SILVERADO

COMMUNITY DEVELOPMENT
DISTRICT

May 23, 2024

BOARD OF SUPERVISORS

REGULAR MEETING
AGENDA

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

May 16, 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 May 23, 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. Tree Swing
 - B. Department of Health County Health Department Public Pool and Bathing Place Inspection Report
 - C. Playground Surface
 - D. Fire Ant Control
- 4. Consideration of Proposals/Quotes/Estimates
 - A. Juniper Landscaping of Florida, LLC Proposals
 - I. No. 254716 [1Yr Fire Ant Control \$7,966.20]
 - II. No. 269046 [Mulch Clubhouse Area \$7,800]
 - III. Irrigation Options for Drought Conditions and Limited Water Availability
 - IV. Wet Check Repairs
 - 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]
- 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

Board of Supervisors Silverado Community Development District May 23, 2024, Regular Meeting Agenda Page 2

- 6. Consideration of Resolution 2024-07, Adopting Amended and Restated Rules, Rates, Fees and Charges of the District; and Providing a Severability Clause; and Providing an Effective Date
- 7. Update: SOLitude Lake Management, LLC Service Reports
- 8. Acceptance of Unaudited Financial Statements as of April 30, 2024
- 9. Approval of April 25, 2024 Regular Meeting Minutes
- 10. Board Member Comments
- 11. Staff Reports
 - A. District Counsel: Kilinski | Van Wyk
 - Ethics Training Sunshine Law
 - B. District Engineer: *Stantec*
 - C. Operations Manager: Breeze Home
 - Safety Culture Report
 - D. District Manager: Wrathell, Hunt & Associates, LLC
 - NEXT MEETING DATE: June 27, 2024 at 6:00 PM
 - QUORUM CHECK

SEAT 1	MICHAEL OZOROWSKY	In-Person	PHONE	☐ No
SEAT 2	Thomas Smith	In-Person	PHONE	□ No
SEAT 3	LEE CHAMOFF	☐ In-Person	PHONE	☐ N o
SEAT 4	Luis Gonzalez, Jr.	☐ In-Person	PHONE	☐ No
SEAT 5	FRANCISCO ALEXANDER	In-Person	PHONE	☐ 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

anelixance

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

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STATE OF FLORIDA **DEPARTMENT OF HEALTH COUNTY HEALTH DEPARTMENT** PUBLIC POOL AND BATHING PLACE **INSPECTION REPORT**



1 of 2

Facility Information

Permit Number: 51-60-1801781

Correct By: by 8:00 AM Name of Facility: Silverado Zero Entry Swimming Pool Re-Inspection Date: 6/10/2024

Address: 6270 Silverado Ranch Boulevard

City, Zip: Zephyrhills 33541

Type: Public Pool > 25000 Gallons Owner: Access Management

Person In Charge: Angie Lynch Phone: (813) 565-4663

PIC Email: Angie@breezehome.com

Pool Operator: H2 Pool Services Phone: (941) 350-3139

Inspection Information

Purpose: Routine Begin Time: 02:00 PM Inspection Date: 5/6/2024 End Time: 02:45 PM

Additional Information

22. Free Chlorine 1 VOLUME 88000 POOL LOAD 97 23. pH 7.8 24. Chlor. Stablilizer 0 FLOW RATE 488 NIGHT SWIM No 33. Flowmeter 450gpm FILTER TYPE DEV 34. Thermometer 86F

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

Violation Markings

POOL AREA 1. Water Clarity/Algae Control

X 2. Deck/Walkways

3. Tile/Pool Finish

X 4. Depth Markers-FBC

5. Handrail/Ladder-FBC

6. Step Markings-FBC

7. Suction Outlets-514.0315(1)

8. Gutter Grates/Skimmer-FBC

9. Lighting

10. No Dive Markings-FBC

11. Diving Board-FBC

12. Pool Cover

13. Pool Side Shower-FBC

POOL SAFETY

14. Life Hook(s) w/Pole

15. Life Ring(s) w/Rope

16. Safety Line

17. Rules Posted

18. Certification

SANITARY FACILITIES

X 19. Supplies 64E-10, FAC

20. Clean 64E-10, FAC

WATER QUALITY

21. Approved Test Kit

22. Free Chlor./Brom.

23. pH

24. Chlor. Stabilizer

25. Spa Requirements-ORP

EQUIPMENT ROOM

26. Wading Pool-Quick Dump

27. Water Level/Control 28. Disinfection Feeder/Generator

29. pH Feeder

30. Chem. Container Label-FBC

31. Filter / Pump

32. Vacuum Cleaner-FBC

RESULT: Unsatisfactory

33. Flowmeter

34. Thermometer

35. Pressure/Vacuum Gauge

36. Equip. Room

37. Cross Connection

38. Gas Chlorine Eq.-FBC

39. Waste Water - FBC

40. D.E. Separator-FBC

41. Other Equipment

42. Equip. Change-FBC 43. Approved Chemicals

44. Maintenance Log

45. Inspection Posted

46. Safety-514.0315(2)

47. Fences/Gates-FBC

48. Other

49. Other

NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

arissa anuonin

Client Signature:

enavil

Form Number: DH 920 04/16 51-60-1801781 Silverado Zero Entry Swimming Pool

STATE OF FLORIDA DEPARTMENT OF HEALTH COUNTY HEALTH DEPARTMENT PUBLIC POOL AND BATHING PLACE INSPECTION REPORT



2 of 2

General Comments

Pool is unsatisfactory due to violations #2, #4, & #19. Please correct before the re-inspection date to gain compliance.

Notes- MDG: X4 Waterway, Collector Tank, DE Grids, 10HP Century Recirculation Pump, Vacuum Gauge: -7inHg, X3 Pentair DE Separator, X2 Stenners Feeders.

Email Address(es): h2poolservices@gmail.com;

sanchezj@whhassociates.com;

Angie@breezehome.com

DOH Web Page For Pools: http://www.floridahealth.gov/environmental-health/swimming-pools/index.html

Violations Comments

Violation #2. Deck/Walkways

Repair loose deck pavers around the edge of the pool to prevent injury to bathers. Observed brick pavers around the pool edge to be loose near the 5ft depth marker.

Violation #3. Tile/Pool Finish

Repair / patch marcite delamination on pool floor. Observed two patches of marcite delamination near handrails / steps of pool. Repeat violation.

Violation #4. Depth Markers-FBC

Replace depth marker. Observed missing "FT" depth marker next to the "5" depth marker.

Violation #19. Supplies 64E-10, FAC

Repair handwash sink in female bathroom. Observed faucet leaking when handle is lifted to turn on. Repeat violation.

Inspection Conducted By: Alissa Antonucci (00904) Inspector Contact Number: Work: (813) 455-9958 ex.

Print Client Name: Date: 5/6/2024

Inspector Signature:

ussa anomonen

Client Signature:

enaul

Mission:

To protect, promote & improve the health of all people in Florida through integrated statecounty & community efforts



Vision: To be the Healthiest State in the Nation

POOL VIOLATION CORRECTION NOTICE FAX/E-MAIL TO INSPECTOR

INSPECTOR NAME: Alissa Antonuc	ciINSPECTOR E-MAIL: alissa.antonucci@flhealth.gov
NSPECTOR FAX #: (727) 484-3866	INSPECTOR PHONE #: (727) 841- 4425
POOL NAME:	
POOL ADDRESS:	
PERMIT NUMBER:	
*****PLEA	SE SIGN BOTTOM OF PAGE******
SEE INSPECTION REPORT DATED ISSUES	DFOR DETAILED DESCRIPTION OF VIOLATIONS. CHECK THAT HAVE BEEN CORRECTED BELOW:
Flowmeter repaired/replaced. Flo	ow Rate Reading
Water Level Adjusted Deck/Curb/Tile Repaired Test Kit Provided Required ORP Unit Operable pH Feeder Operable Disinfection Feeder Operable Gauges Operable Weir/Skimmer Grates Other	Thermometer Installed/Replaced Pool Rules/No Diving Sign Provided. Hours: to Vacuum Port Plug or Cover Installed Life Hook, Life Ring w/Rope, Safety Line Provided Anti-entrapment Testing Time Frame OK Water Level Control Mechanism Operable Recirculation Filter Equipment Operational Other Other
•	o re-open closed pool/spa, fax or e-mail signed notice to the inspector e. Failure to comply with this notice will result in a re-inspection and
of person making correction	attest to the accuracy of the corrections/ readings. Print name
SIGNATURE:	DATE:



Pasco County 5640 Main Street, New Port Richey, FL 34652 PHONE: 727-841-4425 • FAX 727-484-3866 PascoEH@flhealth.gov FloridaHealth.gov





Proposal

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

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

Q: Why are fire ants dangerous?

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

Q: How does TopChoice work?

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

Juniper Landscaping of Florida LLC • 3345 Waterfield Rd • Lakeland, FL Phone: 863-327-2063

and pets like dogs and cats, are present.

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

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

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

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

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 in 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

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Proposal

Proposal No.: 269046
Proposed Date: 04/18/24

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

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
Plant Material					\$7,800.00
coco brown mulch-s	100.00	EA	\$78.00	\$7,800.00	
				Total:	\$7,800.00

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 in 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

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Irrigation Options for Drought Conditions and Limited Water Availability

Florida is currently experiencing severe drought conditions. In addition to the drought conditions, Municipalities have implemented watering restrictions to 1 day per week This will create an extreme impact on turf and plant health. Juniper is taking proactive measures to combat the drought and limited water availability.

*Please check the boxes below to indicate the best Increase the number of irrigation watering days/restrictions. Customer will assume responsibility for these adjustments.	runtimes and disregard any local watering
☐ Provide supplemental watering via water truck, signs of stress. Juniper agrees to provide this service any services are performed, the customer will hav service needed. The customer also agrees to allow on property if water is available.	e at an hourly rate of \$100.00 per hour. Before e to approve in writing the date and hours of
☐ Continue to perform monthly inspections and ad schedule. In essence, keep the level of service the sthere is the potential for plant and turf damage or lirrigation water restrictions.	ame with no changes. Customer understands
□ Apply a wetting agent to the turf and plant mater so that the turf and plants can uptake as needed. The per 1,000 sq. ft. of treated area with a minimum charge.	ne cost to apply the wetting agent is \$25.00
☐ Assist property in water variance application proregulatory agency. The administrative costs to help timetable for this process, if approved, is roughly 3	with the process will start at \$350.00. The
Property Name:	
Customer Signature:	Date:

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	replace the dan at the entrance Community. These (4) poin removed, propound supports same cap (green unattended, the well damage over the please see image for review. Total cost cove	s to remove/repair - maged roof pillar covers to Silverado CDD ted green tops would be erly repaired with new and replaced by the en roof top). If left ey will soon fall and very nore of the structure as sure is causing more ime. ages/pictures attached ers all materials, supplies ne repair of all (4) pillar	4	579.68	2,318.72
Thank you for your	r business opportunity!		SUBTOTAL			2,318.72
This estimate is to remove/repair - replace the damaged roof pillar covers at the entrance to Silverado CDD Community.		TAX			0.00	
wood supports and	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.		TOTAL			\$2,318.72

Accepted By

online version of estimate.

Customer is tax exempt.

they will soon fall and very well damage more of the structure as weighted

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

pressure is causing more damage over time.

Please see images/pictures attached for review.

Accepted Date





5196 Le Tourneau Cir Tampa, FL 33610

Date	Estimate #	
3/20/2024	320CP	

Estimate

Nai	me /	ΛA	dr	999

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	1	\$1427.40	\$1427.40
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			
		Total	\$1427.50

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 23rd day of May, 2024.

Attest:	SILVERADO COMMUNITY DEVELOPMEN DISTRICT
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2024	Regular Meeting	6:00 PM
November, 2024*	Regular Meeting	6:00 PM
December, 2024*	Regular Meeting	6:00 PM
January 23, 2025	Regular Meeting	6:00 PM
February 27, 2025	Regular Meeting	6:00 PM
March 27, 2025	Regular Meeting	6:00 PM
April 24, 2025	Regular Meeting	6:00 PM
May 22, 2025	Regular Meeting	6:00 PM
June 26, 2025	Regular Meeting	6:00 PM
July 24, 2025	Regular Meeting	6:00 PM
August 28, 2025	Regular Meeting	6:00 PM
September 25, 2025	Regular Meeting	6:00 PM

^{*}Exception

The November meeting date is on the Thanksgiving Day holiday. The December meeting date is the day following the Christmas Day holiday.

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RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RULES, RATES, FEES AND CHARGES OF THE DISTRICT; AND PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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, as amended ("Act"), and being situated in the City of Zephyrhills, Pasco County, Florida; and

WHEREAS, Chapters 120 and 190, Florida Statutes, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the amended and restated rules, rates, fees, and charges ("Amended Recreational Facilities Rules"), attached hereto as Exhibit A for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Amended Recreational Facilities Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended Recreational Facilities Rules shall stay in full force and effect until such time as they are otherwise amended by the Board and supersede any prior rules related to amenity facilities previously adopted by the Board.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 23RD DAY OF MAY 2024.

ATTEST:	SILVERADO COMMUNITY DEVELOPMENT DISTRIC	
Secretary/Assistant Secretary	Chairperson, Board of Supervisors	

Exhibit A: Amended Recreational Facilities Rules

EXHIBIT A

Amended Recreational Facilities Rules

[See following pages]



Silverado Community Development District

Recreational Facilities Rules & Policies

April 7, 2021Revised May 23, 2024

Definitions

- "Board" shall mean the District's Board of Supervisors.
- "Amenity Manager" shall mean the person or firm so designated by the Board to manage the Recreational Facilities.
- "Amenity Staff" shall mean the Amenity Manager, including their employees, or such other individuals so designated by the Board to operate the Recreational Facilities.
- "District" shall mean the Silverado Community Development District.
- "District Manager" shall mean the professional management company with which the District has contracted to provide management services to the District.
- "District's website" shall mean https://www.silveradocdd.org.
- "Guest" shall mean any individual who is invited by a Patron and must be accompanied to use the Recreational Facilities by a Patron.
- "Non-Resident Annual User Fee" shall mean the fee established by the Board for any person that wishes to become a Non-Resident Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.
- "Non-Resident Member" shall mean any individual not owning property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.
- "Patron" shall mean Residents, Non-Resident Members, Tenants, and individuals permanently residing in the households of any of the foregoing.
- "Recreational Facilities" shall mean the properties and areas owned by the District intended for recreational use, including but not limited to, the District's clubhouse, pool, splash area, playground area, and adjacent parking lot together with their appurtenant facilities, areas, and equipment.
- "Renter" shall mean any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.
- "Resident" shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.
- "Tenant" shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

Use of Recreational Facilities at Your Own Risk

All persons using the Recreational Facilities do so at their own risk and agree to abide by the District's rules and policies for the use of the Recreational Facilities. There are inherent risks in the use of the Recreational Facilities that could result in serious bodily injury or even death and the District does not provide any supervision with respect to the use of the Recreational Facilities. Parents and legal guardians are responsible for their minor children who use the Recreational Facilities. The District strongly encourages parents and legal guardians to accompany and supervise their minor children while at the Recreational Facilities. The District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from, the use of the Recreational Facilities or from the acts, omission, or negligence of other persons using the Recreational Facilities.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Access Pin Codes

- 1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
- 2. The current Residents of a home in the District will be issued a pin code at no charge. If the current owners sell their property, the pin code will be discontinued.
- 3. Tenants who have proof of a valid rental agreement will be issued a pin code after providing a copy of said rental agreement to establish proof.
- 4. Under no circumstance should a Patron provide their Access pin code to another person to allow them to utilize the Recreational Facilities.

