

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

May 19, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Silverado Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 12, 2025

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 19, 2025 at 5:00 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. Open Items/Updates
 - Lighting at Front of Silverado Entrance
 - FL Brothers Road Signage
 - Underwater Patch
4. Consideration of Proposals/Quotes/Estimates/Agreements
 - A. PatioContract Quote #487097 [Woodard Landings Sling Aluminum Stackable Adjustable Outdoor Patio Chaise Lounge]
 - B. A&K Enterprise of Manatee, Inc., Estimate #1111-33198 [16" Sling Lounge with Arms]
 - C. Florida Patio Furniture Inc., Estimate #30379 [Iota Lounge with Arms]
 - D. American Illuminations Estimate #401 [Year 2 with Upgrades]
5. Presentation of Superior Water Services, Inc., Waterway Management Report
6. Presentation of Stantec Consulting Services, Inc., Field Report [Pond Inspections]
 - A. Professional Services Agreement Change Order #2025-1
7. Discussion: Fieldstone Compensation Term
8. Acceptance of Unaudited Financial Statements as of March 31, 2025

9. Approval of April 21, 2025 Regular Meeting Minutes

10. Board Member Comments

11. Staff Reports

A. District Counsel: *Kilinski / Van Wyk*

B. District Engineer: *Stantec*

C. Operations Manager: *Breeze Home*

- Safety Culture Report

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

- NEXT MEETING DATE: June 16, 2025 at 5:00 PM

○ QUORUM CHECK

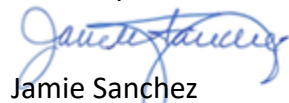
SEAT 1	LARRY CONWILL	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	THOMAS SMITH	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	LEE CHAMOFF	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	LUIS GONZALEZ	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	FRANCISCO ALEXANDER	☐ IN-PERSON	☐ PHONE	☐ NO

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

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4A

QUOTATION PREPARED FOR SILVERADO CDD

PRODUCT DESCRIPTION	RETAIL PRICE	UNIT PRICE	ITEM QTY	ITEM TOTAL
 Woodard Landings Sling Aluminum Stackable Adjustable Outdoor Patio Chaise Lounge Item Code WR6G0470 Item Options: ☒ Espresso ☐ Current Sisal Expected to ship within 2 - 4 weeks	4448.00	586.95	20	11739.00
				Retail Total 22,360.00
				Discount -10,621.00
				Shipping FREE
				Zip Code 33541
				State Florida
				Tax NO TAX
				TOTAL \$11,739.00

If you received a better price from another competitor, please email us competitor quote details at Sales@PatioContract.com and we will do everything we can to beat or match the price.

Please note this quote is valid for a limited time. This quotation is intended only for the recipient and not to be distributed to any other party. The receipt of the quote does not constitute the acceptance of an order or a confirmation of an offer to sell. Verification of information will be required prior to the acceptance of the order. Prices and availability of products on the website are subject to change. Errors will be corrected when discovered, and PatioContract reserves the right to revoke any stated offer and to correct any errors, inaccuracies, or omissions (including after an order has been submitted). By reviewing this quote you acknowledge that you are the intended recipient of this quotation. This quote is only valid for Commercial Sales. Residential orders are not accepted by PatioContract.

Woodard Contract Warranty

Proudly Manufactured In USA



Hospitality Wrought Iron & Aluminum Limited Warranty

What is Covered

Woodard warrants to you, the original purchaser, that with the exceptions stated below, the furniture you have selected is free from defects in material and workmanship. Straps, slings, and cushions are warranted based on quality of workmanship, not fading, discoloration, mildew resistance or stretching.

How Long Does Coverage Last?

This limited warranty lasts for a period of **five (5)** years from the date of delivery of the furniture to you ("Warranty Period"). Coverage terminates if you sell or otherwise transfer the furniture. Products approved for use in commercial applications will be covered under the current Hospitality Warranty Period of five years from the date of delivery.

What Woodard Will Do

If within the Warranty Period, your furniture fails structurally or if the finish cracks, peels, or blisters Woodard will, at our option, repair or replace the frame in the original color and style. If the strap breaks or pulls out of the frame within **three (3)** years from date of delivery, Woodard will send a replacement strap(s) directly to you upon receipt of the defective item(s). If the sling breaks or pulls out of the frame within **one (1)** year from date of delivery, Woodard will send a replacement sling(s) directly to you upon receipt of the defective item(s). In the event that a frame color, style or fabric has been discontinued, we reserve the right to substitute the defective frame, sling or cushion in a similar style or color at our option. Please note, because wrought iron is made from steel, small amounts of rust seepage may appear when used outdoors, mainly in the joints and crevices. This seepage is normal and is not covered under warranty. Regular maintenance (e.g., washing the furniture, touching up nicks and scrapes) must be exercised.

