

# **SILVERADO**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**April 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**

April 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 April 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 Items
  - A. Electric Bill Solar Options
4. Consideration of Proposals/Quotes/Estimates
  - A. Juniper Landscaping of Florida, LLC Proposals
    - I. No. 256224 [January 2024 Wet Check Diagnostic \$360]
    - II. No. 256224 [February Wet Check Repairs Needed \$678.74]
    - III. No. 269554 [Playground Mulch Installation \$2,925]
    - IV. No. 269046 [Mulch Clubhouse Area \$7,800]
    - V. No. 269821 [Coco Brown Mulch \$27,300]
    - VI. No. 269810 [Oak Tree Playground Area \$3,510]
  - B. Florida Brother's Maintenance & Repair, LLC Estimate 1268 [Remove/Replace Damaged Entrance Roof Pillars \$2,318.72]
  - C. Roadway Concepts Estimate #320CP [Top Patch \$1,427.50]
  - D. H2O Pool Services Proposal #11022023 REV.A [Annual Pool Cleaning and Maintenance Services \$2,587.50/month]
5. Consideration of Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

- 6. Consideration of Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
- 7. Update: SOLitude Lake Management, LLC Service Reports
- 8. Acceptance of Unaudited Financial Statements as of March 31, 2024
- 9. Approval of Minutes
  - A. March 28, 2024 Workshop
  - B. March 28, 2024 Regular Meeting
- 10. Board Member Comments
- 11. Staff Reports
  - A. District Counsel: *Kilinski | Van Wyk*
  - B. District Engineer: *Stantec*
  - C. Operations Manager: *Breeze Home*
    - Safety Culture Report
  - D. District Manager: *Wrathell, Hunt & Associates, LLC*
    - NEXT MEETING DATE: May 23, 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	LUIS GONZALEZ, JR.	<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**

**3A**

**DE Contact:** Laura Stapleton <laura.stapleton@duke-energy.com>  
**Address:** 3300 Exchange Place Lake Mary, FL 32746  
**Phone:** 407.942.9205

**WR 52564385**

February 2, 2024

Project Details	
<b>Customer:</b>	SILVERADO COMM DEV DISTRICT
<b>Account:</b>	910082890215
<b>Premise:</b>	520667423
<b>Site:</b>	ZEPHYRHILLS, EILAND BLVD - SILVERADO PH1
<b>Contact:</b>	Angie Lynch <angie@breezehome.com>
<b>Phone:</b>	813.732.5468

Scope of Request
<b>REMOVE:</b> 100W HPS Monticello light fixtures
<b>REMOVE:</b> 100W HPS Biscayne light fixtures
<b>INSTALL:</b> 50W LED Monticello light fixtures
<b>Existing Poles to Remain</b>
<i>Note: Quantities &amp; Wattages subject to Field Verification</i>

**EXISTING INVENTORY**

Quantity	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Monthly Charge	Maint.	Fuel & Energy	Unit Total	
20	100W HPS MONTICELLO BLK S49PM	\$12.59	\$1.84	\$4.44	\$18.87	\$377.40
14	100W HPS BISCAYNE S49PY	\$13.21	\$1.84	\$4.44	\$19.49	\$272.86
2	50W LED Monticello 3K Type III L17BLT3	\$17.49	\$1.39	\$1.54	\$20.42	\$40.84
					\$0.00	\$0.00
36	16' VICTORIAN II SNGL GRAY P499	\$12.49	\$0.00	\$0.00	\$12.49	\$449.64
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$921.36	\$65.34	\$154.04		
<b>Existing Estimated Monthly Rates</b>						<b>\$1,140.74</b>

**PROPOSED INVENTORY**

Quantity	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Monthly Charge	Maint.	Fuel & Energy	Unit Total	
36	50W LED Monticello 3K Type III L17BLT3	\$17.49	\$1.39	\$1.54	\$20.42	\$735.12
					\$0.00	\$0.00
36	16' VICTORIAN II SNGL GRAY P499	\$12.49	\$0.00	\$0.00	\$12.49	\$449.64
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$1,079.28	\$50.04	\$55.44		
<b>Proposed Estimated Monthly Rates</b>						<b>\$1,184.76</b>

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

◇ <b>CIAC</b> ONE TIME PAYMENT	<b>\$0.00</b>
* <b>MLDF</b> MONTHLY PAYMENT	<b>\$0.00</b>

**Estimated Monthly Rates** excludes any applicable taxes, franchise fees or customer charges.

◇ **CIAC** - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.

**OR**

\* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.08% of the Underground or Overhead Service feed and pole installation.

**In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.**

*Thank you for your lighting request. We look forward to working with you on this project.*

Authorized Signature \_\_\_\_\_

Date \_\_\_\_\_

*(Please sign and date to approve this estimate and return via email or the mailing address above)*

**DE Contact:** Laura Stapleton <laura.stapleton@duke-energy.com>  
**Address:** 3300 Exchange Place Lake Mary, FL 32746  
**Phone:** 407.942.9205

**WR 52564805**

February 2, 2024

Project Details	
<b>Customer:</b>	SILVERADO COMM DEV DISTRICT
<b>Account:</b>	910082939405
<b>Premise:</b>	5206756377
<b>Site:</b>	ZEPHYRHILLS, SILVERADO RANCH BLVD - SILVERADO PH 7
<b>Contact:</b>	Angie Lynch <angie@breezehome.com>
<b>Phone:</b>	813.732.5468

Scope of Request
<b>REMOVE:</b> 100W HPS Monticello light fixtures
<b>INSTALL:</b> 50W LED Monticello light fixtures
<b>Existing Poles to Remain</b>
<i>Note: Quantities &amp; Wattages subject to Field Verification</i>

**EXISTING INVENTORY**

Quantity	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Monthly Charge	Maint.	Fuel & Energy	Unit Total	
10	100W HPS MONTICELLO BLK S49PM	\$12.59	\$1.84	\$4.44	\$18.87	\$188.70
					\$0.00	\$0.00
10	16' VICTORIAN II SNGL GRAY P499	\$12.49	\$0.00	\$0.00	\$12.49	\$124.90
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$250.80	\$18.40	\$44.40		
<b>Existing Estimated Monthly Rates</b>						<b>\$313.60</b>

**PROPOSED INVENTORY**

Quantity	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Monthly Charge	Maint.	Fuel & Energy	Unit Total	
10	50W LED Monticello 3K Type III L17BLT3	\$17.49	\$1.39	\$1.54	\$20.42	\$204.20
					\$0.00	\$0.00
10	16' VICTORIAN II SNGL GRAY P499	\$12.49	\$0.00	\$0.00	\$12.49	\$124.90
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$299.80	\$13.90	\$15.40		
<b>Proposed Estimated Monthly Rates</b>						<b>\$329.10</b>

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

◇ <b>CIAC</b> ONE TIME PAYMENT	<b>\$0.00</b>
* <b>MLDF</b> MONTHLY PAYMENT	<b>\$0.00</b>

**Estimated Monthly Rates** excludes any applicable taxes, franchise fees or customer charges.

◇ **CIAC** - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.

**OR**

\* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.08% of the Underground or Overhead Service feed and pole installation.

**In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.**

*Thank you for your lighting request. We look forward to working with you on this project.*

Authorized Signature \_\_\_\_\_

Date \_\_\_\_\_

*(Please sign and date to approve this estimate and return via email or the mailing address above)*

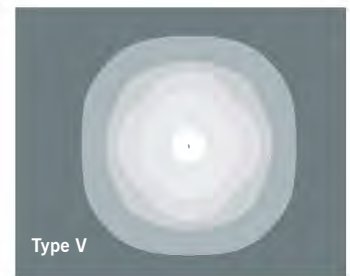
# Outdoor Lighting



MONTICELLO LED

**Light source:** LED (*white*)  
**Wattage:** 50 watts  
**Lumens:** 4,646  
**Light pattern:** IESNA Type III, IESNA Type V  
**IESNA cutoff classification:** Semi-cutoff  
**BUG rating:** Type III B2U3G3 | Type V B3U3G3  
**Color temperature:** 3,000K

<b>LED</b> (Light-emitting diode)	50 watts
<b>Mounting height</b>	12'
<b>Color</b>	Black
<b>Pole</b>	Aluminum Colonial concrete Victorian concrete Washington concrete
<b>Applications</b>	Neighborhoods Parks Shopping centers Streets



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12'	Black
Colonial concrete	12'	Black
Victorian concrete	12'	Black, Gray-green
Washington concrete	12'	Black, Gray

## FEATURES

**Turnkey operation**

**Little or no installation cost**

**Design services by lighting professionals included**

**Maintenance, electricity & warranty included**

**One low monthly cost on your electric bill**

## BENEFITS

Provides hassle-free installation and service

Frees up capital for other projects

Meets industry standards and lighting ordinances

Eliminates high and unexpected repair bills

Convenience and savings for you

For additional information, contact us at [ODLFlorida@duke-energy.com](mailto:ODLFlorida@duke-energy.com).



BUILDING A SMARTER ENERGY FUTURE®



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

**4AI**



## Proposal

**Proposal No.:** 256224

**Proposed Date:** 01/29/24

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	January 2024 wet check diagnostic

**During wet check the following stations did not operate. Will need to troubleshoot the stations below, after troubleshooting will submit a repairs proposal.**

**Clock 1**

zone 3- Alarm

zone 11- Alarm

zone 21- move 5 sprinklers. pending from December. proposal # 250541

**Clock 2**

zone 25- Hunter ICV 2". pending from December. proposal # 250541

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Control Components</b>					<b>\$360.00</b>
Irrigation Diagnostic Labor	4.00	HR	\$90.00	\$360.00	
<b>Total:</b>					<b>\$360.00</b>

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 damage 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.:** 256224

**Proposed Date:** 03/01/24

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	February wet check repairs needed

**Repairs need for February wet check.**

### Clock 2

zone 25- Stuck valve need Hunter ICV 2" rebuilt

zone 72- new Hunter AC solenoid

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Control Components</b>					<b>\$678.74</b>
Irrigation Repairs Labor	4.00	HR	\$75.00	\$300.00	
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control FIPT x FIPT	1.00	EA	\$355.94	\$355.94	
Hunter AC Solenoid Assembly 24 VAC	1.00	EA	\$22.80	\$22.80	
				<b>Total:</b>	<b>\$678.74</b>

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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**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**

**4AIII**



## Proposal

**Proposal No.:** 269554

**Proposed Date:** 04/17/24

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Playground mulch install April 2024

Juniper would like to propose to install ADA certify playground mulch around play ground.

See pictures below. We use this type on all our communities.







ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Plant Material</b>					<b>\$2,925.00</b>
ADA certify playground mulch-s	50.00	EA	\$58.50	\$2,925.00	
				<b>Total:</b>	<b>\$2,925.00</b>

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 damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

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

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

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

**4AIV**



## Proposal

**Proposal No.:** 269046

**Proposed Date:** 04/18/24

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Mulch April 2024 club house area only

Juniper would like to propose to install coco brown mulch around the club house area. This will be the first time for mulching to occur in this area. We will lay a 3in depth of mulch.

**This proposal is just for the club house area at a 3 in depth.**

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Plant Material</b>					<b>\$7,800.00</b>
coco brown mulch-s	100.00	EA	\$78.00	\$7,800.00	
				<b>Total:</b>	<b>\$7,800.00</b>

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:

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

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

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

**4AV**



## Proposal

**Proposal No.:** 269821

**Proposed Date:** 04/18/24

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Coco Brown mulch 2024

Juniper would like to propose to mulch the community in the following areas.

- tree rings
- common ground areas along blvd (light dusting)
- tree rings in community on the islands on the side streets
- front entrance along the white fence and sign (light dusting)

Please keep in mind this proposal is to lay a dusting of mulch in some areas as stated above.

Some areas will need there 3in depth of mulch.

This proposal does not include the club house area.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Plant Material</b>					<b>\$27,300.00</b>
coco brown mulch-s	350.00	EA	\$78.00	\$27,300.00	
				<b>Total:</b>	<b>\$27,300.00</b>



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:

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

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

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

**4AVI**



**Proposal**

**Proposal No.:** 269810  
**Proposed Date:** 04/18/24

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Oak tree playground area

Juniper would like to propose to install playground mulch under the big oak tree a cross from the dog park. This tree is like a playground with swings attached, that many kids enjoy playing on.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Plant Material</b>					<b>\$3,510.00</b>
playground mulch-s	60.00	EA	\$58.50	\$3,510.00	

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**Total: \$3,510.00**

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**

**4B**

# 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 1268  
DATE 03/18/2024  
EXPIRATION DATE 05/04/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Repair	<p>This estimate is to remove/repair - replace the damaged roof pillar covers at the entrance to Silverado CDD Community.</p> <p>These (4) pointed green tops would be removed, properly repaired with new wood supports and replaced by the same cap (green roof top). If left unattended, they will soon fall and very well damage more of the structure as weighted pressure is causing more damage over time.</p> <p>Please see images/pictures attached for review.</p> <p>Total cost covers all materials, supplies and labor for the repair of all (4) pillar tops.</p>	4	579.68	2,318.72

Thank you for your business opportunity!

This estimate is to remove/repair - replace the damaged roof pillar covers at the entrance to Silverado CDD Community.

These (4) pointed green tops would be removed, properly repaired with new wood supports and replaced by the same cap (green roof top). If left unattended, they will soon fall and very well damage more of the structure as weighted pressure is causing more damage over time.

Please see images/pictures attached for review.

Total cost covers all materials, supplies and labor for the repair of all (4) pillar tops. If only wanting a specific pillar done, cost will be \$940.00 each one to repair (if not agreeing to all (4) done at the same time). See image attached in online version of estimate.

Customer is tax exempt.

SUBTOTAL	2,318.72
TAX	0.00
<b>TOTAL</b>	<b>\$2,318.72</b>

Accepted By

Accepted Date



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

**4C**





# Estimate

5196 Le Tourneau  
 Cir Tampa, FL 33610

Date	Estimate #
3/20/2024	320CP

Name / Address
Breeze Home/Silverado Ranch Angie Lynch 2161 East County Road 540A, #225, Lakeland Florida 33813

Project
Carraige Pine Repair

Description	Qty	Rate	Total
Materials, Labor & Installation, MOB - Top Patch  3- year Top Patch performance warranty  ACH / check no fee Credit card + 3% convenience fee  Scope of work: PREP - Remove /grind raised material. INSTALL - Install Top Patch on designated repair areas. NOTE: Top Patch is installed by Roadway Concepts and is warranted to last a minimum of 3 years or the lifespan of the road it is installed in, whichever is less.  TERMS: Payment due upon completion	1	\$1427.40	\$1427.40
		<b>Total</b>	\$1427.50

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

**4D**

# Contract for Annual Pool Cleaning and Maintenance Services



**Proposal Number:** 11022023 REV.A

**Date:** November 17, 2024

**This Contract is made between:**

**Service Provider:**

H2 Pool Services  
7015 Martha Drive, Parrish, FL 34219  
Contact: Kenneth Smith  
Phone: 914/350-3193  
Email: ken@h2lagoonsolutions.com

**Client:**

Breeze Management Company

**Location of Services:**

Silverado Clubhouse

**Contract Period:**

April 17, 2024 - December 31, 2025

**Scope of Work:**

The Service Provider agrees to perform the following services at the specified frequency:

**1. Routine Cleaning (4 Days/Week):**

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

**2. Chemical Maintenance (4 Days/Week):**

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



**3. Enzyme Treatment:**

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

**4. Diatomaceous Earth Filter Maintenance:**

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

**5. Additional Services (As Required):**

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

**6. Restroom Janitorial Services (4 Days/Week):**

- Daily cleaning and sanitization of restrooms, including toilets, urinals, sinks, and floors.
- Replenishing restroom supplies like toilet paper, soap, and hand towels.
- Regular odor control measures.

**7. General Cleaning Services for Public Areas Around the Pool (4 Days/Week):**

- Straightening and organizing poolside furniture during visits.
- Emptying and cleaning trash receptacles during visits.
- Wiping down surfaces, such as chairs and tables, to ensure cleanliness and hygiene.

**Special Provisions:**

- **After Hours and Emergency Calls:** The Service Provider will attend to after-hours or emergency service calls as necessary. All calls will be invoiced at \$125.
- **Biohazardous Materials Handling:** Incidents involving biohazardous materials will incur a charge of at least \$160 per occurrence, with potential additional charges in extreme situations.
- **Weather-Related Debris Removal:** In the event of tropical weather conditions, additional charges may apply for the time and costs related to debris removal from the pool and surrounding areas. The Client will be notified in advance for approval.

# Contract for Annual Pool Cleaning and Maintenance Services



## Change Orders and Additional Work:

- Subcontractor understands and agrees that no change orders or contract additions will be made unless agreed upon in writing by the Owner. Unauthorized work is at the Subcontractor's risk and expense.
- No motor or pump repairs, stain treatments, or equipment replacements can be made without prior written authorization from the Owner, provided via email.

## Financial Terms:

- **Monthly Fee:** \$2587.50

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

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

## Accepted By:

**Printed Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

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

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

**5**

**RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Silverado Community Development District ("**District**") prior to June 15, 2024, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_

HOUR: 6:00 p.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 25TH DAY OF APRIL, 2024.**

ATTEST:

**SILVERADO COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT A:** FY 2024/2025 Proposed Budget



**EXHIBIT A: FY 2024/2025 Proposed Budget**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
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**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 861,644				\$ 861,581
Allowable discounts (4%)	(34,466)				(34,463)
Assessment levy - net	827,178	\$ 820,584	\$ 6,594	\$ 827,178	827,118
Total revenues	827,178	820,584	6,594	827,178	827,118
<b>EXPENDITURES</b>					
<b>Professional &amp; administration</b>					
Supervisors' fees and FICA	12,918	3,875	9,043	12,918	12,918
Management	48,000	24,000	24,000	48,000	48,000
Audit	3,450	-	3,450	3,450	3,450
Legal - general	25,000	9,164	15,836	25,000	25,000
Engineering	20,000	10,752	9,248	20,000	10,000
Telephone	200	100	100	200	200
Postage	500	76	424	500	500
Insurance	6,586	7,006	-	7,006	7,000
Printing and binding	500	250	250	500	500
Legal advertising	1,500	141	1,359	1,500	1,500
Website hosting	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Bank fees & contingency	500	416	84	500	500
Meeting room rental	720	20	700	720	720
Debt administration					
Trustee	16,080	4,256	11,824	16,080	16,080
DSF accounting	5,500	2,750	2,750	5,500	5,500
Dissemination agent	3,000	1,500	1,500	3,000	3,000
Arbitrage rebate calculation	3,000	-	3,000	3,000	3,000
Total professional & Administration	148,544	65,186	83,778	148,964	138,958
<b>Field operations</b>					
Comprehensive field tech services	15,120	8,820	6,300	15,120	15,120
Reserve study	-	-	-	-	10,000
Field ops accounting	6,000	3,000	3,000	6,000	6,000
Street pole lighting	110,500	43,943	66,557	110,500	95,000
Electricity (irrigation & pond pumps)	4,134	1,668	2,466	4,134	4,134

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Landscaping maintenance	205,192	113,756	91,436	205,192	205,192
Landscape replenishment	20,000	-	20,000	20,000	10,000
Palms & tree trimming	15,000	-	15,000	15,000	15,000
Irrigation maintenance	25,000	-	25,000	25,000	25,000
Pond maintenance	38,000	16,815	21,185	38,000	35,000
Bush hog mowing	6,300	-	6,300	6,300	-
Fertilizer & mulch	18,000	-	18,000	18,000	20,800
Wetland maintenance	8,200	3,600	4,600	8,200	8,200
Storm readiness	5,000	-	5,000	5,000	5,000
Solid waste disposal	540	190	350	540	540
Pet waste removal	2,700	1,206	1,494	2,700	3,000
Property insurance	21,416	22,746	-	22,746	30,000
Signage	-	-	-	-	1,000
<i>Amenity center</i>					
Pool service contract	20,240	7,400	12,840	20,240	23,850
Pool maintenance & repairs	8,500	-	8,500	8,500	8,500
Pool resurfacing	20,000	-	20,000	20,000	20,000
Pool furniture	12,000	-	12,000	12,000	12,000
Pool permit	275	-	275	275	275
Flood insurance	4,200	-	-	-	-
Cleaning & maintenance	16,000	11,000	5,000	16,000	7,200
Internet	1,500	910	590	1,500	2,150
Electricity	12,197	6,549	5,648	12,197	12,500
Water	6,672	2,233	4,439	6,672	6,672
Pest control	1,440	1,160	280	1,440	1,320
Camera monitoring	3,600	1,134	2,466	3,600	3,600
Refuse service	1,000	-	1,000	1,000	200
Landscape maintenance - infill	5,000	-	5,000	5,000	-
Holiday decorations	-	-	-	-	6,000
Contingency	25,000	778	24,222	25,000	37,500
Miscellaneous repairs & maintenance	10,000	5,138	4,862	10,000	40,000
Total field operations	<u>648,726</u>	<u>252,046</u>	<u>393,810</u>	<u>645,856</u>	<u>670,753</u>
<b>Other fees and charges</b>					
Property appraiser	175	-	175	175	175
Tax collector	17,233	16,391	842	17,233	17,232
Total other fees and charges	<u>17,408</u>	<u>16,391</u>	<u>1,017</u>	<u>17,408</u>	<u>17,407</u>
Total expenditures	<u>814,678</u>	<u>333,623</u>	<u>478,605</u>	<u>812,228</u>	<u>827,118</u>
Excess/(deficiency) of revenues over/(under) expenditures	12,500	486,961	(472,011)	14,950	-
Fund balance - beginning (unaudited)	<u>230,360</u>	<u>299,384</u>	<u>786,345</u>	<u>299,384</u>	<u>314,334</u>
Fund balance - ending (projected)					
Assigned					
Working capital	227,821	227,821	227,821	227,821	234,530
Unassigned	15,039	558,524	86,513	86,513	79,804
Fund balance - ending (projected)	<u>\$ 242,860</u>	<u>\$ 786,345</u>	<u>\$ 314,334</u>	<u>\$ 314,334</u>	<u>\$ 314,334</u>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administration**

