

**MINUTES OF MEETING  
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Workshop on March 28, 2024 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue, Zephyrhills, Florida 33542.

**Present were:**

|                     |                     |
|---------------------|---------------------|
| Michael Ozorowsky   | Chair               |
| Thomas Smith        | Vice Chair          |
| Francisco Alexander | Assistant Secretary |
| Lee Chamoff         | Assistant Secretary |

**Also present:**

|                  |                                       |
|------------------|---------------------------------------|
| Jamie Sanchez    | District Manager                      |
| Meredith Hammock | District Counsel                      |
| Grace Kobitter   | Kilinski   Van Wyk PLLC               |
| Gaby Arroyo      | Community Director, Breeze Management |
| Angie Lynch      | Breeze Management (Breeze)            |
| Luis Gonzalez    | Resident                              |
| Jim Rice         | Resident                              |
| Other residents  |                                       |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 5:01 p.m.

Supervisors Ozorowsky, Smith, Alexander and Chamoff were present. Supervisor O’Neal was not present.

**SECOND ORDER OF BUSINESS**

**Chairman’s Opening Remarks**

There were no opening remarks from the Chairman.

**THIRD ORDER OF BUSINESS**

**Discussion: Budget**

Ms. Sanchez stated the purpose of the workshop is to discuss the budget. She issued a reminder that the workshop is for informational purposes only; no action will be taken. Any necessary actions will be taken during the regular meeting immediately following this workshop. Referencing the Adopted Fiscal Year 2024 budget, Ms. Sanchez stated she would like the Board to have an open discussion regarding the budgeted line items.

**FOURTH ORDER OF BUSINESS**

**Discussion: CDD Budget**

- **Silverado CDD Budget (Fiscal Year 2024/2025)**

Ms. Sanchez stated the Fiscal Year 2024 budget is attached for the Board to review and to discuss any line items that should be added or removed from the Fiscal Year 2025 budget, which will be presented at the April meeting. If the Board agrees on an item and gives direction, it will be restated on the record during the Regular Meeting; conversely, if there is no consensus on a particular item, a motion and a vote will be taken at the Regular Meeting.

- **Board Member Comments**
- **Public Comments**

There were no comments from the Board, affected property owners or members of the public.

Ms. Sanchez stated that, in the General Fund Budget on Page 1, the professional and admin fees are straightforward. Staff anticipates a 10% increase in “Insurance” and projects a decrease of \$10,000 in the “Engineering” line item. The other items will stay the same or have a slight increase.

Ms. Sanchez and Ms. Hammock responded to questions regarding the “Engineering”, “Security patrol” and “Arbitrage rebate calculation” line items.

Regarding “Field operations”, Ms. Sanchez stated the “Comprehensive field tech services” line item is what the CDD is paying Breeze Management; she has been coordinating with Ms. Lynch and Ms. Arroyo on the budget numbers for Fiscal Year 2025. Ms. Lynch will review contracts, check for increases and contact vendors to confirm that Staff is budgeting accurately. Ms. Sanchez stated she anticipates very little, if any, increases in the landscape maintenance line items.

Discussion ensued regarding Juniper, terminating the landscape maintenance contract, quarterly changeouts, adjusting the "Landscape replenishment" budget, how the \$15,000 budgeted amount for "Palms & tree trimming" is calculated, rolling over unused or leftover funds to the next year's budget, uncoded items, "Fertilizer & mulch" line item, "Irrigation maintenance" line item, "Pond maintenance" line item, SOLitude's performance, "Bush hog mowing" line item, budget amount for signage, pool vendor proposals, "Pool maintenance & repairs" line item, if the pavers were coded under the "Miscellaneous repairs & maintenance" line item, "Cleaning & maintenance" line item, "Holiday decorations" budgeting, "Contingency" line item, building reserves and procuring a reserve study.

Regarding questions about leftover or "Unassigned" funds, Ms. Sanchez stated she will request a breakdown from Accounting to ensure that she can properly translate where exactly leftover funds are placed.

o **Board Member Comments**

There were no additional Board Member comments.

**FIFTH ORDER OF BUSINESS**

**Public Comments: non-agenda items**

Resident Luiz Gonzalez voiced his concern about a recently repaired pothole that is pooling when it rains and leaves water stains. Instead of being pitched outward, the pothole is pitched towards the pothole and not towards the drain. Ms. Arroyo stated the vendor was contacted about it and will be on site to make the repairs.

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the workshop adjourned at 6:05 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair