u>723,262</u>	<u>688,505</u>	<u>15,039</u>	
Fund balances - ending	<u>\$ 916,326</u>	<u>\$ 916,326</u>	<u>\$ 242,860</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016A-1 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 48,625	\$ 55,963	\$ 57,784	97%
Interest	428	1,568	-	N/A
Total revenues	<u>49,053</u>	<u>57,531</u>	<u>57,784</u>	100%
EXPENDITURES				
Debt service				
Interest	-	20,850	41,610	50%
Principal	-	13,000	13,000	100%
Total debt service	<u>-</u>	<u>33,850</u>	<u>54,610</u>	62%
Other fees & charges				
Tax collector	973	1,119	1,204	93%
Total other fees and charges	<u>973</u>	<u>1,119</u>	<u>1,204</u>	93%
Total expenditures	<u>973</u>	<u>34,969</u>	<u>55,814</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	48,080	22,562	1,970	
Fund balances - beginning	112,179	137,697	133,639	
Fund balances - ending	<u>\$ 160,259</u>	<u>\$ 160,259</u>	<u>\$ 135,609</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017A-1 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 45,828	\$ 52,744	\$ 54,460	97%
Interest	454	1,644	-	N/A
Total revenues	<u>46,282</u>	<u>54,388</u>	<u>54,460</u>	100%
EXPENDITURES				
Debt service				
Interest	-	18,650	36,925	51%
Principal	-	15,000	15,000	100%
Total debt service	<u>-</u>	<u>33,650</u>	<u>51,925</u>	65%
Other fees & charges				
Tax collector	917	1,055	1,135	93%
Total other fees and charges	<u>917</u>	<u>1,055</u>	<u>1,135</u>	93%
Total expenditures	<u>917</u>	<u>34,705</u>	<u>53,060</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	45,365	19,683	1,400	
Fund balances - beginning	118,082	143,764	139,799	
Fund balances - ending	<u>\$ 163,447</u>	<u>\$ 163,447</u>	<u>\$ 141,199</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018A-1 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 123,882	\$ 142,578	\$ 147,217	97%
Interest	408	1,945	-	N/A
Total revenues	<u>124,290</u>	<u>144,523</u>	<u>147,217</u>	98%
EXPENDITURES				
Debt service				
Interest	-	52,200	103,525	50%
Principal	-	35,000	35,000	100%
Total debt service	<u>-</u>	<u>87,200</u>	<u>138,525</u>	63%
Other fees & charges				
Tax collector	<u>2,477</u>	<u>2,851</u>	<u>3,067</u>	93%
Total other fees and charges	<u>2,477</u>	<u>2,851</u>	<u>3,067</u>	93%
Total expenditures	<u>2,477</u>	<u>90,051</u>	<u>141,592</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	121,813	54,472	5,625	
Fund balances - beginning	118,583	185,924	180,528	
Fund balances - ending	<u>\$ 240,396</u>	<u>\$ 240,396</u>	<u>\$ 186,153</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018A-2 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 97,299	\$ 111,983	\$ 115,623	97%
Interest	1,135	3,769	-	N/A
Total revenues	<u>98,434</u>	<u>115,752</u>	<u>115,623</u>	100%
EXPENDITURES				
Debt service				
Interest	-	42,762	85,525	50%
Principal	-	-	25,000	0%
Total debt service	<u>-</u>	<u>42,762</u>	<u>110,525</u>	39%
Other fees & charges				
Tax collector	1,946	2,239	2,409	93%
Total other fees and charges	<u>1,946</u>	<u>2,239</u>	<u>2,409</u>	93%
Total expenditures	<u>1,946</u>	<u>45,001</u>	<u>112,934</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	96,488	70,751	2,689	
Fund balances - beginning	292,588	318,325	309,928	
Fund balances - ending	<u>\$ 389,076</u>	<u>\$ 389,076</u>	<u>\$ 312,617</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018 A-1 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 246	\$ 742
Total revenues	<u>246</u>	<u>742</u>
EXPENDITURES		
Capital outlay	<u>11,040</u>	<u>11,040</u>
Total expenditures	<u>11,040</u>	<u>11,040</u>
Excess/(deficiency) of revenues over/(under) expenditures	(10,794)	(10,298)
Fund balances - beginning	<u>60,327</u>	<u>59,831</u>
Fund balances - ending	<u>\$ 49,533</u>	<u>\$ 49,533</u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on November 16, 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
Martha O’Neal	Assistant Secretary
Francisco Alexander	Assistant Secretary
Lee Chamoff	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Gaby Arroyo	Community Director, Breeze Management
Angie Lynch	Breeze Management (Breeze)
Angel Rivera (via telephone)	Juniper
Bill Thaggard	Resident
Ed Vargas	Resident
Matt Rush	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.