To Obtain Service

Any claim under this warranty should be initiated within the Warranty Period by contacting one of the following: any authorized Woodard dealer; or Woodard Customer Service online at www.woodard-furniture.com. Freight charges will be paid by Woodard for **three (3)** years from purchase for warranty claims - proof of purchase is required. Customer will be responsible for freight charges after the first **three (3)** years of the Warranty Period. Woodard reserves the right to examine all merchandise claimed to be defective. Upon approval of the claim, Woodard will authorize either repair or replacement of the defective furniture, strap or sling. No returns shall be accepted without a return authorization from Woodard.

What is Not Covered

This warranty does not cover and is void if damage is a result of freight/shipping, a failure caused by unreasonable or abusive use, acts of God, improper care, freeze damage, mildew, normal wear, fading or stretching of fabrics and vinyl straps, glass breakage, glides, if the furniture is used for commercial purposes or if the customer fails to provide reasonable and necessary care as outlined in the product information brochures.

Disclaimer

This warranty is valid only in the 50 United States and Canada. This warranty is in lieu of any implied or other expressed warranties. Implied warranties, including any warranty of merchantability imposed on the sale of this furniture under State law, are limited to a **five (5)** year duration for the frame and finish, a **three (3)** year duration for the strap, and a **one (1)** year duration for the fabric. Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you.

Woodard shall not be responsible for loss of use, time, inconvenience, packaging, travel, personal injury, or other consequential or incidental damages resulting from any defect in the product. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation exclusion may not apply to you. No person, firm, or corporation is authorized to make any other warranty or assume any other obligation for the manufacturer in connection with the sale of these goods. Woodard reserves the right to make design, color, or fabric changes and/or discontinue any item(s) without notice.

This warranty gives you specific legal rights, and you may also have other rights that vary from state to state.

Hospitality Wicker & Table Tops Limited Warranty

What is Covered

Woodard warrants to you, the original purchaser, that with the exceptions stated below, the furniture you have selected is free from defects in material and workmanship. Straps, slings, and cushions are warranted based on quality of workmanship, not fading, discoloration, mildew resistance or stretching.

How Long Does Coverage Last?

This limited warranty lasts for a period of **three (3)** years from the date of delivery of the furniture to you ("Warranty Period"). Coverage terminates if you sell or otherwise transfer the furniture.

What Woodard Will Do

If within the Warranty Period, your furniture fails structurally or if the finish cracks, peels, or blisters, Woodard will, at our option, repair or replace the frame in the original color and style. In the event that a frame color, style or fabric has been discontinued, we reserve the right to substitute the defective frame or cushion in a similar style or color at our option.

To Obtain Service

Any claim under this warranty should be initiated within the Warranty Period by contacting one of the following: any authorized Woodard dealer; or Woodard Customer Service online at www.woodard-furniture.com. Woodard reserves the right to examine all merchandise claimed to be defective. Upon approval of the claim, Woodard will authorize either repair or replacement of the defective furniture, strap or sling. No returns shall be accepted without a return authorization from Woodard.

What is Not Covered

This warranty does not cover and is void if damage is a result of freight/shipping, a failure caused by unreasonable or abusive use, acts of God, improper care, freeze damage, mildew, normal wear, fading or stretching of fabrics and vinyl straps, glass breakage, glides, if the furniture is used for commercial purposes or if the customer fails to provide reasonable and necessary care as outlined in the product information brochures.

Disclaimer

This warranty is valid only in the 50 United States and Canada. This warranty is in lieu of any implied or other expressed warranties. Implied warranties, including any warranty of merchantability imposed on the sale of this furniture under State law, are limited to a **three (3)** year duration for the frame and finish, and a **one (1)** year duration for the fabric. Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you.

Woodard shall not be responsible for loss of use, time, inconvenience, packaging, travel, personal injury, or other consequential or incidental damages resulting from any defect in the product. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation exclusion may not apply to you. No person, firm, or corporation is authorized to make any other warranty or assume any other obligation for the manufacturer in connection with the sale of these goods. Woodard reserves the right to make design, color, or fabric changes and/or discontinue any item(s) without notice.

This warranty gives you specific legal rights, and you may also have other rights that vary from state to state.