Supervisors' fees and FICA	\$ 12,918
Statutory set at \$200 (plus applicable taxes) for each meeting of the Board of	
Management	48,000
<b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development	
Audit	3,450
The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Legal - general	25,000
Provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Engineering	10,000
Provides a broad array of engineering, consulting and construction services to the Districts, which assists in crafting solutions with sustainability for the long term interest of the community - recognizing the needs of government, the environment and maintenance of the District's facilities.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	7,000
The District carries public officials liability and general liability insurance.	
Printing and binding	500
Letterhead, envelopes, copies, etc.	
Legal advertising	1,500
The District advertises in the Naples Daily News for monthly meetings, special meetings, public hearings, bidding, etc.	
Website hosting	705
ADA website compliance	210
Bank fees	
Accounting and administrative supplies.	
Meeting room rental	720
Annual district filing fee	175
Annual fee paid to the Florida Department of Community Affairs.	
Bank fees & contingency	500
Miscellaneous, automated AP routing unforeseen costs incurred throughout the year.	
<i>Debt administration</i>	
Trustee	16,080
Annual fee paid to U.S. Bank for the services provided as trustee, paying agent and registrar.	
DSF accounting	5,500
Dissemination agent	3,000

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Arbitrage rebate calculation	3,000
To ensure the District's compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
<b>Field operations</b>	
Comprehensive field tech services	15,120
Reserve study	10,000
Field ops accounting	6,000
Street pole lighting	95,000
District has currently 236 fixtures and 236 poles. Acct 9824 phases 3 and 4. Acct 9215 phases 6,8, and 9A. Acct 0215 phase 1. Acct 0835 phase 5B. Account 9025 phase 11. Acct 9405 phase 7. Acct 9596 phase 5A. Acct 9976 phase 10.	
Electricity (irrigation & pond pumps)	4,134
6285 & 6010 Silverado Ranch Blvd well electricity, approximately \$300 per month.	
6270 Silverado Ranch Pump Station. Average bill was \$85 monthly	
Landscaping maintenance	205,192
Base Price of \$205,192 is inclusive of fertilization.	
Landscape replenishment	10,000
Proposed number includes seasonal plant rotations throughout the year.	
Palms & tree trimming	15,000
Palm fronds cut back and seed pod removal.	
Irrigation maintenance	25,000
As needed repairs and maintenance (estimate)	
Pond maintenance	35,000
Ponds 1 - 24 at \$2641.68 monthly + additional maintenance	
Fertilizer & mulch	20,800
Pinestraw is \$12 a bale.	
Wetland maintenance	8,200
Herbicide treatment of both mitigation areas, removal of dead vegetation, plant installation, annual reporting, and monthly maintenance for at least one year.	
Storm readiness	5,000
Solid waste disposal	540
Pet waste removal	3,000
Pick up and maintenance of 7 pet waste stations.	
Property insurance	30,000
Signage	1,000
Amenity center	
Pool service contract	23,850
Cleaning 7 days a week, 52 weeks	
Pool maintenance & repairs	8,500
Miscellaneous repairs as needed	
Pool resurfacing	20,000
Pool furniture	12,000
Pool permit	275
Florida Statutorily mandated	
Cleaning & maintenance	7,200
4 day cleaning of clubhouse facilities and pressure wash 2x per month \$1,000 monthly (plus extra party clean up - \$154 x 6 = \$840)	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Internet	2,150
Internet for amenity center entrance system (\$142 per month)	
Electricity	12,500
Historical average for 18 months is about \$1040 per month	
Water	6,672
6270 Silverado Ranch Pump Station. Average bill was \$87 monthly	
Pest control	1,320
Pest control services estimated at \$120 monthly	
Camera monitoring	3,600
General services provided with camera viewing by Ops. Mgr. Monitoring available at an	
Refuse service	200
Unexpected debris removal	
Holiday decorations	6,000
Contingency	37,500
Miscellaneous repairs & maintenance	40,000
Furniture repair and replacement, painting, etc., plumbing , other (\$5000 estimate, because some items are under warranty, may increase in future)	
<b>Other fees and charges</b>	
Property appraiser	
The property appraiser charges a fixed amount for the assessment levy	175
Tax collector	
The tax collector charges 2% of the assessment levy.	17,232
Total expenditures	<u><u>\$ 827,118</u></u>



**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016A-1 BONDS  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 60,192				\$ 60,192
Allowable discounts (4%)	(2,408)				(2,408)
Assessment levy: on-roll - net	57,784	\$ 57,324	\$ 460	\$ 57,784	57,784
Interest	-	3,448	-	3,448	-
Total revenues	57,784	60,772	460	61,232	57,784
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	13,000	13,000	-	13,000	14,000
Interest	41,610	20,850	20,760	41,610	40,800
Total debt service	54,610	33,850	20,760	54,610	54,800
<b>Other fees &amp; charges</b>					
Tax collector	1,204	1,145	59	1,204	1,204
Total other fees & charges	1,204	1,145	59	1,204	1,204
Total expenditures	55,814	34,995	20,819	55,814	56,004
Excess/(deficiency) of revenues over/(under) expenditures	1,970	25,777	(20,359)	5,418	1,780
Beginning fund balance (unaudited)	133,639	137,697	163,474	137,697	143,115
Ending fund balance (projected)	<u>\$135,609</u>	<u>\$163,474</u>	<u>\$143,115</u>	<u>\$ 143,115</u>	<u>144,895</u>
Use of fund balance					
Debt service reserve account balance (required)					(56,120)
Principal and interest expense - November 1, 2025					(35,190)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 53,585</u>

**Silverado**  
Community Development District  
Series 2016A-1

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2024	14,000.00	6.000%	20,610.00	34,610.00
05/01/2025		-	20,190.00	20,190.00
11/01/2025	15,000.00	6.000%	20,190.00	35,190.00
05/01/2026		-	19,740.00	19,740.00
11/01/2026	15,000.00	6.000%	19,740.00	34,740.00
05/01/2027		-	19,290.00	19,290.00
11/01/2027	16,000.00	6.000%	19,290.00	35,290.00
05/01/2028		-	18,810.00	18,810.00
11/01/2028	17,000.00	6.000%	18,810.00	35,810.00
05/01/2029		-	18,300.00	18,300.00
11/01/2029	18,000.00	6.000%	18,300.00	36,300.00
05/01/2030		-	17,760.00	17,760.00
11/01/2030	19,000.00	6.000%	17,760.00	36,760.00
05/01/2031		-	17,190.00	17,190.00
11/01/2031	21,000.00	6.000%	17,190.00	38,190.00
05/01/2032		-	16,560.00	16,560.00
11/01/2032	22,000.00	6.000%	16,560.00	38,560.00
05/01/2033		-	15,900.00	15,900.00
11/01/2033	23,000.00	6.000%	15,900.00	38,900.00
05/01/2034		-	15,210.00	15,210.00
11/01/2034	20,000.00	6.000%	15,210.00	35,210.00
05/01/2035		-	14,610.00	14,610.00
11/01/2035	26,000.00	6.000%	14,610.00	40,610.00
05/01/2036		-	13,830.00	13,830.00
11/01/2036	28,000.00	6.000%	13,830.00	41,830.00
05/01/2037		-	12,990.00	12,990.00
11/01/2037	29,000.00	6.000%	12,990.00	41,990.00
05/01/2038		-	12,120.00	12,120.00
11/01/2038	31,000.00	6.000%	12,120.00	43,120.00
05/01/2039		-	11,190.00	11,190.00
11/01/2039	33,000.00	6.000%	11,190.00	44,190.00
05/01/2040		-	10,200.00	10,200.00
11/01/2040	35,000.00	6.000%	10,200.00	45,200.00
05/01/2041		-	9,150.00	9,150.00
11/01/2041	37,000.00	6.000%	9,150.00	46,150.00
05/01/2042		-	8,040.00	8,040.00
11/01/2042	39,000.00	6.000%	8,040.00	47,040.00
05/01/2043		-	6,870.00	6,870.00
11/01/2043	37,000.00	6.000%	6,870.00	43,870.00
05/01/2044		-	5,760.00	5,760.00
11/01/2044	44,000.00	6.000%	5,760.00	49,760.00
05/01/2045		-	4,440.00	4,440.00
11/01/2045	47,000.00	6.000%	4,440.00	51,440.00
05/01/2046		-	3,030.00	3,030.00
11/01/2046	49,000.00	6.000%	3,030.00	52,030.00
05/01/2047		-	1,560.00	1,560.00
11/01/2047	52,000.00	6.000%	1,560.00	53,560.00
<b>Total</b>	<b>\$687,000.00</b>		<b>\$606,090.00</b>	<b>\$1,293,090.00</b>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017A-1  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 56,729				\$ 56,729
Allowable discounts (4%)	(2,269)				(2,269)
Assessment levy: on-roll - net	54,460	\$ 54,026	\$ 434	\$ 54,460	54,460
Interest	-	3,569	-	3,569	-
Total revenues & proceeds	54,460	57,595	434	58,029	54,460
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	15,000	15,000	-	15,000	15,000
Interest	36,925	18,650	18,275	36,925	36,175
Total debt service & cost of issuance	51,925	33,650	18,275	51,925	51,175
<b>Other fees &amp; charges</b>					
Tax collector	1,135	1,079	56	1,135	1,135
Total other fees & charges	1,135	1,079	56	1,135	1,135
Total expenditures	53,060	34,729	18,331	53,060	52,310
Excess/(deficiency) of revenues over/(under) expenditures	1,400	22,866	(17,897)	4,969	2,150
Beginning fund balance (unaudited)	139,799	143,764	166,630	143,764	148,733
Ending fund balance (projected)	\$141,199	\$ 166,630	\$ 148,733	\$ 148,733	150,883
Use of fund balance:					
Debt service reserve account balance					(53,325)
Principal and interest expense - November 1, 2025					(32,900)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 64,658