General Policies

- 1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, any portion of these Recreational Facilities Rules and Policies.
- 2. Patrons and their Guests have the right to use the Recreational Facilities as set forth herein. In order to use the Recreational Facilities, each Patron, including all members of a Patron's household, and all Guests shall register with the District by executing the Consent and Waiver Agreement, a copy of which is attached hereto as Attachment A, and Registration Form. Patrons are responsible for their actions and those of their Guests.
- 3. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies and rules governing the Recreational Facilities. Violation of the District's rules and policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of

privileges with respect to the offending Patron in accordance with the policies set forth herein.

- 4. Each Patron household may bring no more than six (6) persons as Guests to the Recreational Facilities at one time, provided that Guests must be accompanied by the Patron when using the Recreational Facilities. Patrons are responsible for any and all actions taken by any of their Guests, including any harm caused by the Patron's Guests while using the Recreational Facilities. Guests shall be subject to all rules and policies as the Board may adopt from time to time. Violation by a Guest of any of the District's rules or policies could result in loss of the privileges and/or membership of that Patron.
- 5. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
- 6. Adult Patrons are responsible for all minor Patrons from their household or visiting the Recreational Facilities as Guests of the Patron. To better protect the health, welfare and safety of such minors, a parent/guardian (guardian 18 years of age or older) must accompany all such minors who are under the age of 14 or who are otherwise unable to govern and look after themselves in an appropriate manner.
- 7. Patrons, Tenants, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without the express written permission of the District as authorized by the Board. Patrons and Guests who exercise this right shall do so in a manner that is consistent with federal, state and local laws. For rentals and planned events, perfect a provide proof of this to the Amenity Manager prior to the event. Notwithstanding the foregoing, the District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately and further reserves the right to call law enforcement to enforce the same.
- 8. Smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Recreational Facilities. Any violation of this policy shall be reported to the Amenity Manager.
- 9. Firearms are not permitted in any of the Recreational Facilities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
- 10. The Recreational Facilities are available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
- 11. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.

- 12. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
- 13. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
- 14. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The District Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event. Overnight parking for vehicles of any kind in the parking lot will only be allowed with permission from the District Manager.
- 15. Except for designated parking areas, off-road motorbikes/vehicles are prohibited on all property owned, maintained, and operated by the District including, but not limited to, the Recreational Facilities.
- 16. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
- 17. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
- 18. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
- 19. No fishing or swimming is permitted in any District stormwater ponds.
- 20. Audio or ¥video playing devices must be kept at reasonable volumes.
- 21. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
- 22. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or Amenity Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
- 23. The District Manager or Amenity Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except user and rental fees that have been established by the Board. The District Manager or Amenity Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs, and social events.

- 24. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the Amenity Manager as well as the District Manager via the contact information on the District's website.
- 25. All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District's website.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals - defined below) are not permitted on or within the Recreational Facilities. A "Service Animal" includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- 1. The Service Animal is out of control and its handler fails to take effective measures to control it; or
- 2. The Service Animal is not housebroken; or
- 3. The Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Pool and Splash Area Policies

- 1. There is no lifeguard on duty.
- 2. Swimming is permitted only during posted swimming hours.
- 3. No one should use the pool during inclement weather (especially when lightning is present).
- 4. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
- 5. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
- 6. The changing of diapers or clothes should only be done in the restrooms.
- 7. No glass containers are permitted in the fenced pool or splash area.
- 8. No food or beverages are permitted in the pool, splash area, or on the wet deck.

- 9. Patrons and their Guests should shower before entering the pool or splash area.
- 10. Pool furniture should not be removed from the fenced pool or splash area or placed in the pool or splash area.
- 11. Patrons and their Guests are responsible for returning umbrellas to their closed position after use and returning furniture to its original location on the deck.
- 12. No profanity, harassment, diving, running, rough housing, chicken fighting, horseplay, or similarly unsafe behavior is permitted.
- 13. No skates, skateboards, scooters, in-line roller skates, hover boards, bicycles or similar pedestrian conveyances are permitted within the fenced pool or splash area.
- 14. Pursuant to the Florida Department of Health's operating permit for the District's swimming pool, the maximum bathing load for the pool is 97 individuals ("Capacity Limits"). The Amenity Manager will post the Capacity Limits at the pool and will periodically monitor the area. In the event that the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons leave the pool area until the Capacity Limits are met.

Playground Area Policies

- 1. Proper footwear and clothing are required. Loose clothing, especially with strings, is prohibited.
- 2. Mulch must not be picked up, thrown, or kicked for any reason.
- 3. No food, drinks, or gum are permitted at the playground.
- 4. No glass containers are permitted at the playground.
- 5. No jumping off from any climbing bar or platform.
- 6. Profanity, rough-housing, and disruptive behavior are prohibited.

Designation of Tenant to Use Resident's Membership Privileges

- 1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
- 2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.

- 3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.
- 4. Residents shall be responsible for all charges incurred by their Tenants which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Tenant.
- 5. Tenants shall be subject to all rules and policies as the Board may adopt from time to time.

Non-Resident Annual User Fee

A Non-Resident Member must pay the Non-Resident Annual User Fee in order to have the right to use the Recreational Facilities for one full year, which year begins from the date of receipt of payment by the District. The Non-Resident Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. This fee must be paid in full before the Non-Resident may use the Recreational Facilities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application. Upon payment of the Non-Resident Annual User Fee, the Non-Resident Member is entitled to one pool pin code for a family unit.

The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Facilities.

Facility Rental Policies

- 1. The Recreational Facilities may be reserved by both Patrons and non-Patrons subject to the rental fees set forth below. Rental reservations may not be made by Patrons more than 4 months prior to the event. Rental reservations made by non-Patrons may be made no more than 3 months in advance of the event. Please contact the Amenity Manager regarding the anticipated date and time of the event to determine availability.
- 2. The District retains the right to reserve the Recreational Facilities and additional facilities for District use at any time.

Easter Sunday	Memorial Day Weekend	4 th of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve	New Year's Day

4. Unless otherwise authorized by the District, each rental time period shall not exceed three (3) hours and is inclusive of set-up and post-event cleanup time. Additional fees may be charged for rentals that extend beyond the reserved hours. See <u>Attachment B, Rental Application</u>.

- 5. At the time the reservation is made, a check or money order (no cash) for the rental fee and a separate check for the security & cleaning deposit (both payable to the District) must be delivered to the Facility Manager along with a completed Rental Application and insurances, if necessary. Each Renter must sign a Rental Agreement and schedule a time to complete a rental check list with the Facility Manager one week in advance of the event date. The Renter is bound by the Rental Agreement, which is incorporated herein by reference, regardless of whether the Rental Agreement is executed.
- 6. A non-refundable facility rental fee will be charged according to the schedule below:

Patron Rates	\$ 10 0.00
Non-Patron Rates	\$250.00 for up to 20 attendees \$450.00 for 21 attendees or more, up to the maximum designated occupancy

- 7. A refundable deposit of \$250.00 is required for any rental.
- 8. Renters interested in renting the Bar and Seating Area for private events must submit a request to the Amenity Manager, no later than 14 days prior to the event, a completed Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether alcohol and/or food will be served. The Amenity Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed. Where determined by the Amenity Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Amenity Manager no less than 10 days prior to the date of the event. The Amenity Manager will review the Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.
- 9. Upon approval and no later than 10 days from the rental date, Renters should submit a check or money order (no cash) to the Amenity Manager made payable to the Silverado Community Development District for the rental fee (if applicable) and for the deposit (should be separate checks or money orders). Failure to submit applicable payments in a timely manner may result in the room not being reserved. Checks will be cashed by the District prior to the event.
- 10. The Renter must provide written notice of cancellation to the Amenity Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.
- 11. The District will issue a refund for the amount of the deposit following the event provided the Amenity Manager determines that there has been no damage to the Recreational Facilities and the premises have been properly cleaned after use. If the premises are not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:

- a. Ensure that all garbage is removed and placed in the outside receptacles.
- b. Remove all displays, favors or remnants of the event.
- c. Restore the furniture and other items to their original position.
- d. Wipe off counters, tabletops, and sink area.
- e. Clean out and wipe down all cabinets and appliances used. Floor should be swept clean.
- f. Ensure that no damage has occurred to the Recreational Facilities and its property.