HOSPITALITY IN-STOCK LIMITED WARRANTY

What is Covered

We warrant to you, the original purchaser, that with the exceptions stated below, the furniture you have selected is free from defects in material and workmanship. Straps, slings, and cushions are warranted based on quality of workmanship, not fading, discoloration, mildew resistance or stretching.

How Long Does Coverage Last?

This limited warranty lasts for a period of **five (5)** years from the date of delivery of the furniture to you ("Warranty Period"). Coverage terminates if you sell or otherwise transfer the furniture.

What Woodard Will Do

If within the Warranty Period, your furniture fails structurally or if the finish cracks, peels, or blisters, Woodard will, at our option, repair or replace the frame in the original color and style. If the strap breaks or pulls out of the frame within the Warranty Period, Woodard will send a replacement strap(s) directly to you upon receipt of the defective item(s). If the sling breaks or pulls out of the frame within **one (1)** year from date of delivery, Woodard will send a replacement sling(s) directly to you upon receipt of the defective item(s). In the event that a frame color, style or fabric has been discontinued, we reserve the right to substitute the defective frame, sling or cushion in a similar style or color at our option. Please note, because wrought iron is made from steel, small amounts of rust seepage may appear when used outdoors, mainly in the joints and crevices. This seepage is normal and is not covered under warranty. Regular maintenance (e.g., washing the furniture, touching up nicks and scrapes) must be exercised..

To Obtain Service

Any claim under this warranty should be initiated within the Warranty Period by contacting one of the following: any authorized Woodard dealer, or Woodard Customer Service online at www.woodard-furniture.com. Woodard reserves the right to examine all merchandise claimed to be defective. Upon approval of the claim, Woodard will authorize either repair or replacement of the defective furniture, strap or sling. No returns shall be accepted without a return authorization from Woodard.

What is Not Covered

This warranty does not cover and is void if damage is a result of freight/shipping, a failure caused by unreasonable or abusive use, acts of God, improper care, freeze damage, mildew, normal wear, fading or stretching of fabrics and vinyl straps, glass breakage, glides, if the furniture is used for commercial purposes or if the customer fails to provide reasonable and necessary care as outlined in the product information brochures.

Disclaimer

This warranty is valid only in the 50 United States and Canada. This warranty is in lieu of any implied or other expressed warranties. Implied warranties, including any warranty of merchantability imposed on the sale of this furniture under State law, are limited to a **five (5)** year duration for the frame, finish, and strap, and a **one (1)** year duration for the fabric. Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you.

Woodard shall not be responsible for loss of use, time, inconvenience, packaging, travel, personal injury, or other consequential or incidental damages resulting from any defect in the product. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation exclusion may not apply to you. No person, firm, or corporation is authorized to make any other warranty or assume any other obligation for the manufacturer in connection with the sale of these goods. Woodard reserves the right to make design, color, or fabric changes and/or discontinue any item(s) without notice.

This warranty gives you specific legal rights, and you may also have other rights that vary from state to state.

PatioContract

888-802-0701

Sales@PatioContract.com

www.PatioContract.com

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4B



A&K Enterprise of Manatee Inc.
BILL TO: A&K Enterprise, PO Box 1708, Oneco, FL 34264
LOCATION: 2002 Limbus Avenue, Sarasota, FL 34243
Phone: 941-355-6363 | Fax: 941-355-5714
Email: sales.akenterprise@gmail.com
Web: www.bestbuypatiofurniture.com

Date	Estimate #
5/5/2025	1111-33198

Bill To:
Silverado Ranch CDD Angie Lynch: 813.565.4663

Ship To:
33541

P.O. No.	Due Date	W.O. No.
	5/5/2025	

Item	Description	Qty	Rate	Total
SCR165	16" Sling Lounge with Arms - 1" Round & 1-1/2 x 3/4" Flat Extrusion	20	436.50	8,730.00
Discount	QTY Discount		-2.50%	-218.25
	Subtotal			8,511.75
Energy Surcharge	Tariff Surcharge (WILL BE ADDED ONTO ALL ORDERS PLACED 5/1/25 AND AFTER)		5.00%	425.59
Pick-up & Deliv...	Factory Delivery	1	150.00	150.00
	*Current lead on new orders: 8-10 weeks. *Payment Policy: All orders must be paid up front. unless prior arrangements have been made. Please note that all orders are custom. If there are any changes or cancellations after placing your order, a cancellation or change order fee will apply. A 3% processing fee will be applied to all credit and debit transactions. Please make checks payable to: A&K Enterprise of Manatee, Inc. PO Box 1708 Oneco, FL 34264 For questions, call 941-355-6363.			