**Silverado**  
Community Development District  
Special Assessment Bonds, Series 2017A-1

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2024	\$15,000	5.000%	18,275.00	33,275.00
05/01/2025		-	17,900.00	17,900.00
11/01/2025	\$15,000	5.000%	17,900.00	32,900.00
05/01/2026		-	17,525.00	17,525.00
11/01/2026	\$15,000	5.000%	17,525.00	32,525.00
05/01/2027		-	17,150.00	17,150.00
11/01/2027	\$15,000	5.000%	17,150.00	32,150.00
05/01/2028		-	16,775.00	16,775.00
11/01/2028	\$15,000	5.500%	16,775.00	31,775.00
05/01/2029		-	16,362.50	16,362.50
11/01/2029	\$20,000	5.500%	16,362.50	36,362.50
05/01/2030		-	15,812.50	15,812.50
11/01/2030	\$20,000	5.500%	15,812.50	35,812.50
05/01/2031		-	15,262.50	15,262.50
11/01/2031	\$20,000	5.500%	15,262.50	35,262.50
05/01/2032		-	14,712.50	14,712.50
11/01/2032	\$20,000	5.500%	14,712.50	34,712.50
05/01/2033		-	14,162.50	14,162.50
11/01/2033	\$25,000	5.500%	14,162.50	39,162.50
05/01/2034		-	13,475.00	13,475.00
11/01/2034	\$25,000	5.500%	13,475.00	38,475.00
05/01/2035		-	12,787.50	12,787.50
11/01/2035	\$25,000	5.500%	12,787.50	37,787.50
05/01/2036		-	12,100.00	12,100.00
11/01/2036	\$25,000	5.500%	12,100.00	37,100.00
05/01/2037		-	11,412.50	11,412.50
11/01/2037	\$30,000	5.500%	11,412.50	41,412.50
05/01/2038		-	10,587.50	10,587.50
11/01/2038	\$30,000	5.500%	10,587.50	40,587.50
05/01/2039		-	9,762.50	9,762.50
11/01/2039	\$30,000	5.500%	9,762.50	39,762.50
05/01/2040		-	8,937.50	8,937.50
11/01/2040	\$35,000	5.500%	8,937.50	43,937.50
05/01/2041		-	7,975.00	7,975.00
11/01/2041	\$35,000	5.500%	7,975.00	42,975.00
05/01/2042		-	7,012.50	7,012.50
11/01/2042	\$35,000	5.500%	7,012.50	42,012.50
05/01/2043		-	6,050.00	6,050.00
11/01/2043	\$40,000	5.500%	6,050.00	46,050.00
05/01/2044		-	4,950.00	4,950.00
11/01/2044	\$40,000	5.500%	4,950.00	44,950.00
05/01/2045		-	3,850.00	3,850.00
11/01/2045	\$45,000	5.500%	3,850.00	48,850.00
05/01/2046		-	2,612.50	2,612.50
11/01/2046	\$45,000	5.500%	2,612.50	47,612.50
05/01/2047		-	1,375.00	1,375.00
11/01/2047	\$50,000	5.500%	1,375.00	51,375.00
<b>Total</b>	<b>670,000.00</b>		<b>535,375.00</b>	<b>1,205,375.00</b>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018A-1  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 153,351				\$ 153,351
Allowable discounts (4%)	(6,134)				(6,134)
Assessment levy: on-roll - net	147,217	\$ 146,044	\$ 1,173	\$ 147,217	147,217
Interest	-	4,658	-	4,658	-
Total revenues & proceeds	147,217	150,702	1,173	151,875	147,217
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	35,000	35,000	-	35,000	40,000
Interest	103,525	52,200	51,325	103,525	101,650
Total debt service & cost of issuance	138,525	87,200	51,325	138,525	141,650
<b>Other fees &amp; charges</b>					
Tax collector	3,067	2,917	150	3,067	3,067
Total other fees & charges	3,067	2,917	150	3,067	3,067
Total expenditures	141,592	90,117	51,475	141,592	144,717
Excess/(deficiency) of revenues over/(under) expenditures	5,625	60,585	(50,302)	10,283	2,500
Beginning fund balance (unaudited)	180,528	185,924	246,509	185,924	196,207
Ending fund balance (projected)	<u>\$ 186,153</u>	<u>\$ 246,509</u>	<u>\$ 196,207</u>	<u>\$ 196,207</u>	<u>198,707</u>
Use of fund balance:					
Debt service reserve account balance					(72,075)
Principal and interest expense - November 1, 2025					(90,325)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 36,307</u>

**Silverado**

Community Development District

Special Assessment Bonds, Series 2018A-1

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2024	\$40,000	5.000%	51,325.00	91,325.00
05/01/2025		-	50,325.00	50,325.00
11/01/2025	\$40,000	5.000%	50,325.00	90,325.00
05/01/2026		-	49,325.00	49,325.00
11/01/2026	\$45,000	5.000%	49,325.00	94,325.00
05/01/2027		-	48,200.00	48,200.00
11/01/2027	\$45,000	5.000%	48,200.00	93,200.00
05/01/2028		-	47,075.00	47,075.00
11/01/2028	\$50,000	5.000%	47,075.00	97,075.00
05/01/2029		-	45,825.00	45,825.00
11/01/2029	\$50,000	5.250%	45,825.00	95,825.00
05/01/2030		-	44,512.50	44,512.50
11/01/2030	\$55,000	5.250%	44,512.50	99,512.50
05/01/2031		-	43,068.75	43,068.75
11/01/2031	\$55,000	5.250%	43,068.75	98,068.75
05/01/2032		-	41,625.00	41,625.00
11/01/2032	\$60,000	5.250%	41,625.00	101,625.00
05/01/2033		-	40,050.00	40,050.00
11/01/2033	\$60,000	5.250%	40,050.00	100,050.00
05/01/2034		-	38,475.00	38,475.00
11/01/2034	\$65,000	5.250%	38,475.00	103,475.00
05/01/2035		-	36,768.75	36,768.75
11/01/2035	\$70,000	5.250%	36,768.75	106,768.75
05/01/2036		-	34,931.25	34,931.25
11/01/2036	\$70,000	5.250%	34,931.25	104,931.25
05/01/2037		-	33,093.75	33,093.75
11/01/2037	\$75,000	5.250%	33,093.75	108,093.75
05/01/2038		-	31,125.00	31,125.00
11/01/2038	\$80,000	5.250%	31,125.00	111,125.00
05/01/2039		-	29,025.00	29,025.00
11/01/2039	\$85,000	5.375%	29,025.00	114,025.00
05/01/2040		-	26,740.63	26,740.63
11/01/2040	\$90,000	5.375%	26,740.63	116,740.63
05/01/2041		-	24,321.88	24,321.88
11/01/2041	\$95,000	5.375%	24,321.88	119,321.88
05/01/2042		-	21,768.75	21,768.75
11/01/2042	\$100,000	5.375%	21,768.75	121,768.75
05/01/2043		-	19,081.25	19,081.25
11/01/2043	\$105,000	5.375%	19,081.25	124,081.25
05/01/2044		-	16,259.38	16,259.38
11/01/2044	\$110,000	5.375%	16,259.38	126,259.38
05/01/2045		-	13,303.13	13,303.13
11/01/2045	\$115,000	5.375%	13,303.13	128,303.13
05/01/2046		-	10,212.50	10,212.50
11/01/2046	\$120,000	5.375%	10,212.50	130,212.50
05/01/2047		-	6,987.50	6,987.50
11/01/2047	\$125,000	5.375%	6,987.50	131,987.50
05/01/2048		-	3,628.13	3,628.13
11/01/2048	\$135,000	5.375%	3,628.13	138,628.13
<b>Total</b>	<b>1,940,000.00</b>		<b>1,562,781.25</b>	<b>3,502,781.25</b>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018A-2 BONDS  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 120,441				\$ 120,441
Allowable discounts (4%)	(4,818)				(4,818)
Assessment levy: on-roll - net	115,623	\$ 114,705	\$ 918	\$ 115,623	115,623
Interest income	-	8,378	-	8,378	-
Total revenues	115,623	123,083	918	124,001	115,623
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	25,000	-	25,000	25,000	30,000
Interest	85,525	42,762	42,763	85,525	84,150
Total debt service	110,525	42,762	67,763	110,525	114,150
<b>Other fees &amp; charges</b>					
Tax collector	2,409	2,291	118	2,409	2,409
Total other fees & charges	2,409	2,291	118	2,409	2,409
Total expenditures	112,934	45,053	67,881	112,934	116,559
Excess/(deficiency) of revenues over/(under) expenditures	2,689	78,030	(66,963)	11,067	(936)
Beginning fund balance (unaudited)	309,928	318,325	396,355	318,325	329,392
Ending fund balance (projected)	<u>\$ 312,617</u>	<u>\$ 396,355</u>	<u>\$ 329,392</u>	<u>\$ 329,392</u>	<u>328,456</u>
Use of fund balance					
Debt service reserve account balance (required)					(252,638)
Interest expense - On-roll - November 1, 2025					(41,250)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 34,568</u>