If additional cleaning is required, the Renter will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of deposit. If the deposit is insufficient to cover all such cleaning costs, the Amenity Manager shall bill the Renter for the remaining balance. The Amenity Manager shall determine the amount of deposit to return, if any.

12. Additional Policies:

- a. Renters renting the facilities are responsible for ensuring that their attendees adhere to the policies set forth herein.
- b. Please note all policies remain in force for these special circumstances and the District has final say in these matters.
- c. The volume of live or recorded music must not violate applicable City of Zephyrhills and Pasco County noise ordinances.
- d. Additional liability insurance coverage will be required for all events that are approved to serve alcoholic beverages, or for other events the District determines in its sole discretion should require additional liability coverage. The District, its staff, and consultants are to be named on these policies as an additional insured party.
- e. Unless the Renter renting the facilities is a Patron, they shall not use any other portion of the Recreational Facilities, including the pool or playground.

Silverado Community Development District Disciplinary & Enforcement Rule

In accordance with Chapters 190 and 120 of the Florida Statutes, and after a duly noticed public meeting and public hearing, the Board of Supervisors of the Silverado Community Development District adopted the following rules.

- 1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District.
- 2. **General Rule.** All persons using the amenities and entering District properties are responsible for compliance with, and shall comply with, the rules established for the safe operations of the District's amenities.
- 3. **Suspension of Rights.** The District, through its Board, District Manager, and Amenities Manager, shall have the right to restrict, suspend, or terminate the amenities privileges of any person to use the amenities for any of the following behavior:
 - a. Submits false information on any application for use of the amenities;
 - b. Permits the unauthorized use of an Access Card;
 - c. Exhibits unsatisfactory behavior, deportment or appearance;
 - d. Fails to pay amounts owed to the District in a proper and timely manner;
 - e. Fails to abide by any District rules or policies;
 - f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
 - g. Damages or destroys District property; or
 - h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests.
- 4. **Authority of Amenityies Manager.** The Amenityies Manager or his or her designee has the ability to remove any person from one or all Amenities Recreational Facilities if any of the above-referenced behaviors are exhibited or actions committed. The Amenityies Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the amenities Recreational Facilities for a period not to exceed thirty days.
- 5. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District amenities Recreational Facilities for a period greater than thirty days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.
- 6. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 in addition to any amounts for damages and collect such fine, damages and attorney's fees as a contractual lien or as

otherwise provided pursuant to Florida law.

- 7. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.
- 8. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2020)

ATTACHMENT A

Consent and Waiver Agreement

CONSENT AND WAIVER AGREEMENT - Silverado Community Development District -

The Silverado Community Development District ("District") owns and operates certain properties and areas intended for recreational use, including a clubhouse, pool, splash area, and playground area ("Recreational Facilities"). In consideration for being allowed to use the Recreational Facilities, I hereby voluntarily assume any and all risk, including injury to my person and property, relating to the Recreational Facilities, and agree to indemnify, defend and hold harmless the District and any of their affiliates, supervisors, officers, staff, agents, employees, volunteers, organizers, officials or contractors (collectively, the "Indemnitees") from any claim, liability, cost, or loss of any kind sustained or incurred by either any of the Indemnitees or by other residents, users, or guests, and resulting from any acts or omissions of myself, my family members, or my guests, and arising out of or incident to the Recreational Facilities, unless such loss is solely the result of Indemnitees' gross negligence or intentional, willful, or wanton misconduct. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

Participant Name:	
Participant Signature:	Date:
Parent/Guardian Name: (if Participant is a minor child)	
Parent/Guardian Signature: (if Participant is a minor child)	Date:
Address:	
Phone Number (home):	
Phone Number (alternate):	
Emergency Contact & Phone Number:	

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

ATTACHMENT B

RENTAL APPLICATION

- Silverado Community Development District -

The Silverado Community Development District ("**District**") owns and operates certain properties and areas intended for recreational use, including a clubhouse, pool, splash area, and playground area ("**Recreational Facilities**"). In consideration for being allowed to use the Recreational Facilities, I hereby voluntarily assume any and all risk, including injury to my person and property, relating to the Recreational Facilities, and agree to indemnify, defend and hold harmless the District and any of their affiliates, supervisors, officers, staff, agents, employees, volunteers, organizers, officials or contractors (collectively, the "**Indemnitees**") from any claim, liability, cost, or loss of any kind sustained or incurred by either any of the Indemnitees or by other residents, users, or guests, and resulting from any acts or omissions of myself, my family members, or my guests, and arising out of or incident to the Recreational Facilities, unless such loss is solely the result of Indemnitees' gross negligence or intentional, willful, or wanton misconduct. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Participant Name:		<u> </u>
Participant Signature:		Date:
	(if Participant is 18 years of age or older)	
Parent/Guardian Name:		
	(if Participant is a minor child)	
Parent/Guardian Signature:_	(if Participant is a minor child)	Date:
	(if Participant is a minor child)	
ridaress.		
Phone Number (home):		
Phone Number (alternate): _		
Emergency Contact & Phone	e Number:	

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

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SILVERADO COMMUNITY DEVELOPMENT DISTRICT

2300 Glades Road, Suite 410W Boca Raton, Florida 33431 | https://www.silveradocdd.org/

Today's Date:/	Event Date:/
Resident Rental Hours Available (Up to 3 hours after pool closure)	Cost: \$100 Deposit: \$250
TYPE OF EVENT:	
MAXIMUM NUMBER OF PEOPLE ATTENDING:	
RESIDENT NAME:	
RESIDENT ADDRESS:	
RESIDENT PHONE NUMBER:	RESIDENT EMAIL:
RESPONSIBILITY FOR THE RENTAL AND ALL D	DAMAGES ARE THE LIABILITY OF THE RESIDENT
CHECKS / MONEY ORDERS MUST BE WRITTEN TO: SILV	
DEPOSIT: CHECK # AMOUNT:	
RENTAL: CHECK # AMOUNT:	
DRIVER'S LICENSE NUMBER:	
ALL NSF & CHECKS RETURNED FUR ANY REASON WILL KES	SULT IN ADDITIONAL FEE OF \$30.00 PER RETURNED CHECK
FOR OFFICE USE ONLY:	
WERE THERE DAMAGES / RENTAL ISSUES? YES:	NO:
IF YES, DESCRIBE ISSUES:	
IF NO, DATE DEPOSIT CHECK REFUND REQUESTED: REQUEST BY:	

SILVERADO COMMUNITY DEVELOPMENT DISTRICT



Work Order

00567239

Work Order

00567239

Number

Created Date 4/26/2024

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd

Zephyrhills, FL 33541

Work Details

Specialist Comments to Water levels significantly lower then last visit, as

Site 1 completely dry. Site is in great condition.

Customer Thank you

Prepared By

Kenten Emerson

Work Order Assets

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

Service Parameters

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



Work Order

00575553

Work Order

00575553

Number

Created Date 4/29/2024

Account

Silverado Ranch CDD

Contact Address Jamie Sanchez

6010 Silverado Ranch Blvd

Zephyrhills, FL 33541

Work Details

Specialist Comments to Customer Treated ponds 2,5 for filamentous algae. Treated planktonic algae, grasses in pond 2. Site is in excellent condition, with low water levels. Thank

VOII

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

00581167

Work Order

00581167

Number

Created Date 5/3/2024

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd

Zephyrhills, FL 33541

Work Details

Specialist Comments to

Customer

Treated grasses in pond 20Treated algae in ponds 13,19,20,21. Site is in good condition.

Water level very low. 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	MONITORING	
Silverado Ranch Cdd-Lake-ALL		



Work Order

00588428

Work Order

00588428

Number

Created Date 5/21/2024

Account

Silverado Ranch CDD

Contact

Jamie Sanchez

Address

6010 Silverado Ranch Blvd

Zephyrhills, FL 33541

Work Details

Specialist
Comments to
Customer

Treated grasses in ponds 22,23,28,29. Treated planktonic algae in ponds 22,28. Site is in good condition, with very low water levels for this time

of year. Thank you

Prepared By

Kenten Emerson

Work Order Assets

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

	_
Contino	Parameters
Service	Faramelers

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

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2024

SILVERADO COMMUNITY DEVELOPMENT DISTRICT BALANCE SHEET GOVERNMENTAL FUNDS APRIL 30, 2024

		Debt	Debt	Debt	Debt	Capital	
		Service	Service	Service	Service	Projects	
		Fund	Fund	Fund	Fund	Fund	Total
	General	Series	Series	Series	Series	Series	Governmental
	Fund	2016A-1	2017A-1	2018A-1	2018A-2	2018A-1	Funds
ASSETS						_	
Cash	\$ 745,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 745,513
Investments		100 701	140.000	475 450	4.45.007		540.550
Revenue	-	108,734	113,999	175,458	145,367	-	543,558
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Construction	2.009	-	-	-	-	50,380	50,380
Utility deposit Total assets	2,908 \$ 748,421	\$164,154	\$167,324	\$247,533	\$398,005	\$ 50,380	<u>2,908</u> \$ 1,775,817
Total assets	φ 740,421	\$104,134	\$107,324	φ241,333	\$390,003	\$ 30,300	Φ 1,773,017
LIABILITIES							
Liabilities:							
Accrued taxes payable	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	10,647	_	_	_	-	_	10,647
FUND DALANGEO							
FUND BALANCES							
Restricted for		104 154	467.004	047 500	200.005		077.046
Debt service	-	164,154	167,324	247,533	398,005	- - 200	977,016
Capital projects Assigned	-	-	-	-	-	50,380	50,380
Working capital	227,821						227,821
Unassigned	509,953	-	-	-	-	-	509,953
Total fund balances	737,774	164,154	167,324	247,533	398,005	50,380	1,765,170
Total fully palatices	131,114	104,134	101,324	241,000	390,003	30,360	1,700,170
Total liabilities and fund balances	\$ 748,421	\$164,154	\$167,324	\$247,533	\$398,005	\$ 50,380	\$ 1,775,817

SILVERADO COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES FOR THE PERIOD ENDED APRIL 30, 2024

	Current	Year to		% of	
	Month	Date	Budget	Budget	
REVENUES					
Assessment levy	\$ -	\$ 820,584	\$ 827,178	99%	
Total revenues		820,584	827,178	99%	
EXPENDITURES					
Professional & administrative					
General administration					
Supervisors' fees and FICA	1,938	5,813	12,918	45%	
Management consulting services	4,000	28,000	48,000	58%	
Printing & binding	42	292	500	58%	
Telephone	17	117	200	59%	
Other current charges	28	444	500	89%	
Auditing services	-	-	3,450	0%	
Postage	11	88	500	18%	
Insurance	-	7,006	6,586	106%	
Regulatory and permit fees	-	175	175	100%	
Legal advertising	321	462	1,500	31%	
Engineering	-	10,752	20,000	54%	
Legal	2,858	12,023	25,000	48%	
Website hosting	-	705	705	100%	
ADA website compliance	-	-	210	0%	
Meeting room rental	-	20	720	3%	
Debt administration					
Dissemination agent	250	1,750	3,000	58%	
DSF accounting	458	3,208	5,500	58%	
Trustee fees	-	4,256	16,080	26%	
Arbitrage rebate calculation			3,000	0%	
Total professional & administrative	9,923	75,111	148,544	51%	

SILVERADO COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES FOR THE PERIOD ENDED APRIL 30, 2024

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	4,337	48,279	110,500	44%
Electricity (irrigation & pond pumps)	263	1,931	4,134	47%
Landscaping maintenance	24,796	138,551	205,192	68%
Landscape replenishment	-	-	20,000	0%
Palms & tree trimming	-	-	15,000	0%
Irrigation maintenance	-	-	25,000	0%
Pond maintenance	2,802	19,618	38,000	52%
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	10,080	15,120	67%
Field ops accounting	500	3,500	6,000	58%
Pet waste removal	241	1,447	2,700	54%
Wetland maintenance	-	3,600	8,200	44%
Storm readiness	-	-	5,000	0%
Amenity center				
Pool service contract	1,250	8,650	20,240	43%
Pool maintenance & repairs	-	-	8,500	0%
Pool resurfacing	-	-	20,000	0%
Pool Furniture	-	-	12,000	0%
Pool permit	280	280	275	102%
Flood insurance	-	-	4,200	0%
Cleaning & maintenance	1,000	12,000	16,000	75%
Internet	-	910	1,500	61%
Electricty	1,053	7,602	12,197	62%
Water	433	2,665	6,672	40%
Pest control	230	1,390	1,440	97%
Camera monitoring	189	1,323	3,600	37%
Refuse service	-	-	1,000	0%
Landscape maintenance - infill	-	-	5,000	0%
Contingency	-	778	25,000	3%
Miscellaneous repairs & maintenance	14	5,152	10,000	52%
Total field operations	38,648	290,692	648,726	45%
Other fees & charges				
Property appraiser	-	-	175	0%
Tax collector		16,391	17,233	95%
Total other fees & charges		16,391	17,408	94%
Total expenditures	48,571	382,194	814,678	47%
Excess/(deficiency) of revenues		_		
over/(under) expenditures	(48,571)	438,390	12,500	
, , ,				
Fund balances - beginning Fund balance - ending	786,345	299,384	230,360	
Assigned				
Working capital	227,821	227,821	227,821	
Unassigned	509,953	509,953	15,039	
Fund balances - ending	\$ 737,774	\$ 737,774	\$ 242,860	
Jananess Shariy	• • • • • • • • • • • • • • • • • • • 	ψ 101,111 T	7 212,000	

SILVERADO COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND SERIES 2016A-1 BONDS FOR THE PERIOD ENDED APRIL 30, 2024

	Current Month	Year To Date	Budget	% of Budget	
REVENUES					
Assessment levy	\$ -	\$ 57,324	\$ 57,784	99%	
Interest	680	4,128		N/A	
Total revenues	680	61,452	57,784	106%	
EXPENDITURES					
Debt service					
Interest	-	20,850	41,610	50%	
Principal	-	13,000	13,000	100%	
Total debt service	-	33,850	54,610	62%	
Other fees & charges					
Tax collector	-	1,145	1,204	95%	
Total other fees and charges	-	1,145	1,204	95%	
Total expenditures		34,995	55,814	63%	
Excess/(deficiency) of revenues					
over/(under) expenditures	680	26,457	1,970		
Fund balances - beginning	163,474	137,697	133,639		
Fund balances - ending	\$ 164,154	\$ 164,154	\$ 135,609		