THIRD ORDER OF BUSINESS

Discussion: Electric Bill Solar Options

Ms. Sanchez recalled Board discussion at the last meeting of a proposal from Go Solar Power but the Board took no action and tabled it for discussion later.

Discussion ensued regarding requesting additional proposals and ideas.

41 Ms. Sanchez stated no funds are currently budgeted for solar options. The consensus
42 was to table this and consider adding solar to the Fiscal Year 2025 budget. This item will be
43 included on the next agenda.

44

45 **FOURTH ORDER OF BUSINESS**

Consideration of Proposal(s)

46

47 **A. Juniper Proposals**

48 **I. No. 216573 [Annual Season Change Out]**

49 **II. No. 213561 [New Landscape at Main Entrance]**

50 Mr. Rivera and the Board discussed the Juniper proposals. Mr. Ozorowsky requested a
51 visual representation of the proposed work at the main entrance. Mr. Rivera stated he will
52 provide it, in addition to the layout in the original proposal; however, due to the extensive
53 delay, he must ask his Branch Manager if Juniper can still honor the quoted price if the project
54 is delayed further.

55 Discussion ensued regarding the proposals, delays, additional request, etc.

56

On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with Mr. Alexander, Mr. Chamoff, Mr. Smith and Ms. O’Neal in favor and Mr. Ozorowsky dissenting, Juniper Proposal 213561 for new landscape at the main entrance, in the amount of \$15,000, was approved. (Motion passed 4-1)

61

62

63 Ms. Sanchez stated Item AI, which is the proposal for the Annual Season Change Out,
64 was tabled and will be included on the next agenda. She asked Mr. Rivera to provide images of
65 work in other communities that are similar to what is planned, that she will email to the Board.

66 Mr. Ozorowsky asked if the contract includes trimming the trees that overhang the front
67 entrance lights and obscure the dusk to dawn sensors. Mr. Rivera stated the contract provides
68 for the trees to be cut back between 10’ and 15’ of light poles; he will inspect the area and, if
69 those trees are within the parameters, the work will be performed or a bid will be submitted.

70 Mr. Ozorowsky asked for the portion of the contract related to maintaining the
71 retention pond to be deducted during wet season when the area is not maintained. Mr. Rivera
72 stated it would be difficult to account for that. He discussed additional trimming performed at
73 no charge to the CDD. Mr. Alexander stated, while the area should be maintained, retention
74 ponds should be mowed less to deter motorcycle and all-terrain vehicle (ATV) traffic.

75 Mr. Ozorowsky asked for landscapers to refrain from driving through the grass due to
76 frequent sprinkler damage and the resulting repair expenses. Mr. Rivera stated it is necessary
77 to drive in the grass in certain instances for tree trimming. Having been informed that trucks
78 were observed in front of the clubhouse, Mr. Rivera stated there will be no charge to repair any
79 sprinkler heads damaged by Juniper trucks.

80 Mr. Ozorowsky stated the sprinklers were observed operating while it is raining. He
81 asked if the irrigation system detects rain. Mr. Rivera stated the irrigation system can be
82 upgraded to include rain sensors that prevent the sprinklers from operating while it is raining.
83 Mr. Rivera stated he will provide a proposal for the upgrade.

84 Mr. Alexander asked for landscapers to be careful when weed eating in the front
85 because holiday lights will be installed this weekend.

86 The Board directed Juniper to delay the landscaping project until the holiday lights are
87 taken down in January. Mr. Rivera stated new landscaping will be installed on January 8, 2024.

88 **B. Mailbox Covering Proposals/Estimates/Quotes**

89 **I. Awning Works, Inc. 28994 [Vinyl Canopy \$27,015.38]**

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

91 **III. Tampa Bay Awning, LLC Q878 [Gable Canopy \$22,080]**

92 The Board and Staff discussed the proposals.

93 Ms. Sanchez recalled that the Board asked for the proposals to include warranty
94 information and pictures.

95 Discussion ensued regarding adding solar lighting, warranty provisions, permitting, etc.

96 Ms. Hammock stated the proposals presented will not control the scope of services and
97 the warranty provisions provided to the CDD but they would be attached to the CDD's
98 Agreement as an Exhibit. The CDD will require the manufacturer's warranty to be applied to any
99 product installed on CDD property and passed through from the manufacturer to the CDD at
100 the end of the project. In addition, the CDD requires a warranty on labor for up to one year and
101 sometimes two years, depending on the size of the project. The CDD contract is written to
102 ensure that those types of provisions that are typically excluded from proposals are part of the
103 overall contract's terms and conditions so the CDD has that type of coverage, in addition to the
104 required public records documents.