## Silverado

Community Development District

Special Assessment Bonds, Series 2018A-2

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	42,075.00	42,075.00
05/01/2025	30,000.00	5.500%	42,075.00	72,075.00
11/01/2025	-	-	41,250.00	41,250.00
05/01/2026	30,000.00	5.500%	41,250.00	71,250.00
11/01/2026	-	-	40,425.00	40,425.00
05/01/2027	30,000.00	5.500%	40,425.00	70,425.00
11/01/2027	-	-	39,600.00	39,600.00
05/01/2028	35,000.00	5.500%	39,600.00	74,600.00
11/01/2028	-	-	38,637.50	38,637.50
05/01/2029	35,000.00	5.500%	38,637.50	73,637.50
11/01/2029	-	-	37,675.00	37,675.00
05/01/2030	40,000.00	5.500%	37,675.00	77,675.00
11/01/2030	-	-	36,575.00	36,575.00
05/01/2031	40,000.00	5.500%	36,575.00	76,575.00
11/01/2031	-	-	35,475.00	35,475.00
05/01/2032	40,000.00	5.500%	35,475.00	75,475.00
11/01/2032	-	-	34,375.00	34,375.00
05/01/2033	45,000.00	5.500%	34,375.00	79,375.00
11/01/2033	-	-	33,137.50	33,137.50
05/01/2034	45,000.00	5.500%	33,137.50	78,137.50
11/01/2034	-	-	31,900.00	31,900.00
05/01/2035	50,000.00	5.500%	31,900.00	81,900.00
11/01/2035	-	-	30,525.00	30,525.00
05/01/2036	55,000.00	5.500%	30,525.00	85,525.00
11/01/2036	-	-	29,012.50	29,012.50
05/01/2037	55,000.00	5.500%	29,012.50	84,012.50
11/01/2037	-	-	27,500.00	27,500.00
05/01/2038	60,000.00	5.500%	27,500.00	87,500.00
11/01/2038	-	-	25,850.00	25,850.00
05/01/2039	65,000.00	5.500%	25,850.00	90,850.00
11/01/2039	-	-	24,062.50	24,062.50
05/01/2040	65,000.00	5.500%	24,062.50	89,062.50
11/01/2040	-	-	22,275.00	22,275.00
05/01/2041	70,000.00	5.500%	22,275.00	92,275.00
11/01/2041	-	-	20,350.00	20,350.00
05/01/2042	75,000.00	5.500%	20,350.00	95,350.00
11/01/2042	-	-	18,287.50	18,287.50
05/01/2043	80,000.00	5.500%	18,287.50	98,287.50
11/01/2043	-	-	16,087.50	16,087.50
05/01/2044	85,000.00	5.500%	16,087.50	101,087.50
11/01/2044	-	-	13,750.00	13,750.00
05/01/2045	90,000.00	5.500%	13,750.00	103,750.00
11/01/2045	-	-	11,275.00	11,275.00
05/01/2046	95,000.00	5.500%	11,275.00	106,275.00
11/01/2046	-	-	8,662.50	8,662.50
05/01/2047	100,000.00	5.500%	8,662.50	108,662.50
11/01/2047	-	-	5,912.50	5,912.50
05/01/2048	105,000.00	5.500%	5,912.50	110,912.50
11/01/2048	-	-	3,025.00	3,025.00
05/01/2049	110,000.00	5.500%	3,025.00	113,025.00
<b>Total</b>	<b>\$1,530,000.00</b>		<b>\$1,335,400.00</b>	<b>\$2,865,400.00</b>



**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments					
	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Series 2016A-1					
SF 55'	44	\$ 2,001.05	\$ 696.02	\$ 2,697.07	\$ 2,697.22
SF 60'/65'	36	2,146.58	821.31	2,967.89	2,968.05
	<u>80</u>				
Series 2017A-1					
SF 55'	51	2,001.05	684.64	2,685.69	2,685.84
SF 60'/65'	27	2,146.58	807.88	2,954.46	2,954.62
	<u>78</u>				
Series 2018A-1					
SF 50'	145	1,819.14	903.66	2,722.80	2,722.93
SF 60'/65'	19	2,146.58	1,174.76	3,321.34	3,321.50
	<u>164</u>				
Series 2018A-2					
SF 60'/65'	106	2,146.58	1,136.27	3,282.85	3,283.01
	<u>106</u>				
Prepaid Units					
SF 55'	1	2,001.05	-	2,001.05	2,001.20
SF 60'/65'	1	2,146.58	-	2,146.58	2,146.74
	<u>2</u>				
<b>Total</b>	<b>430</b>				

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

**6**

**RESOLUTION 2024-06**

**A RESOLUTION OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR 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, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with the City of Zephyrhills, Pasco County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 25th day of April, 2024.

Attest:

**SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**

<b>SILVERADO COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 24, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>November [REDACTED], 2024*</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>December [REDACTED], 2024*</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>January 23, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>February 27, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>March 27, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>April 24, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>May 22, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>June 26, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>July 24, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>August 28, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>September 25, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>

**\*Exceptions**

*The November meeting date is on the Thanksgiving Day holiday.*

*The December meeting date is the day after the Christmas Day holiday.*

# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **7**



Work Order 00554389  
 Work Order 00554389  
 Number  
 Created Date 3/29/2024

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

Work Details

Specialist Treated pennywort, torpedo grass in ponds  
 Comments to 12,13. Site is in great condition with minor  
 Customer shoreline grasses throughout. Water level very  
 high, banks very wet. 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 00557498  
 Work Order 00557498  
 Number  
 Created Date 4/3/2024

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

Work Details

<p>Specialist                  Comments to                  Customer</p>	<p>Inspected sites 1-8, 12-19. All in great condition. Treated filamentous algae in pond 8 (three tanks worth) treated grasses in ponds 9,10,11 as needed. Water levels significantly lower then last visit, which is coming to change soon with rain that is coming. Water clarity at about 2 feet. Thank you.</p>	<p>Prepared By                  Kenten Emerson</p>
--	---	--

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**

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



**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2024**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2024**

	General Fund	Debt Service Fund Series 2016A-1	Debt Service Fund Series 2017A-1	Debt Service Fund Series 2018A-1	Debt Service Fund Series 2018A-2	Capital Projects Fund Series 2018A-1	Total Governmental Funds
<b>ASSETS</b>							
Cash	\$ 795,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 795,267
Investments							
Revenue	-	107,848	113,111	173,910	143,305	-	538,174
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	50,171	50,171
Due from general fund	-	206	194	524	412	-	1,336
Utility deposit	2,908	-	-	-	-	-	2,908
Total assets	<u>\$ 798,175</u>	<u>\$163,474</u>	<u>\$166,630</u>	<u>\$246,509</u>	<u>\$396,355</u>	<u>\$ 50,171</u>	<u>\$ 1,821,314</u>
<b>LIABILITIES</b>							
Liabilities:							
Due to debt service fund 2016A-1	\$ 206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206
Due to debt service fund 2017A-1	194	-	-	-	-	-	194
Due to debt service fund 2018A-1	524	-	-	-	-	-	524
Due to debt service fund 2018A-2	412	-	-	-	-	-	412
Accrued taxes payable	122	-	-	-	-	-	122
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>11,830</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,830</u>
<b>FUND BALANCES</b>							
Restricted for							
Debt service	-	163,474	166,630	246,509	396,355	-	972,968
Capital projects	-	-	-	-	-	50,171	50,171
Assigned							
Working capital	227,821	-	-	-	-	-	227,821
Unassigned	558,524	-	-	-	-	-	558,524
Total fund balances	<u>786,345</u>	<u>163,474</u>	<u>166,630</u>	<u>246,509</u>	<u>396,355</u>	<u>50,171</u>	<u>1,809,484</u>
Total liabilities and fund balances	<u>\$ 798,175</u>	<u>\$163,474</u>	<u>\$166,630</u>	<u>\$246,509</u>	<u>\$396,355</u>	<u>\$ 50,171</u>	<u>\$ 1,821,314</u>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 3,005	\$ 820,584	\$ 827,178	99%
Total revenues	<u>3,005</u>	<u>820,584</u>	<u>827,178</u>	99%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
General administration				
Supervisors' fees and FICA	-	3,875	12,918	30%
Management consulting services	4,000	24,000	48,000	50%
Printing & binding	42	250	500	50%
Telephone	17	100	200	50%
Other current charges	45	416	500	83%
Auditing services	-	-	3,450	0%
Postage	11	76	500	15%
Insurance	-	7,006	6,586	106%
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	141	1,500	9%
Engineering	1,230	10,752	20,000	54%
Legal	571	9,164	25,000	37%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	-	20	720	3%
Debt administration				
Dissemination agent	250	1,500	3,000	50%
DSF accounting	458	2,750	5,500	50%
Trustee fees	-	4,256	16,080	26%
Arbitrage rebate calculation	-	-	3,000	0%
Total professional & administrative	<u>6,624</u>	<u>65,186</u>	<u>148,544</u>	44%