SILVERADO COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND SERIES 2017A-1 BONDS FOR THE PERIOD ENDED APRIL 30, 2024

	Current Month		Year To Date		Budget		% of Budget	
REVENUES					`			
Assessment levy	\$	-	\$	54,026	\$	54,460	99%	
Interest		694		4,263			N/A	
Total revenues		694		58,289		54,460	107%	
EXPENDITURES								
Debt service								
Interest		-		18,650		36,925	51%	
Principal		-		15,000		15,000	100%	
Total debt service				33,650		51,925	65%	
Other fees & charges								
Tax collector		-		1,079		1,135	95%	
Total other fees and charges		-		1,079		1,135	95%	
Total expenditures				34,729		53,060	65%	
Excess/(deficiency) of revenues								
over/(under) expenditures		694		23,560		1,400		
Fund balances - beginning		166,630		143,764		139,799		
Fund balances - ending	\$ ^	167,324	\$	167,324	\$	141,199		

SILVERADO COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND SERIES 2018A-1 BONDS FOR THE PERIOD ENDED APRIL 30, 2024

	Current Month		Year To Date		Budget		% of Budget	
REVENUES						-		
Assessment levy	\$	-	\$	146,043	\$	147,217	99%	
Interest		1,024		5,683			N/A	
Total revenues		1,024		151,726		147,217	103%	
EXPENDITURES								
Debt service								
Interest		-		52,200		103,525	50%	
Principal		-		35,000		35,000	100%	
Total debt service				87,200		138,525	63%	
Other fees & charges								
Tax collector		-		2,917		3,067	95%	
Total other fees and charges		-	•	2,917		3,067	95%	
Total expenditures		-		90,117		141,592	64%	
Excess/(deficiency) of revenues								
over/(under) expenditures		1,024		61,609		5,625		
Fund balances - beginning		246,509		185,924		180,528		
Fund balances - ending	\$	247,533	\$	247,533	\$	186,153		

SILVERADO COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND SERIES 2018A-2 BONDS FOR THE PERIOD ENDED APRIL 30, 2024

	Current Month	Year To Date	Budget	% of Budget	
REVENUES					
Assessment levy	\$ -	\$ 114,705	\$ 115,623	99%	
Interest	1,650	10,028	-	N/A	
Total revenues	1,650	124,733	115,623	108%	
EXPENDITURES					
Debt service					
Interest	-	42,762	85,525	50%	
Principal			25,000	0%	
Total debt service		42,762	110,525	39%	
Other fees & charges					
Tax collector	-	2,291	2,409	95%	
Total other fees and charges	-	2,291	2,409	95%	
Total expenditures		45,053	112,934	40%	
Excess/(deficiency) of revenues					
over/(under) expenditures	1,650	79,680	2,689		
Fund balances - beginning	396,355	318,325	309,928		
Fund balances - ending	\$ 398,005	\$ 398,005	\$ 312,617		

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 APRIL 30, 2024

	 Current Month		′ear To Date
REVENUES Interest	\$ 209	\$	1,589
Total revenues	 209		1,589
EXPENDITURES			
Capital outlay	 		11,040
Total expenditures	 		11,040
Excess/(deficiency) of revenues			
over/(under) expenditures	209		(9,451)
Fund balances - beginning	50,171		59,831
Fund balances - ending	\$ 50,380	\$	50,380

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

1 2 3	SILVERADO	MINUTES OF MEETING COMMUNITY DEVELOPMENT DISTRICT				
4	The Board of Supervisors of the Silverado Community Development District held a					
5	Regular Meeting on April 25, 2024	at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110				
6	South Avenue (Depot Park), Zephyrhills, Florida 33542.					
7						
8 9	Present were:					
10	Michael Ozorowsky	Chair				
11	Thomas Smith	Vice Chair				
12	Luis Gonzalez	Assistant Secretary				
13						
14	Also present:					
15	lauria Caurahaa	District Manager				
16 17	Jamie Sanchez Meredith Hammock	District Manager District Counsel				
18	Angie Lynch	Breeze Management (Breeze)				
19	Matt Dean (via telephone)	Juniper				
20	Angel Rivera (via telephone	·				
21	Will Butler	American Illuminations & Decor				
22	One member of the public					
23	·					
24						
25	FIRST ORDER OF BUSINESS	Call to Order/Roll Call				
26						
27	Ms. Sanchez called the med	eting to order at 6:00 p.m.				
28	Supervisors Ozorowsky, Sr	nith and Gonzalez were present. Supervisors Alexander and				
29	Chamoff were not present.					
30						
31 32	SECOND ORDER OF BUSINESS	Public Comments				
33	There were no public comm	nents.				
34						
35	THIRD ORDER OF BUSINESS	Discussion Items				
36 37	A. Electric Bill Solar Options					

Ms. Sanchez stated this item is a carry-over from the previous agenda for further discussion and reported that Ms. Lynch conferred with Ms. Laura Stapleton, of Duke Energy, who explained what phases are under what account and what the CDD has been paying for.

Ms. Sanchez stated the information that Duke has on file is correct and she updated the definitions in the proposed Fiscal Year 2025 budget that will be reviewed later in the meeting. Basically, there are certain phases that are eligible for an upgrade, which is reflected in the lighting estimate. Not every phase that the CDD has is eligible for an upgrade at this time. Ms. Stapleton mentioned that she will alert staff when they become available and, if the CDD upgrades any of the phases, Duke Energy will pressure wash and seal at no charge.

Regarding cancelling the agreement with Duke Energy, Ms. Sanchez stated that Ms. Stapleton advised that, if the CDD were to cancel the agreement, Duke Energy will come on site and remove all the underground wiring, which would be very costly.

Discussion ensued regarding the Duke Energy lighting estimates, transfer of ownership of utility lines, underground wiring, the streetlighting lease agreement between the Developer and Duke Energy, LED conversion costs, solar lighting, if the upgrades will bring about cost savings, when certain phases will become eligible for upgrades, how much it would cost to remove the underground wiring and going out to bid for a new lighting contractor.

In response to a question, Ms. Sanchez stated the monthly costs before taxes and the monthly lighting distribution fee is approximately \$6,000.

Ms. Sanchez will ask Ms. Stapleton if she has more details about what type of agreement was made with the Developer regarding the underground wiring. She will also conduct further research and report her findings to the Board prior to the next meeting.

FOURTH ORDER OF BUSINESS Consideration of Proposals, Quotes, Estimates

Ms. Sanchez and Ms. Lynch presented the following:

- A. Juniper Landscaping of Florida, LLC Proposals
 - I. No. 256224 [January 2024 Wet Check Diagnostic \$360]

Mr. Rivera and Ms. Sanchez responded to questions regarding Proposal No. 256224 and Proposal No. 250541025, a fence installation on community property in relation to the CDD's obligation to remove sprinklers and re-sod an area, Zones 3, 11, 21 and 25, a stuck valve and Clock 2.

This item will be removed from future agendas.

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

Mr. Rivera will provide an updated proposal.

III. No. 269554 [Playground Mulch Installation \$2,925]

Discussion ensued regarding pricing, mulch replenishment timeframe, other options, insurance recommendations and a funding source.

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On MOTION by Mr. Ozorowsky and seconded by Mr. Smith, with all in favor, Juniper Proposal No. 269554 for playground mulch installation, in the amount of \$2,925, was approved.

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IV. No. 269046 [Mulch Clubhouse Area \$7,800]

Discussion ensued regarding the proposal, mulch budget, type of mulch that would be installed and other options.

Ms. Lynch will obtain additional proposals from other vendors. This item was tabled.

- V. No. 269821 [Coco Brown Mulch \$27,300]
- 88 VI. No. 269810 [Oak Tree Playground Area \$3,510]

Discussion ensued regarding Proposal Nos. 269821 and 269810, the swing under the oak tree and insurance concerns.