105 Ms. Arroyo discussed her experience working with Awning Works and Tampa Bay
106 Awning and noted that the District Engineer recommended Tampa Bay Awning or Awning
107 Works. She would need to ask Tampa Bay Awning for an updated total including all costs.

108 Ms. Sanchez noted that the Custom Canvas Structures Incorporated proposal does not
109 include permitting and engineering.

110 Discussion ensued regarding the proposals, establishing a not-to-exceed amount for
111 permitting costs and whether using a different contractor for lighting would void the lighting
112 warranty.

113 Ms. Arroyo stated it would not void the warranty because the contractor is known for
114 installing mailbox covers.

115 Ms. Hammock suggested the Board approve the proposal of its choice with a not-to-
116 exceed amount to be allocated towards the permitting and required drawings. She can caveat
117 in the contract that the contractor must go through the permitting and drawing process first
118 and then obtain Board direction if it exceeds that dollar value, and that no materials are to be
119 ordered and no work initiated on that side of the project until the permitting and design are
120 completed.

121 A Board Member asked how the CDD can protect itself with regard to lighting the
122 installed awnings separately. Ms. Hammock stated that is a separate question; while she must
123 consider that further and examine the manufacturer's warranty, etc., the CDD contract's terms
124 and conditions provide additional protections to be considered.

125

126 **On MOTION by Mr. Chamoff and seconded by Ms. O'Neal, with all in favor,**
127 **Tampa Bay Awning, LLC Quote 878 for a gable canopy, in the amount of**
128 **\$22,080, plus permitting fees, in a not-to-exceed amount of \$2,000, was**
129 **approved.**

130

131

132 Mr. Chamoff noted the need to know what the warranty covers. Ms. Hammock stated,
133 while preparing the Agreement, she will review the manufacturer's warranty and provide a
134 bullet-point summary in advance of the next meeting.

135 Ms. Arroyo was asked to provide additional recommendations and information.

136 **C. Catherine ProCleaners, LLC Proposal to Cleaning Amenity Center**

137 Ms. Arroyo presented the Catherine ProCleaners, LLC proposal and discussed other
138 janitorial and pool vendors.

139 Discussion ensued regarding the proposal presented at the last meeting, Health
140 Department inspections and the pool vendor versus the cleaning vendor completing the log.

141 ▪ **Pool Maintenance Agreements/Proposals**

142 **This item, previously Item 4F, was presented out of order.**

143 Discussion ensued regarding the proposals, number of days of service, monthly budget,
144 annual budget of \$20,240, resident complaints, service deficiencies, additional vendors,
145 proximity to the CDD, requesting reports from the vendor, pool testing and logs.

146 Ms. Arroyo will request additional information and/or additional proposals.

147 Ms. Hammock discussed how to address service deficiencies and withhold payment.

148 Ms. Sanchez stated the inspection was satisfactory and there is no reinspection date.

149 Ms. Hammock stated the current contract with H2 was prepared by former District
150 Counsel; she will ensure that the CDD has a good Agreement with the selected vendor.

151 Discussion ensued regarding pool testing and securing logs and materials.

152 The Board and Staff discussed the Florida Brother's Maintenance & Repair, LLC paver
153 estimate, observations and the liability associated with loose pavers.

154 Ms. Sanchez will ask the District Engineer to advise regarding the inspection cost.

155 Ms. Sanchez noted that \$8,500 is budgeted for "Pool maintenance and repairs" and
156 \$10,000 is budgeted in "Miscellaneous repairs and maintenance".

157 Ms. Sanchez stated, once the Egis walkthrough occurs, a report will be received and the
158 CDD will know what items require immediate action.

159

160 **On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor,**
161 **Florida Brother's Maintenance & Repair, LLC Estimate 1179 for Paver Repairs,**
162 **in the amount of \$855, was approved.**

163

164

165 ▪ **Discussion resumed: Catherine ProCleaners, LLC Proposal to Cleaning Amenity Center**

166 The Board and Staff discussed the Catherine proposal and the competitive bid from
167 Florida Brother's Maintenance & Repair, LLC in Item 4E1.