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations</b>				
Physical environment expenditures				
Streetpole lighting	7,796	43,943	110,500	40%
Electricity (irrigation & pond pumps)	277	1,668	4,134	40%
Landscaping maintenance	13,704	113,756	205,192	55%
Landscape replenishment	-	-	20,000	0%
Palms & tree trimming	-	-	15,000	0%
Irrigation maintenance	-	-	25,000	0%
Pond maintenance	2,802	16,815	38,000	44%
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	8,820	15,120	58%
Field ops accounting	500	3,000	6,000	50%
Pet waste removal	241	1,206	2,700	45%
Wetland maintenance	600	3,600	8,200	44%
Storm readiness	-	-	5,000	0%
Amenity center				
Pool service contract	1,250	7,400	20,240	37%
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	1,000	11,000	16,000	69%
Internet	160	910	1,500	61%
Electricity	1,011	6,549	12,197	54%
Water	503	2,233	6,672	33%
Pest control	230	1,160	1,440	81%
Camera monitoring	189	1,134	3,600	32%
Refuse service	-	-	1,000	0%
Landscape maintenance - infill	-	-	5,000	0%
Contingency	609	778	25,000	3%
Miscellaneous repairs & maintenance	14	5,138	10,000	51%
Total field operations	<u>32,146</u>	<u>252,046</u>	<u>648,726</u>	39%
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	175	0%
Tax collector	59	16,391	17,233	95%
Total other fees & charges	<u>59</u>	<u>16,391</u>	<u>17,408</u>	94%
Total expenditures	<u>38,829</u>	<u>333,623</u>	<u>814,678</u>	41%
Excess/(deficiency) of revenues over/(under) expenditures	(35,824)	486,961	12,500	
Fund balances - beginning	<u>822,169</u>	<u>299,384</u>	<u>230,360</u>	
Fund balance - ending				
Assigned				
Working capital	193,064	227,821	227,821	
Unassigned	593,281	558,524	15,039	
Fund balances - ending	<u>\$ 786,345</u>	<u>\$ 786,345</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 MARCH 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 210	\$ 57,324	\$ 57,784	99%
Interest	632	3,448	-	N/A
Total revenues	<u>842</u>	<u>60,772</u>	<u>57,784</u>	105%
<b>31-Jan-24</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	4	1,145	1,204	95%
Total other fees and charges	<u>4</u>	<u>1,145</u>	<u>1,204</u>	95%
Total expenditures	<u>4</u>	<u>34,995</u>	<u>55,814</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	838	25,777	1,970	
Fund balances - beginning	162,636	137,697	133,639	
Fund balances - ending	<u>\$ 163,474</u>	<u>\$ 163,474</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 MARCH 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 198	\$ 54,026	\$ 54,460	99%
Interest	644	3,569	-	N/A
Total revenues	<u>842</u>	<u>57,595</u>	<u>54,460</u>	106%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
31-Jan-24	-	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%
<b>Other fees &amp; charges</b>				
Tax collector	4	1,079	1,135	95%
Total other fees and charges	<u>4</u>	<u>1,079</u>	<u>1,135</u>	95%
Total expenditures	<u>4</u>	<u>34,729</u>	<u>53,060</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	838	22,866	1,400	
Fund balances - beginning	165,792	143,764	139,799	
Fund balances - ending	<u>\$ 166,630</u>	<u>\$ 166,630</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 MARCH 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 535	\$ 146,044	\$ 147,217	99%
Interest	949	4,658	-	N/A
Total revenues	<u>1,484</u>	<u>150,702</u>	<u>147,217</u>	102%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	11	2,917	3,067	95%
Total other fees and charges	<u>11</u>	<u>2,917</u>	<u>3,067</u>	95%
Total expenditures	<u>11</u>	<u>90,117</u>	<u>141,592</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	1,473	60,585	5,625	
Fund balances - beginning	245,036	185,924	180,528	
Fund balances - ending	<u>\$ 246,509</u>	<u>\$ 246,509</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 MARCH 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 420	\$ 114,705	\$ 115,623	99%
Interest	1,535	8,378	-	N/A
Total revenues	<u>1,955</u>	<u>123,083</u>	<u>115,623</u>	106%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	42,762	85,525	50%
Principal	-	-	25,000	0%
Total debt service	<u>-</u>	<u>42,762</u>	<u>110,525</u>	39%
<b>Other fees &amp; charges</b>				
Tax collector	8	2,291	2,409	95%
Total other fees and charges	<u>8</u>	<u>2,291</u>	<u>2,409</u>	95%
Total expenditures	<u>8</u>	<u>45,053</u>	<u>112,934</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	1,947	78,030	2,689	
Fund balances - beginning	394,408	318,325	309,928	
Fund balances - ending	<u>\$ 396,355</u>	<u>\$ 396,355</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 MARCH 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 195	\$ 1,380
Total revenues	<u>195</u>	<u>1,380</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>-</u>	<u>11,040</u>
Total expenditures	<u>-</u>	<u>11,040</u>
Excess/(deficiency) of revenues over/(under) expenditures	195	(9,660)
Fund balances - beginning	49,976	59,831
Fund balances - ending	<u>\$ 50,171</u>	<u>\$ 50,171</u>

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

**MINUTES A**

**DRAFT**

**MINUTES OF MEETING  
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

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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**

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

44

#### 45 **FOURTH ORDER OF BUSINESS**

#### Discussion: CDD Budget

46

#### 47 • **Silverado CDD Budget (Fiscal Year 2024/2025)**

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

53 ○ **Board Member Comments**

54 ○ **Public Comments**

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

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

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

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

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

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

81 ○ **Board Member Comments**

82 There were no additional Board Member comments.

83

84 **FIFTH ORDER OF BUSINESS**

**Public Comments: non-agenda items**

85

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

90

91 **SIXTH ORDER OF BUSINESS**

**Supervisors’ Requests**

92

93 There were no Supervisors’ requests.

94

95 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

96

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

98

99

100

101

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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103  
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Secretary/Assistant Secretary

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Chair/Vice Chair

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

**MINUTES B**

**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 March 28, 2024 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

**Present were:**

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

**Also present:**

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 members of the public	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 6:08 p.m. Supervisors Ozorowsky, Smith, Alexander and Chamoff were present. Supervisor O’Neal was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Resident Jim Rice discussed pond easements and fences preventing access to the ponds. He commented about avoiding violating the Sunshine Law when individuals serve on both the HOA and CDD Boards. He asked the Board to consider Juniper’s size and ability to service the CDD before terminating its contract. He reported that two concrete bags at a property next to 35908 Morris Willow are hindering mowing. Ms. Sanchez stated Staff will follow up on that. Regarding pond access, Ms. Lynch stated fences on CDD access easements are common. Homeowners can install a gate that remains unlocked on the front and back sides to maintain access.



40 Regarding dual Board membership and the Sunshine Law, Ms. Sanchez stated it is fairly  
 41 common. Staff typically advises CDD Board Members to address CDD-related questions after  
 42 the meeting or ask other CDD Board Members to temporarily exit the meeting room so a  
 43 question can be addressed. Ms. Hammock stated, District Counsel strongly recommends  
 44 advertising HOA meetings as a CDD workshop when two or more CDD Board Members also  
 45 serve on the HOA so they are properly noticed and conducted as publicly noticed meetings.

46 Discussion ensued regarding differences between Juniper and LMP, nefarious feedback  
 47 about Juniper, excessive costs and number of proposals that Juniper presents at each meeting  
 48 and engaging a third party to address sprinkler issues.

49 The consensus was that, although the cost is higher, it is beneficial for Juniper to bring  
 50 the problems they discover to the Board’s attention.

51

52 **THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Supervisor  
Martha O’Neal [Seat 4]**

53

54

<p>55 <b>On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, 56 the resignation of Supervisor Martha O’Neal from Seat 4, was accepted.</b></p>
---

57

58

59 **FOURTH ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired  
Term of Seat 4; Term Expires November 2024**

60

61

62 Ms. Sanchez stated the Board can leave the seat vacant until the General Election,  
 63 appoint someone or direct Staff to send an eblast asking interested candidates to forward  
 64 resumes for consideration.

65 Mr. Gonzalez confirmed his interest in filling the vacant seat. In his opinion, as the first  
 66 resident-controlled Board, its members should be stewards for the future. He wants to join the  
 67 Board to help build reserves, promote resident involvement and help improve the community.

68 Mr. Rice deferred interest in the vacant seat; he will wait for the General Election.

69 Mr. Ozorowsky stated his only issue with candidates serving on more than one board is  
 70 that it causes confusion and conflict, which he would rather avoid.

71 Mr. Smith nominated Mr. Luis Gonzalez Jr. to fill Seat 4.

72

<p>73 <b>On MOTION by Mr. Smith and seconded by Mr. Alexander, with Mr. Alexander 74 Mr. Smith and Mr. Chamoff in favor and Mr. Ozorowsky dissenting,</b></p>
---

75 **appointment of Mr. Luis Gonzalez Jr. to Seat 4, was approved. (Motion passed**  
76 **3-1)**

77  
78  
79 Mr. Gonzalez stated he will make sure the HOA follows the Sunshine Law and will not  
80 communicate any CDD business discussed at CDD a meeting.

- 81 • **Administration of Oath of Office (the following will also be provided in a separate**  
82 **package)**

83 Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the  
84 Oath of Office to Mr. Luis Gonzalez. She provided and briefly described the following:

- 85 **A. Memorandum Regarding Required Ethics Training and Disclosure Filing**
- 86 **B. Sample Form 1 2023/Instructions**
- 87 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 88 **D. Membership, Obligations and Responsibilities**
- 89 **E. Form 8B: Memorandum of Voting Conflict**

90 Ms. Hammock discussed the ethics training requirement.

91  
92 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2024-02,**  
93 **Appointing and Removing Officers of the**  
94 **District and Providing for an Effective Date**  
95

96 Ms. Sanchez presented Resolution 2024-02. The slate of officers is as follows:

97	Michael Ozorowsky	Chair
98	Thomas J. Smith	Vice Chair
99	Lee Chamoff	Assistant Secretary
100	Francisco Alexander Jr.	Assistant Secretary
101	Luis Gonzalez Jr.	Assistant Secretary

102 No other nominations were made. This Resolution removes Ms. Martha O’Neal from the  
103 Board. Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer, and  
104 Assistant Secretary Jamie Sanchez, remain unaffected by this Resolution.

105  
106 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**  
107 **Resolution 2024-02, Appointing as nominated, and Removing Officers of the**  
108 **District, and Providing for an Effective Date, was adopted.**

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**SIXTH ORDER OF BUSINESS**

**Discussion Items**

In response to Mr. Chamoff’s questions about the mailbox coverings, street signs and previously-approved pool lights, Ms. Sanchez stated, per Tampa Bay Awning, the permitting for the mailbox coverings is delayed pending markings on a site map and a geotechnical report. She is coordinating with the District Engineer on a resolution of this matter. Ms. Lynch will follow up on the street signs and lighting for the pool area and provide an update at the next meeting.

The Board and Staff discussed geotechnical report costs and obtaining proposals for additional vendors for the mailbox coverings by the next meeting.

Ms. Sanchez will contact Tampa Bay Awning and Ms. Lynch will contact other vendors.

Ms. Lynch presented the following:

**A. Electric Bill Solar Options**

Discussion ensued regarding the Duke Energy lighting estimate, number of lights and poles in the various phases of the CDD, cancellation policy, lease versus the buy option, cost savings and LED conversion. The consensus was that more clarity is needed.

Ms. Lynch will contact the vendor and obtain an updated proposal with the appropriate information. This item will remain on the agenda.

**B. Relocation of Sprinkler Heads**

Discussion ensued regarding whether to approve the proposal, engaging a surveyor, survey costs, blocked irrigation and reimbursement from the City.

**On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Juniper Proposal #250541, in the amount of \$952.70, with a stipulation that Juniper install sod and restore the community, was approved.**

**C. Mowing Services**

Ms. Sanchez stated Juniper emailed informing that, since they started the contract, they have been mowing property that is not CDD property, it is County property. She asked if Juniper should be instructed to stop maintaining the area. The consensus was to thank Juniper for bringing this to the Board’s attention, advise that the Board is actively working to resolve this matter and tell Juniper to continue maintaining the area in the meantime.