Items 4V and 4VI to be removed from the agenda.

- Consideration of Juniper Proposal for Fire Ants
- 93 This item was an addition to the agenda.

Ms. Sanchez stated a Board Member who is not present at today's meeting asked her to re-introduce Juniper Proposal No. 254716 in the amount of \$7,966.20 for fire ant control, which was presented at the January meeting. She asked if there is an interest in re-considering it.

97		Discussion ensued regarding resident com	plaints about fire ants, areas that would be				
98	treate	treated, pricing and a funding source.					
99	Mr. Gonzalez motioned to approve the one-year fire ant control proposal. Mr. Smith						
100	secon	ded the motion. This item was opened for pu	ublic comment.				
101	In response to a resident's question regarding the budget, Ms. Sanchez that this is						
102	unbuc	dgeted so it would fall under a "Contingency"	line item in the current budget.				
103		Discussion ensued regarding the continge	ncy line item, treatment amount per month				
104	and ar	nt migration.					
105		Mr. Gonzalez withdrew his motion.					
106		Fire ant control will be included as a discus	sion item on the next agenda.				
107		Mr. Rivera and Mr. Dean left the call.					
108	В.	Florida Brother's Maintenance & Rep	air, LLC Estimate 1268 [Remove/Replace				
109		Damaged Entrance Roof Pillars \$2,318.72]					
110	C.	Roadway Concepts Estimate #320CP [Top	Patch \$1,427.50]				
111		Items 4B and 4C were tabled. Ms. Lynch to	obtain additional proposals for each item.				
112	D.	H20 Pool Services Proposal #11022023 RE	V.A [Annual Pool Cleaning and Maintenance				
113		Services \$2,587.50/month]					
114							
115 116 117 118		On MOTION by Mr. Smith and seconded H20 Pool Services Proposal #11022023 I Maintenance Services, in the amount of \$200.000	REV.A for Annual Pool Cleaning and				
119 120		Discussion ensued regarding the pool serv	ices contract terms and length and a funding				
121	source		J J				
122		Ms. Hammock will write the contract for th	is item, per the Board's direction.				
123							
124 125 126 127 128	FIFTH	ORDER OF BUSINESS	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

Ms. Sanchez presented Resolution 2024-05. She reviewed the proposed Fiscal Year 2025 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Discussion ensued regarding the "Reserve study," "Bush hog mowing", "Pet waste removal", "Cleaning & maintenance", "Landscape maintenance – infill", "Miscellaneous repairs & maintenance" and "Unassigned" line items. The debt service schedule, a decrease in assessments in Fiscal Year 2025, cost savings in relation to the CDD maintaining the community instead of the HOA, the Amenity Center internet password and whether new pool furniture proposals should be obtained, were also discussed.

On MOTION by Mr. Smith and seconded by Mr. Gonzalez, with all in favor, Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 22, 2024 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

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

This item was deferred.

Consideration of American Illuminations & Décor Holiday Lighting Proposal

This item was an addition to the agenda.

Referencing a handout, Mr. Butler presented the Holiday Lighting 2024 proposal and responded to questions regarding issues with solar lighting and the holiday lighting contract.

Discussion ensued regarding the \$5,500 holiday lighting proposal and the budget.

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199 200 **NINTH ORDER OF BUSINESS**

Ms. Sanchez presented the following:

Approval of Minutes

A. March 28, 2024 Workshop

B. March 28, 2024 Regular Meeting

The following changes were made to the March 28, 2024 Regular Meeting Minutes:

Lines 79 and 80: Change "Mr. Gonzalez stated he will make sure the HOA follows the Sunshine Law and will not communicate any CDD business discussed at a CDD meeting" to "Mr. Gonzalez stated he will make sure the HOA follows the Sunshine Law and will not communicate any CDD business discussed at a CDD meeting and during any HOA meeting."

On MOTION by Mr. Smith and seconded by Mr. Gonzalez, with all in favor, the March 28, 2024 Workshop, as presented, and March 28, 2024 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Board Member Comments

Ms. Sanchez read the following email from a Board Member who contacted a Senior Project Manager/Community Site Development person, into the record:

"He (the Project Manager) reviewed the LDC for Pasco and Zephyrhills and did not find anything that prohibited the mix of parallel versus angled on-street parking, only the requirements for off-street parking. He downloaded the Amenity Center plans, which included parallel or angled parking design. He says, I would imagine if you are looking to add parallel parking within the Zephyrhills-owned maintained right-of-way (ROW), a pre-application meeting with the City would be required and could be brought up for clarification during that time. I did notice the parallel parking on the west side within Silverado maintained ROW limits was not constructed according to plan. The plan shows an elevated sidewalk with type D curb transitions to the north and south. It appears they have built it flush with the sidewalk; I am pretty certain you need to have some sort of elevation change between the sidewalk and parking stalls."

Discussion ensued regarding the parking situation, a pre-application meeting, the CDD making modifications to the public ROW and the parking lot, the City of Zephyrhills permitting process, the District Engineer, the sidewalk and sprinkler heads.

Ms. Hammock will confer with City Officials and District Staff about how best to achieve the most beneficial outcome regarding this item and provide an update at a future meeting.

Ms. Sanchez read Mr. Alexander's comments regarding a May 18, 2024 community event into the record, as follows:

"The community pool current bath load capacity is 97 persons, the current number of homeowners that we have had RSVP for an event is about 60 people. I am not sure but I believe the use of the community pool was granted at our last meeting with exemption no more than 97 persons based on the bath load capacity. It is the plan of the Silverado HOA Community Board Members to obey rules, policies set in place. We plan to handout bands at each entrance not to exceed 97 people to include the entertainers. The event will start at 6:00 p.m. and be completed by 9:00 p.m., anyone without a band will be asked to leave. All swimming, if any, will be stopped at 8:00 o'clock and the event will continue until 9:00 p.m. According to Silverado North CDD pool guidelines, this facility can be rented out. I would like to bring this to the attention of the Board; if need be, the Silverado HOA Board has no issue with paying for the rental within the guidelines of the CDD policy. I am asking for guidance in this matter so that we can move forward, I am also asking that the Silverado North Community HOA has exclusive rights to the pool during this time if possible."

Ms. Hammock stated a rental application was previously adopted within the CDD's Rules, if the event organizers wish to go through the rental process. Staff can coordinate with the CDD Supervisor who also serves on the HOA Board to ensure that the rental application is filled out properly for the May 18, 2024 event.

Discussion ensued regarding amending the Amenity Policy to eliminate rental fees for patrons of the CDD. Ms. Hammock will prepare a Resolution amending the CDD's Amenity Center Rental Policy and present it at the next meeting.

ELEVENTH ORDER OF BUSINESS

Staff Reports

259 A. District Cour

District Counsel: Kilinski | Van Wyk

Ms. Hammock issued a reminder about the ethics training requirement.