168 Discussion ensued regarding whether to separate the pool and janitorial service
169 contracts, the possibility of an accompanying price increase, amending or terminating existing
170 agreements and addressing current contractual obligations not being fulfilled.

171 Ms. Sanchez stated \$14,140 was budgeted in Fiscal Year 2023 for cleaning and
172 maintenance and the line item increased to \$16,000 for Fiscal Year 2024. Ms. Hammock stated
173 \$16,000 is budgeted for cleaning and maintenance at the Amenity Center; \$20,240 is budgeted
174 in a separate pool service line item in Fiscal Year 2024.

175 The Board and Staff discussed addressing overpayment and expressing dissatisfaction
176 with inadequate service.

177 This item will be tabled to the next meeting; current proposals on the agenda and any
178 additional proposals obtained will be included on the next agenda.

179 Ms. Hammock will prepare a letter stating that expectations are not being met and
180 advising that a performance review with on-site amenity staff will be required.

181 **D. Breeze Home Estimates**

182 **I. SHOA071224 [Pressure Wash Sidewalks \$5,550]**

183 **II. SHOA071225 [Pressure Wash Needed Areas \$4,050]**

184 The Board and Staff discussed the Breeze Home estimates and the competitive bids,
185 from Florida Brother’s Maintenance & Repair, LLC, in Items EIII and EIV.

186 Ms. Arroyo stated the proposals include pressure washing the sidewalks, from Silverado
187 Ridge Boulevard from the stop sign all the way to the dead end.

188 Scheduling, areas to be pressure washed and costs were discussed.

189 Ms. Sanchez stated it might be necessary to fund the expenditure from the
190 “Miscellaneous repairs and maintenance” line item, for which \$10,000 is budgeted.

191 Discussion ensued regarding whether to delay pressure washing, safety concerns,
192 aesthetics and costs.

193 Ms. Hammock noted that these proposals address the rear of the Clubhouse, not the
194 front entrance.

195 Discussion ensued regarding negotiations with vendors.

196

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Florida Brother’s Maintenance & Repair, LLC Estimate 1186 for pressure washing sidewalks, in a not-to-exceed amount of \$5,000, was approved.

200

201

202 **E. Florida Brother’s Maintenance & Repair, LLC Estimates**

203 **I. 1151 [Annual Janitorial Services \$14,984.55]**

204 This item was discussed in conjunction with Item 4C.

205 **II. 1179 [Paver Repairs \$855]**

206 This item was discussed in conjunction with Item 4DII.

207 **III. 1186 [Pressure Wash Sidewalks \$5,650]**

208 This item was discussed in conjunction with Item 4D.

209 **IV. 1188 [Pressure Wash Needed Areas \$4,200]**

210 This item was discussed in conjunction with Item 4D.

211 **F. Pool Maintenance Agreements/Proposals**

212 **I. Cooper Pools, Inc. Commercial Pool Service Agreement [5 Days/Week and 2**
213 **Chemical Tests/Week \$3,460/Month]**

214 **II. H2 Lagoon Solutions Proposal [Routine Clean and Chemical Maintenance 4**
215 **Days/Week, Enzyme Treatment, Diatomaceous Earth Filter Maintenance**
216 **\$1,850/Month]**

217 **III. Elite Pavers (under separate cover)**

218 These items were discussed in conjunction with Item 4C.

219

220 **FIFTH ORDER OF BUSINESS**

**Update: SOLitude Lake Management, LLC,
Service Reports – November 2023**

221

222

223 The November 2023 SOLitude Lake Management, LLC, Service Report was included for
224 informational purposes.

225 The consensus was that the ponds look good. Ms. Arroyo stated one complaint about a
226 pond was forwarded to SOLitude.

227 Discussion ensued regarding engaging a new vendor for collection of dog waste, the
228 number of dog waste stations, etc.

229 A proposal will be requested from Breeze.

230

231 **SIXTH ORDER OF BUSINESS**

**Approval of October 26, 2023 Regular
Meeting Minutes**

232

233

234 The following change was made:

235 Line 178 and throughout: Add “sign” after “restroom”

236

237

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243

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, the October 26, 2023 Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Board Member Comments

244 Mr. Chamoff stated he observed a damaged tree in the park tethered to the fence. He
245 will email photographs. He asked for Juniper to be informed as soon as possible, as it could be a
246 safety hazard.

247 Ms. O’Neal advised that she is moving from the CDD; she will remain on the Board until
248 she does so.

249 Mr. Ozorowsky asked what the \$100,000 spent for lighting encompasses, if it applies to
250 electricity, if the bulbs can be switched to LED and options available to reduce the cost.

251 Ms. Arroyo stated TECO and Duke increased their charges per megawatt used.

252 Ms. Lynch will ask Duke for a detailed price breakdown.

253 Mr. Ozorowsky asked if the CDD has options to reduce the bonds and thereby reduce
254 assessments. Ms. Hammock stated the bonds cannot be refinanced yet, as they are not past the
255 ten-year mark; however, she can ask Bond Counsel if any other options are available.

256

EIGHTH ORDER OF BUSINESS

Staff Reports

257
258
259

A. District Counsel: Kilinski | Van Wyk

• Discussion: ADA Requirement Check on Sidewalks

261 Ms. Hammock reminded the Supervisors about the requirement to complete a four-
262 hour ethics continuing education course every year. Online training modules will be available in
263 January. Ms. O’Neal will need to complete the requirement if she is still on the Board in
264 January.

B. District Engineer: Stantec

266 Ms. Sanchez stated Ms. Stewart advised that construction funds can be used for
267 completion of the sidewalks. Security at the Amenity Center is not an eligible for use of
268 construction funds.

269 A Board Member asked if construction funds can be utilized for pool infrastructure. Ms.
270 Hammock stated construction funds cannot be used for amenities.

271 Mr. Ozorowsky asked if cars parking across from the Amenity Center can park diagonally
272 instead of horizontally. He noted that the sidewalk would need to be moved approximately 3'.
273 Ms. Sanchez will speak with the District Engineer and advise.

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

275 Ms. Arroyo presented the Breeze Home monthly report. She reported the following:

- 276 ➤ The bridge will be removed within the next two weeks.
- 277 ➤ The outlets and electrical were less expensive than anticipated; an additional outlet will
278 be installed at the front. Work will be completed this weekend.
- 279 ➤ The message board is leaning because the poles warped; the vendor will be contacted
280 to obtain two new poles.
- 281 ➤ The men’s restroom sign was installed and motion lights were installed in both
282 restrooms.

283 Mr. Ozorowsky noted that the monument is askew. Ms. Arroyo stated she will ask for it
284 to be addressed before the lights are installed.

285 Discussion ensued regarding the need for signs to warn of alligators.

286 Ms. Arroyo stated photographs were submitted and a response from the sign company
287 is pending.

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

- 289 • **NEXT MEETING DATE: January 25, 2024 at 6:00 PM**
- 290 ○ **QUORUM CHECK**

291 The next meeting will be held on January 25, 2024.

292

293 **NINTH ORDER OF BUSINESS**

Public Comments

294

295 Resident Matt Rush asked if evidence can be included in the letter to the pool vendor.
296 Ms. Hammock stated she typically includes any documentation provided by Board Members or
297 Staff; she encouraged attendees to forward such information to the District Manager or
298 Amenity Manager.

299

300 **TENTH ORDER OF BUSINESS**

Adjournment

301

302

303 **On MOTION by Mr. Chamoff and seconded by Ms. O’Neal, with all in favor, the**
304 **meeting adjourned at 8:00 p.m.**

305
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Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
A



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors

From: Kilinski | Van Wyk PLLC

Date: January 5, 2024

Re: Updates and Reminders: Ethics Training for Special District Supervisors and Form 1

As a follow up to our communication in July of 2023, the purpose of this memorandum is to remind our clients of new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, *Florida Statutes*, which were passed during the 2023 Legislative Session. **The new requirements will apply in 2024.**

What is required and when is the deadline?

Supervisors will be required to complete four (4) hours of training each calendar year. For those Supervisors seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered. Compliance will be reported on Form 1 each year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to on-demand courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions for existing clients upon request. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There may also be the ability to include training within your existing Board meeting schedule.

Form 1 Submittal Changes.

Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. Please see detailed directions on filing here: <https://ethics.state.fl.us/>. Please note that Special District Supervisors are not required to file Form 6.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C



Silverado

Angie Lynch

Complete

Score

2

Nov 13, 2023 12:00 PM EST

Prepared by

Angie Lynch

Ponds

Ponds 1

Ponds

Good

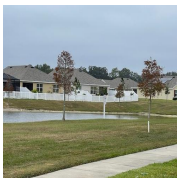


Photo 1



Photo 2

Pond Location

Stella Vast

2 / 3 (66.67%)

Ponds



Photo 3



Photo 4

Pond Location

Silverado and Rider Way

3 / 3 (100%)

Ponds

Good

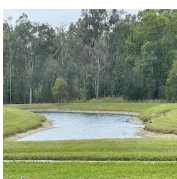


Photo 5

Pond Location

Paden Wheel

Ponds 4

Ponds

Poor



Photo 6



Photo 7

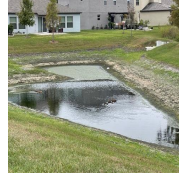


Photo 8

Done | Assignee: Angie Lynch | Priority: Low | Due: Dec 22, 2023 3:21 PM EST | Created by: Angie Lynch

Pond Vender contacted

Pond Location

Pond on Coble Bliss 1

Ponds 5

2 / 3 (66.67%)

Ponds

Fair



Photo 9



Photo 10

Pond Location

Pond across from amenity center

Ponds 6

2 / 3 (66.67%)

Ponds

Fair



Photo 11



Photo 12

Pond Location

Pond north side of amenity center

Landscaping

11 / 15 (73.33%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair



Photo 13

Landscaping Location

Carriage Pine Cul-de-sak

Landscaping 2

Landscaping

Fair



Photo 14

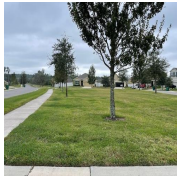


Photo 15

Landscaping Location

Ezra Loft Island

Landscaping 3

Landscaping

Fair



Photo 16



Photo 17

Landscaping Location

Next to Steer Blade

Landscaping 4

Landscaping

Good

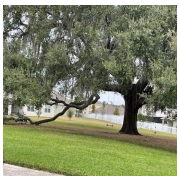


Photo 18



Photo 19

Landscaping Location

Silverado Blvd

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair



Photo 20



Photo 21



Photo 22

Landscaping Location

Entrance

Mailbox

Fair



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29

Mailbox Location

Streetlights

Working

Streetlights Location

Through Neighborhood

Entrance Monument - Main

Fair

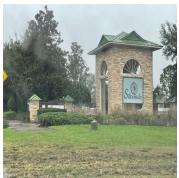


Photo 30



Photo 31

Gates - Main

Fair

Sidewalks

Poor

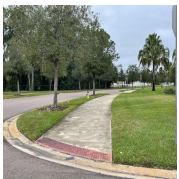


Photo 32

Done | Assignee: Angie Lynch | Priority: Low | Due: Jan 5, 2024 3:16 PM EST | Created by: Angie Lynch

Pressure wash sidewalks

Sidewalks Location

Common Area Fence

Fair

Roads

Fair

Roads Location

Amenities

8 / 15 (53.33%)

Amenities 1

8 / 15 (53.33%)

Clubhouse

Fair



Photo 33

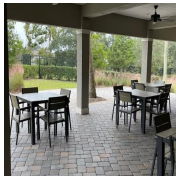


Photo 34



Photo 35

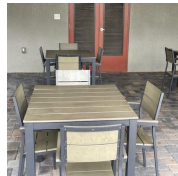


Photo 36

Clubhouse Restrooms

Fair

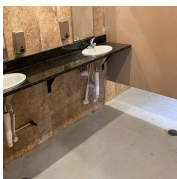


Photo 37



Photo 38



Photo 39

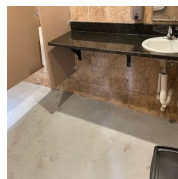


Photo 40

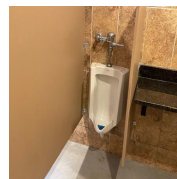


Photo 41



Photo 42

Pool

Fair

Tot Lot

WiFi Speeds at Clubhouse

Dog Park

Fair

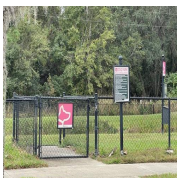


Photo 43



Photo 44



Photo 45

Sign Off

Nov 20, 2023 1:05 AM EST

Flagged items

Page 1: Initial questions / Ponds / Ponds 4

Ponds

Poor



Photo 6



Photo 7



Photo 8

Done | Assignee: Angie Lynch | Priority: Low | Due: Dec 22, 2023 3:21 PM EST | Created by: Angie Lynch

Page 1: Initial questions

Sidewalks

Poor



Photo 32

Done | Assignee: Angie Lynch | Priority: Low | Due: Jan 5, 2024 3:16 PM EST | Created by: Angie Lynch

Pressure wash sidewalks

Other actions

0 actions

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

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.