Subtotal		\$9,087.34
Sales Tax (0.0%)		\$0.00
Total		\$9,087.34

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4C



506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
5/5/2025	30379

Name / Address
Silverado CDD Zephyrhills, Florida Angie Lynch 813-565-4663 angie@hikai.com

Ship To
Silverado CDD Zephyrhills, Florida Angie Lynch 813-565-4663 angie@hikai.com

P.O. No.	Terms	Due Date	Rep	FOB
Angie	50%DN Bal C.O.D.	5/5/2025	Int	Palmetto

Item	Quantity	Description	Cost	Total
MISC	20	Iota Lounge With Arms, .75" X 1.50" Extrusion COLORS TO BE DETERMINED	360.00	7,200.00T
Freight		Shipping Charge	150.00	150.00

			Subtotal	\$7,350.00
			Sales Tax (7.5%)	\$540.00
			Total	\$7,890.00

Phone #	Fax #
941-722-5643	941-723-9223

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4D



American Illuminations

Silverado CDD
Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

✉ angie@breezehome.com

ESTIMATE	#401
ESTIMATE DATE	May 12, 2025
DEPOSIT DUE	\$5,750.00

CONTACT US

1560 Jutland Drive
Trinity, FL 34655

☎ (757) 572-3732
✉ william@american-powerwashing.com

ESTIMATE

Services	amount
Year 2 with upgrades	\$11,500.00
Entrance	
• Install WW lit garland and bows across front roofline of entrance sign • Install 60" WW lit wreath and bow under garland, above sign • Install WW C9 LED lights around the lower level of the entrance sign roofline (3 sides) • Install LED Net Lighting on the shrubs at the base of the entrance monument	
Clubhouse	
• Install WW lit garland and bows across front of center tower • Install 72" WW lit wreath above doorway, over the window • Install WW lit garland and bows across the front of 2 gazebos (1 on each side of tower) • Install WW lit garland around entrance to clubhouse • Install WW C9 LED lights around the upper & lower levels of the clubhouse (3 sides facing the road) • Install MC mini lights on 10 palm trees in the front of the clubhouse	

Services subtotal: \$11,500.00

Total	\$11,500.00
Deposit	\$5,750.00

Additions include:

- C9 LED Lights on the top levels of the clubhouse
- C9 LED Lights on the tower of the clubhouse (3 sides, both upper levels)
- C9 LED Lights on the roofline at the entrance monument
- 4 additional Palm Tree Wraps

- LED Net Lighting on the shrubs at the base of the entrance monument

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

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WATERWAY MANAGEMENT REPORT

Superior Waterway Services, Inc.

Toll free: 1-877-966-9333 • Fax: (561) 844-9629
www.superiorwaterway.com

CUSTOMER Silverado (2nd Visit) TECHNICIAN Josh DATE 4/17/20

TEMPERATURE (°F)	<55	55-65	66-75	CLOUD COVER	Clear	25-50%	WIND	0-5	6-10
	76-85	86-95	96+		50-75%	Overcast		11-15	16+

Lake #'s	D, J, L, 4, 100	D, L, H, 4, 5, F, G, 100				
Weeds Treated	A, Pa	Tg				

KEY

A = Algae	Ch = Chara	Hyg = Hygrophila	Pr = Primrose	Ta = Tape Grass
Aw = Alligatorweed	Co = Coontail	Ip = Illinois Pondweed	Ru = Ruppia	Tg = Torpedograss
Bt = Baby Tears	Cb = Cuban Bulrush	Lm = Limnophila	Sag = Sago Pondweed	Wh = Water Hyacinths
Ba = Bacopa	Dw = Duckweed	Mf = Mosquito Fern	Sa = Salvinia	Wl = Water Lettuce
Bl = Banana Lilies	Fw = Fanwort	N = Naiad	Sd = Sedges	Wli = Water Lilies
Bw = Bladderwort	Gb = Giant Bulrush	Pw = Pennywort	Ss = Slender Spikerush	Wm = Water Meal
Ct = Cattails	Hy = Hydrilla	Pa = Planktonic Algae	Sp = Spatterdock	Wt = Wild Taro