144 SEVENTH ORDER OF BUSINESS Consideration of Proposals, Quotes,  
145 Estimates  
146

147 **A. Juniper Landscaping of Florida, LLC Proposals**

148 I. No. 256224 [January 2024 Wet Check Diagnostic \$360]

149 II. No. 256224 [February Wet Check Repairs Needed \$678.74]

150 These items were deferred to the next meeting.

151 **B. Janitorial Services**

152 I. Catherine ProCleaners, LLC Proposal [Cleaning Amenity Center \$16,350]

153 II. Florida Brother's Maintenance & Repair, LLC Estimate 1151 [Annual Janitorial  
154 Services \$14,984.55]

155 III. H2 Lagoon Solutions Proposal 11022023 B [Janitorial Services \$7,680]

156 The consensus was to remove all amenity cleaning proposals for now.

157 **C. Pressure Washing**

158 I. Florida Brother's Maintenance & Repair, LLC Estimate 1157 [Pressure Wash  
159 Clubhouse \$4,915]

160 II. Breeze Home Estimate #SCDD382024 [Pressure Wash Clubhouse \$4,250]

161 The consensus was to defer and remove all proposals from future agendas.

162 **D. Amenity Improvements**

163 I. Florida Brother's Maintenance & Repair, LLC Estimates

164 a. 1268 [Remove/Replace Damaged Entrance Roof Pillars \$2,318.72]

165 Ms. Lynch will obtain two additional proposals. This item will remain on the agenda.

166 b. 1243 [Repair Street Sign \$75]

167 c. 1237 [Sign Installation \$184]

168 These items will be removed from the agenda.

169 II. Sign Solutions of Tampa Bay, Inc. Estimate 24246 [Sign Installation \$305]

170 This item to be removed from the agenda for now.

171 III. Consolidated Land Services, Inc. Estimate #00000199 [Control Structure Repair  
172 \$5,874.91]

173 Ms. Lynch will obtain two additional proposals; approval may occur outside of meetings.

174 IV. Breeze Home Estimate #SCDD013024C [Replace and Install Bench \$1,200]

175

On MOTION by Mr. Ozorowsky and seconded by Mr. Chamoff, with all in favor, Breeze Home Estimate #SCDD013024C to replace and install a bench, in the amount of \$1,200, was approved.

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Ms. Sanchez stated this falls under the “miscellaneous repairs & maintenance” line item.

**V. Roadway Concepts Estimate #BH 2.0 [Top Patch \$4,800]**

This item will be removed from the agenda.

**VI. Roadway Concepts Estimate #320CP [Top Patch \$1,427.50]**

Ms. Lynch will obtain two additional proposals. This item will remain on the agenda.

**VII. Streetleaf Lighting Design Technical Proposal**

This item will be removed from the agenda.

**E. Holiday Lighting**

**I. Anthony’s Tampa Bay Pressure Washing DBA Trimmers Holiday Decor Tampa Estimate #652 [Entrance and Clubhouse \$5,625]**

**II. American Illuminations & Decor Estimate #344 [Entrance and Clubhouse \$5,500]**

An American Illuminations representative responded to questions regarding the scope of work, creating a “wow” factor, materials and the cost. The Board expressed interest and requested a visual example of the decorations.

These items were deferred and will be removed from the agenda for now.

**F. Reserve Study Proposals**

**I. Dreux Isaac & Associates, Inc. [First Time \$8,400]**

**II. Reserve Advisors, LLC [Level I \$6,200]**

Discussion ensued regarding updating costs and creating a reserve study fund.

Ms. Sanchez will budget \$10,000 for a reserve study.

These items will be removed from the agenda for now.

**G. Painting of Bathrooms**

**I. Breeze Homes Estimate SCDD3202024**

- Floors \$1,125

- Walls \$975

**II. Vice Painting, LLC**

- Floors \$1,285

209 • Walls \$975

210 III. Florida Brother’s Maintenance & Repair, LLC

211 • Estimate 1245 Floors \$1,355

212 • Estimate 1261 Walls \$1,110

213 Discussion ensued about prioritizing Amenity Center and pool furniture upgrades.

214 These items will be removed from all future agendas.

215

216 EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Designating the Primary Administrative Office of the District and Providing an Effective Date

217

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221 On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,  
222 Resolution 2024-03, Designating 2300 Glades Road, Suite 410W, Boca Raton,  
223 Florida 33431, as the Primary Administrative Office of the District and  
224 Providing an Effective Date, was adopted.

225

226

227 NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating the Location of the Local District Records Office and Providing an Effective Date

228

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232 On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor,  
233 Resolution 2024-04, Designating the Amenity Center at 6378 Silverado Ranch  
234 Boulevard as the Location of the Local District Records Office and Providing an  
235 Effective Date, was adopted.

236

237

238 TENTH ORDER OF BUSINESS

Update: SOLitude Lake Management, LLC Service Reports

239

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241 Ms. Sanchez presented the SOLitude Lake Management, LLC Service Reports.

242

243 ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 29, 2024

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246 Ms. Sanchez stated, in response to a previous question regarding where surplus/excess  
247 funds go, they are added to the “Unassigned” line item.

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**On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.**

**TWELFTH ORDER OF BUSINESS**

**Approval of January 25, 2024 Regular Meeting Minutes**

**On MOTION by Mr. Smith and seconded by Mr. Alexander, with all in favor, the January 25, 2024 Regular Meeting Minutes, as presented, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Board Member Comments**

- **Easter Egg Hunt**  
Mr. Alexander presented the HOA requests for the following events:
  - Easter Egg Hunt at the playground on March 30, 2024.
  - A 5k fundraiser event for Autism on April 7, 2024.
 Asked if the roadway would be closed, Mr. Alexander replied affirmatively; he will contact Chief Brewer.
  - Usage of the pool area for an Asian Pacific Month celebration on May 18, 2024 from 6:00 p.m. to 9:00 p.m. If not feasible, holding the event in the back of the dead-end area.
 Mr. Alexander presented a Certificate of Insurance (COI) for the entertainment.  
Ms. Hammock stated a license agreement to use CDD property is needed.

**On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, the proposed HOA events and authorizing District Counsel to coordinate with an HOA representative to prepare and approve license agreements for the events on CDD property, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

- **Settlement Agreement**

Ms. Hammock requested ratification of the Settlement Agreement between Smith & Company, Inc., the CDD and Dune FL Land I Sub LLC. This involves a lawsuit between two private parties and a contractor who worked on CDD-owned property. It was settled and,

286 although the CDD was a party in the litigation, it is not liable for attorney fees or a settlement  
287 payment. The Vice Chair to execute all settlement documents on behalf of the CDD.

288

289 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**  
290 **the Settlement Agreement between Smith & Company, Inc., the CDD and Dune**  
291 **FL Land I Sub LLC., was ratified.**

292

293

294 **B. District Engineer: Stantec**

295 There was no report.

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

297 • **Inspection Report**

298 Ms. Lynch presented the Breeze Home Inspection Report and stated Access  
299 Management failed to turn over all the pool fobs; 600 are unaccounted for. She requested  
300 permission to deactivate 100 at a time and reactivate them when residents call and confirm the  
301 fob number. Ms. Lynch to send an e-blast regarding the fobs.

302 Ms. Lynch stated that the Amenity Center has two Wi-Fi accounts; one is open access  
303 for residents and the other is for Staff use with a password. She suggested removing the  
304 password to accommodate residents. Mr. Ozorowsky stated passwords reduce the chance of  
305 non-resident use of CDD Wi-Fi. Ms. Lynch will e-blast the Wi-Fi password to residents.

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

307 • **Sunshine Law Refresher**

308 Ms. Sanchez stated Staff must provide a Sunshine Law refresher annually. She noted  
309 that she provided a refresher earlier after administering the Oath of Office to Mr. Gonzalez.

310 • **NEXT MEETING DATE: April 25, 2024 at 6:00 PM**

311 ○ **QUORUM CHECK**

312 The next meeting will be held on April 25, 2024. Staff will present a proposed budget.

313 A Board Member asked Staff to obtain proposals for softer playground mulch.

314

315 **FIFTEENTH ORDER OF BUSINESS**

**Public Comments**

316

317 A resident stated he is not a proponent of solar lighting, as he believes there is a cost  
318 escalation for leasing and a potential safety hazard. He asked about the insurance carrier’s view



319 of solar lighting. He asked the Board to consider the \$5,875 Consolidated estimate for land  
320 services for control structure repairs.

321

322 **SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

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<p><b>On MOTION by Mr. Chamoff and seconded by Mr. Ozorowsky, with all in favor, the meeting adjourned at 9:05 p.m.</b></p>
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Secretary/Assistant Secretary

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Chair/Vice Chair

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

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



# Silverado

Angie Lynch

Complete

<b>Score</b>	65 / 94 (69.15%)	<b>Flagged items</b>	1	<b>Actions</b>	2
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Apr 16, 2024 12:54 PM EDT

## Prepared by

Angie Lynch

Ponds

21 / 27 (77.78%)

Ponds 1

2 / 3 (66.67%)

## Ponds

Fair



Photo 1



Photo 2

## Pond Location

Amenity Center

Ponds 2

3 / 3 (100%)

## Ponds

Good



Photo 3



Photo 4

## Pond Location

North side of amenity center

Ponds 3

2 / 3 (66.67%)

## Ponds

Fair

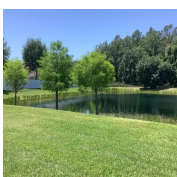


Photo 5



Photo 6

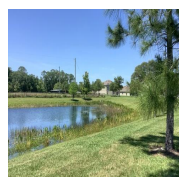


Photo 7

**Pond Location**

Across from amenity center

Ponds 4

2 / 3 (66.67%)

**Ponds**

Fair

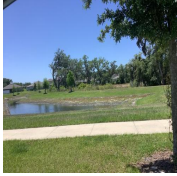


Photo 8



Photo 9



Photo 10

**Pond Location**

Cobble Bliss

Ponds 5

3 / 3 (100%)

**Ponds**

Good



Photo 11



Photo 12

**Pond Location**

Corner Stella Vast and Silverado Ranch

Ponds 6

2 / 3 (66.67%)

**Ponds**

Fair



Photo 13



Photo 14

**Pond Location**

Corner of Rider Way and Silverado Ranch

Ponds 7

3 / 3 (100%)

**Ponds**

Good



Photo 15

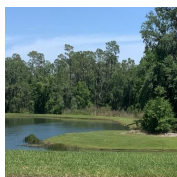


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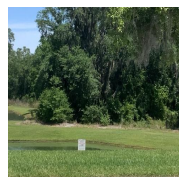


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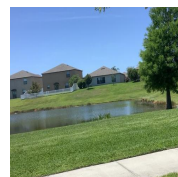


Photo 18



Photo 19



Photo 20

**Pond Location**

Behind wagon Trail both sides of Silverado Ranch

Ponds 8

2 / 3 (66.67%)

**Ponds**

Fair



Photo 21



Photo 22

**Pond Location**

Behind Paden Wheel

Ponds 9

2 / 3 (66.67%)

**Ponds**

Fair



Photo 23



Photo 24

**Pond Location**

Between dog park and Paden Wheel

Landscaping

1 flagged, 2 actions, 21 / 33 (63.64%)

Landscaping 1

1 flagged, 2 actions, 1 / 3 (33.33%)

**Landscaping**

Poor

Missing plants

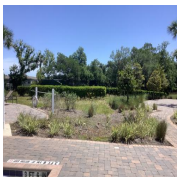


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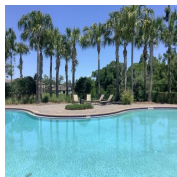


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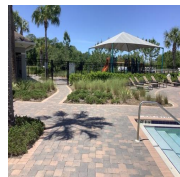


Photo 27



Photo 28

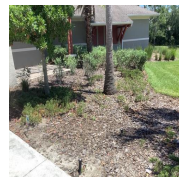


Photo 29



Photo 30



Photo 31



Photo 32

**To do** | Assignee: Angie Lynch | Priority: Low | Due: Apr 23, 2024 1:14 PM EDT | Created by: Angie Lynch

Landscaping

Missing plants

**To do** | Assignee: Angie Lynch | Priority: Low | Due: Apr 23, 2024 1:03 PM EDT | Created by: Angie Lynch

Landscaping

Need to maintain in pool area.

**Landscaping Location**

Amenity center

Landscaping 2

2 / 3 (66.67%)

**Landscaping**

Fair

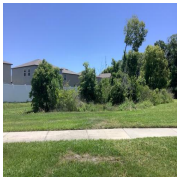


Photo 33



Photo 34



Photo 35

**Landscaping Location**

Cobble Bliss

Landscaping 3

2 / 3 (66.67%)

**Landscaping**

Fair



Photo 36



Photo 37



Photo 38

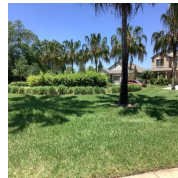


Photo 39



Photo 40



Photo 41

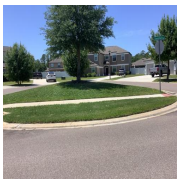


Photo 42



Photo 43

**Landscaping Location**

Silverado Blvd

Landscaping 4

2 / 3 (66.67%)

**Landscaping**

Fair



Photo 44

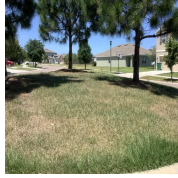


Photo 45

**Landscaping Location**

Carriage Pine

Landscaping 5

2 / 3 (66.67%)

**Landscaping**

Fair



Photo 46



Photo 47

**Landscaping Location**

Saddle Palm

Landscaping 6

2 / 3 (66.67%)

**Landscaping**

Fair



Photo 48



Photo 49

**Landscaping Location**

Ezra Loft

Landscaping 7

2 / 3 (66.67%)

**Landscaping**

Fair

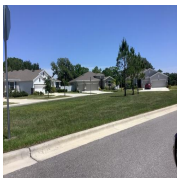


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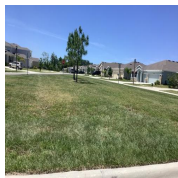


Photo 51

**Landscaping Location**

Morse Willow

Landscaping 8

2 / 3 (66.67%)

**Landscaping**

Fair





Photo 52



Photo 53

**Landscaping Location**

Stella Vast

Landscaping 9

2 / 3 (66.67%)

**Landscaping**

Fair



Photo 54



Photo 55



Photo 56

**Landscaping Location**

Wagon Trail

Landscaping 10

2 / 3 (66.67%)

**Landscaping**

Fair



Photo 57



Photo 58

**Landscaping Location**

Paden Wheel

Landscaping 11

2 / 3 (66.67%)

**Landscaping**

Fair

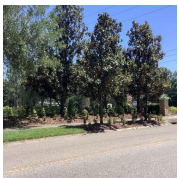


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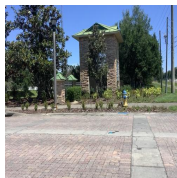


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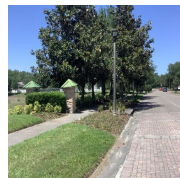


Photo 61

**Landscaping Location**

Front entrance

Mailbox

Fair



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67

**Mailbox Location**

Amenity center

**Streetlights**

Working



Photo 68



Photo 69



Photo 70

**Streetlights Location**

Throughout community

**Entrance Monument - Main**

Fair



Photo 71



Photo 72

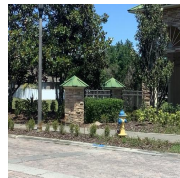


Photo 73

**Gates - Main**

Fair

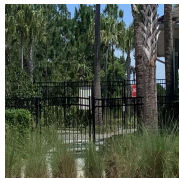


Photo 74



Photo 75

**Sidewalks**

Fair

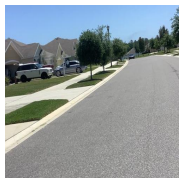


Photo 76

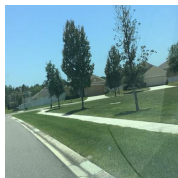


Photo 77



Photo 78

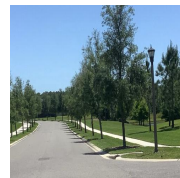


Photo 79

**Sidewalks Location**

Throughout community

**Common Area Fence**

Fair

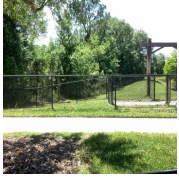


Photo 80

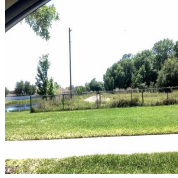


Photo 81

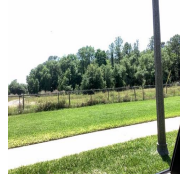


Photo 82



Photo 83

Dog park area and pool

**Roads**

Fair

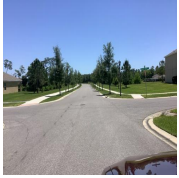


Photo 84

**Roads Location**

Throughout community

Amenities

10 / 15 (66.67%)

Amenities 1

10 / 15 (66.67%)

**Clubhouse**

Fair



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89

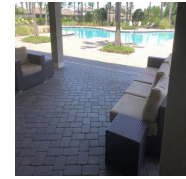


Photo 90

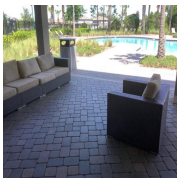


Photo 91

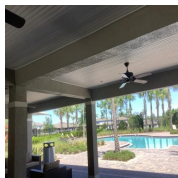


Photo 92

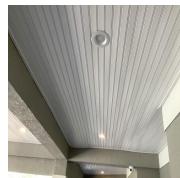


Photo 93



Photo 94

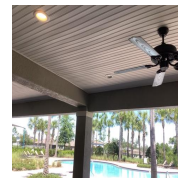


Photo 95



Photo 96

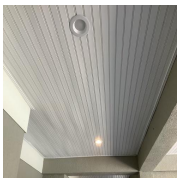


Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102

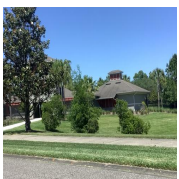


Photo 103

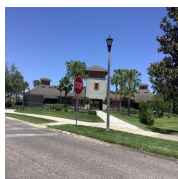


Photo 104

**Clubhouse Restrooms**

Fair

Right sink doesn't work in ladies room.



Photo 105



Photo 106

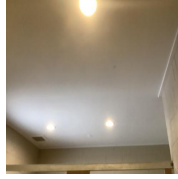


Photo 107



Photo 108

### Pool

Fair



Photo 109



Photo 110

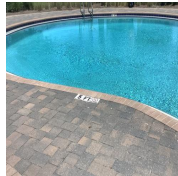


Photo 111



Photo 112

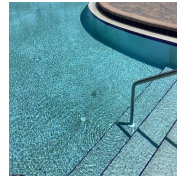


Photo 113

### Tot Lot

Fair



Photo 114



Photo 115

### WiFi Speeds at Clubhouse

Working

### Dog Park

Fair



Photo 116

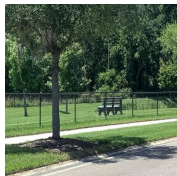


Photo 117

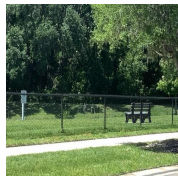


Photo 118

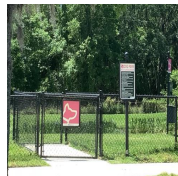


Photo 119

Sign Off

*Angie Lynch*

Apr 16, 2024 4:39 PM EDT

**Flagged items & Actions**

1 flagged, 2 actions

**Flagged items**

1 flagged, 2 actions

Page 1: Initial questions / Landscaping / Landscaping 1

**Landscaping**

Poor

Missing plants



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32

**To do** | Assignee: Angie Lynch | Priority: Low | Due: Apr 23, 2024 1:14 PM EDT | Created by: Angie Lynch

Landscaping

Missing plants

**To do** | Assignee: Angie Lynch | Priority: Low | Due: Apr 23, 2024 1:03 PM EDT | Created by: Angie Lynch

Landscaping

Need to maintain in pool area.

**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



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86





Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106

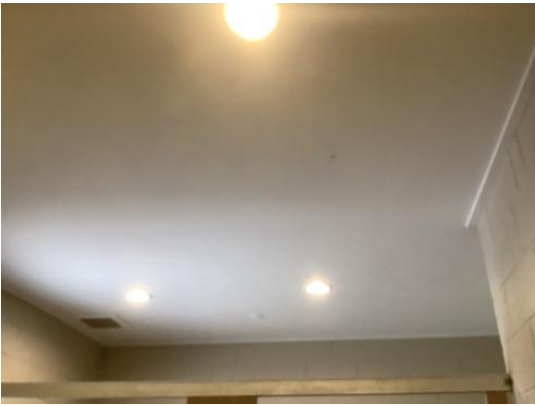


Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119

**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*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 26, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>November 16, 2023*</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>December 28, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>January 25, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>February 22, 2024 CANCELED NO QUORUM</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>March 28, 2024</b>	<b>Workshop</b>	<b>5:00 PM</b>
<b>March 28, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>April 25, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>May 23, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>June 27, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>July 25, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>August 22, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>September 26, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>

**\*Exception**

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