261		A Board Member asked at	out an ethics training workshop. Ms. Hammock will conduct a				
262	one-l	one-hour training session at the next meeting.					
263	В.	District Engineer: Stantec	District Engineer: Stantec				
264		There was no report.					
265	C.	Operations Manager: Bree	eze Home				
266		Safety Culture Rep	ort				
267		Ms. Lynch presented the E	reeze Home Safety Culture Report.				
268	D.	District Manager: Wrathe	l, Hunt & Associates, LLC				
269		NEXT MEETING DA	TE: May 23, 2024 at 6:00 PM				
270		O QUORUM (HECK				
271							
272	TWE	LFTH ORDER OF BUSINESS	Public Comments				
273 274		There were no public com	ments.				
275							
276 277	THIR	TEENTH ORDER OF BUSINES	S Adjournment				
277		On MOTION by Mr. Ozor	owsky and seconded by Mr. Smith, with all in favor,				
279		the meeting adjourned at					
280		the meeting adjourned at	<u> </u>				
281							
282							
283		[SIGNATUF	RES APPEAR ON THE FOLLOWING PAGE]				

284			
285			
286			
287			
288			
289	Secretary/Assistant Secretary	Chair/Vice Chair	

DRAFT

SILVERADO CDD

April 25, 2024

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS C



Silverado

Angie Lynch Complete

 Score
 75 / 106 (70.76%)
 Flagged items
 0
 Actions
 0

May 16, 2024 1:36 PM EDT

Prepared by Angie Lynch

Ponds 28 / 39 (71.8%)

Ponds 1 2 / 3 (66.67%)

Ponds Fair



Photo 1

Pond Location Morse Willow

Ponds 2 2 / 3 (66.67%)

Ponds Fair









Photo 2

Photo 3 Photo 4

Photo 5

Pond Location Ponds main Entrance

Ponds 3 3 / 3 (100%)

Ponds Good







Photo 6 Photo 7

Photo 8

Pond Location

Corner Stella Vast and Silverado Ranch

Ponds 4 2 / 3 (66.67%)

Ponds

Fair





Photo 9

Photo 10

Pond Location

Corner Rider Way and Silverado Ranch

Ponds 5 2 / 3 (66.67%)

Ponds

Fair





Photo 11

Photo 12

Pond Location

Silverado Blvd behind Wagon Trail East side

Ponds 6 2 / 3 (66.67%)

Ponds

Fair





Photo 13

Photo 14

Pond Location

Silverado Ranch behind Wagon Trail West side

Ponds 7 2 / 3 (66.67%)

Ponds

Fair





Photo 15

Photo 16

Pond Location

Ponds 8 2 / 3 (66.67%)

Ponds

Fair







Photo 17

Photo 18 Photo 19

Pond Location

Silverado Ranch behind Paden Wheel South side

Ponds 9

2 / 3 (66.67%)

Fair

Ponds







Photo 20

Photo 21

Photo 22

Pond Location

In dog park

Ponds 10

3 / 3 (100%)

Good

Ponds







Photo 23

Photo 24

Photo 25

Pond Location

Across from amenity center

Ponds 11

2 / 3 (66.67%)

Fair

Ponds







Photo 26

Photo 27

Photo 28

Pond Location Cobble Bliss

Ponds 12 2 / 3 (66.67%)

Ponds

Fair





Photo 29

Photo 30

Pond Location

North side of amenity center

Ponds 13 2 / 3 (66.67%)

Ponds





Photo 31

Pond Location

Landscaping 22 / 33 (66.67%)

Landscaping 1 2 / 3 (66.67%)

Landscaping







Photo 33









Landscaping 2

Photo 34

Photo 35

Photo 36

Front Entrance

Landscaping Location

2 / 3 (66.67%)

Landscaping

Fair



Photo 38







Photo 39

Photo 40

Landscaping Location

Morse Willow Island

Landscaping 3 2 / 3 (66.67%)

Landscaping









Photo 41

Photo 42

Photo 43

Landscaping Location

Stella Vast island

Landscaping 4 2 / 3 (66.67%)

Landscaping









Photo 44

Photo 45

Ezra Loft Island

Landscaping Location

2 / 3 (66.67%)

Landscaping 5

Fair







Photo 47

Photo 48

Photo 49

Landscaping Location

Wagon Trail Island

Landscaping 6

2 / 3 (66.67%)

Landscaping

Fair







Photo 50

Photo 51

Landscaping Location

Saddle Palm island

Landscaping 7 2 / 3 (66.67%)

Landscaping













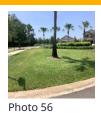




Photo 52





Photo 59



Photo 58

Photo 60

Landscaping Location

Silverado Blvd

Landscaping 8

2 / 3 (66.67%)

Fair

Landscaping





Photo 61

Photo 62

Landscaping Location

Paden Wheel island

Landscaping 9

2 / 3 (66.67%)

Fair

Landscaping





Photo 63

Photo 64

Landscaping Location

Carriage Pine Island

Landscaping 10

2 / 3 (66.67%)

Landscaping

Fair









Photo 67 Photo 66

Photo 68

Landscaping Location

Cobble Bliss

Landscaping 11

2 / 3 (66.67%)

Fair

Landscaping







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

Landscaping Location

Amenity center

Fair

Mailbox



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88

Mailbox Location

Amenity center

Streetlights



Photo 89

Working

Streetlights Location

Throughout community - Duke energy

Entrance Monument - Main

Fair











Photo 93 Photo 92

Gates - Main

Photo 90

Good





Photo 95

Sidewalks







Photo 96

Photo 97

Sidewalks Location

Throughout community

Common Area Fence







Photo 98

Photo 99

Around dog park

Roads

Fair



Photo 100

Roads Location

Throughout community



Photo 101

Amenities 10 / 15 (66.67%)

Amenities 1 10 / 15 (66.67%)

Clubhouse



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Fair

Photo 107



Photo 108



Photo 109



Photo 110



Photo 111

Clubhouse Restrooms



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Fair

Photo 117



Photo 118



Photo 119



Photo 120



Photo 121

Pool Fair



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127





Photo 128

Photo 129

Tot Lot









Photo 130

Photo 131 Photo 132

WiFi Speeds at Clubhouse

Good

Dog Park



Fair







Photo 133

Photo 134

Photo 135

Sign Off



Angie Lynch May 16, 2024 6:54 PM EDT

Media summary



Photo 1



Photo 3



Photo 5



Photo 2



Photo 4



Photo 6



Photo 7



Photo 9



Photo 11



Photo 13



Photo 8



Photo 10



Photo 12



Photo 14



Photo 15



Photo 17



Photo 19



Photo 21



Photo 16



Photo 18



Photo 20



Photo 22



Photo 23



Photo 25



Photo 27



Photo 29



Photo 24



Photo 26



Photo 28



Photo 30



Photo 31



Photo 33



Photo 35



Photo 37



Photo 32



Photo 34



Photo 36



Photo 38



Photo 39



Photo 41



Photo 43



Photo 45



Photo 40



Photo 42



Photo 44



Photo 46



Photo 47



Photo 49



Photo 51



Photo 53



Photo 48



Photo 50



Photo 52



Photo 54



Photo 55



Photo 57



Photo 59



Photo 61



Photo 56



Photo 58



Photo 60



Photo 62



Photo 63



Photo 65



Photo 67



Photo 69



Photo 64



Photo 66



Photo 68



Photo 70

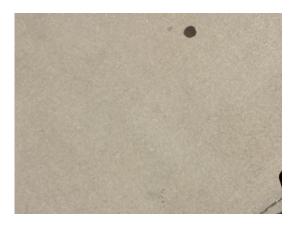


Photo 71



Photo 73



Photo 75



Photo 77



Photo 72



Photo 74



Photo 76



Photo 78



Photo 79



Photo 81



Photo 83



Photo 85



Photo 80



Photo 82



Photo 84



Photo 86



Photo 87



Photo 89



Photo 91



Photo 93



Photo 88



Photo 90



Photo 92



Photo 94



Photo 95



Photo 97



Photo 99



Photo 101



Photo 96



Photo 98



Photo 100



Photo 102



Photo 103



Photo 105



Photo 107



Photo 109



Photo 104



Photo 106



Photo 108



Photo 110



Photo 111



Photo 113



Photo 115



Photo 117



Photo 112



Photo 114



Photo 116



Photo 118



Photo 119



Photo 121



Photo 123



Photo 125



Photo 120



Photo 122



Photo 124



Photo 126



Photo 127



Photo 129



Photo 131



Photo 133



Photo 128



Photo 130



Photo 132



Photo 134



Photo 135

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

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

^{*}Exception

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