REMARKS: Treated ponds D, J, L, 4, 100 for algae and planktonic algae. Treated
Ponds D, L, H, 4, 5, F, G, 100 for emergent grasses.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H ₂ O (°F)	☐ High 85-95	☐ Normal 75-86	☐ Low 75 <
DISSOLVED OXYGEN (ppm.)	☐ High 6-8	☐ Normal 4 - 6	☐ Low 4 <
pH READING	☐ Acid 1-7	☐ Neutral 7	☐ Base 7 - 14
WATER CLARITY (Ft.)	☐ Good 6 >	☐ Fair 4-5	☐ Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH	☒ Largemouth Bass	☐ Bream	☐ Sunshine Bass	☐ Catfish	☐ Triploid Grass Carp
	☐ Mosquitofish	☐ Oscar	☐ Suckermouth Catfish	☐ Peacock Bass	☐ Mayan Cichlid
	☐ Snakehead	☐ Tilapia	☐ Florida Gar	☐ Piranha	☐ Clown Knife Fish
WILDLIFE	☐ Alligator	☐ Turtle	☐ Otter	☐ Iguana	☐ Fox
	☐ Snake	☐ Wild Hog	☐ Raccoon	☐ Coyote	☐ Manatee
BIRDS	☐ Egret	☐ Muscovies	☐ Coot	☐ Bald Eagle	☐ Osprey
	☐ Anhinga	☐ Cormorant	☐ Wild Ducks	☐ Ibis	☐ Wood Stork
	☐ Limpkin	☐ Pelican	☐ Sandhill Crane	☐ Tricolored Heron	☐ Roseate Spoonbill
	☐ Moorhen	☐ Snail Kite	☐ Little Blue Heron	☐ Green Heron	☐ Great Blue Heron

OTHER: _____

**Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification**

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

6



FIELD REPORT

PROJECT NAME: Silverado CDD
PROJECT NUMBER: 238202089
COUNTY: Pasco County
OBSERVATION DATE(s): April 16, 2024
RECORDED BY: Tyson Waag, P.E.

Description of weather over period covered:

High 70s, Sunny and clear sky

Activities:

Tyson Waag P.E. with Stantec arrived on site to perform SWFWMD pond observation for permit numbers 26719.09 and 26719.013. The observation included Pond AC (Permit 26719.09), FPM Pond 10, FPM Pond 20, FPM Pond A, Pond F, Pond G, Pond J, Pond K, Pond L, Pond Q, Pond R, Pond S, Pond T, Pond U, Pond W, Pond W2, Pond X, and Sump 100 (Permit 26719.013).

Starting at the east side of the community and working up to the northwest, Pond L has a mitered end section (MES) drain outlet that has severely eroded around the pipe outlet and has extremely high potential to separating at the pipe joint. The drain outlet is at a higher elevation of the pond bank and the drop from the drain invert down to the pond bottom is roughly 2 to 3 feet. This has allowed a waterfall effect in the dry season and caused severe erosion around the drain outlet. The MES outlet pipe is hanging in empty space and has a high potential of detaching from the connecting pipe. The second MES drain outlet has some erosion and could also be addressed, but this could be budgeted for 2026.

At Pond K, the weir structure is on the verge of failure. Erosion has begun on the left side of the structure and is creating a channel for water to flow around the outside of the structure. If left in this condition, the structure will eventually fail and washout on the left side of the structure. The erosion should be repaired in order to stop the failure of the structure. The remainder of the pond infrastructure is in good working order.

At Pond J, at the north to northwest corner of the pond, the pond bank has eroded down to where water can flow out the corner of the pond and into the forested area behind the pond. The pond still holds water, but to a certain elevation that is not per plan nor the permitted capacity of the pond. The pond corner will need to be restored to plan elevation to remain compliant with the SWFWMD permit.

At Pond W, the weir structure has bad erosion around the ditch paving on the front side of the structure. Ditch paving is the concrete slab at the entry to the weir and is in place to help prevent undercutting of the structure. Throughout the community, the ditch paving has been observed to be constructed incorrectly and not per plan. The ditch paving is planned to have a 15-inche concrete toe to help stop water from flowing under the ditch paving and prevent undermining of the structure. At each of the structures I have viewed the 15-inch toe is absent and only extends down as deep as the wooden form work (typically a 2x4, 3.5 inches or 2x6 board, 5.5 inches). Talking about the form work, the form work that was used to create the ditch paving was still in place and the pond bank was built up around it. This is very poor construction and one of the main reasons the erosion is occurring.

At Pond W2, the weir structure has failed on the left side of the structure. The structure is washed out and will require repair to become compliant with the SWFWMD permit. It was observed that the ditch paving at the structure was constructed incorrectly.

At Pond X, one of the MES drain inlets has a small amount of erosion on the back side of the structure. The drain outlet is functioning per plan, but it is worth mentioning for future repair in the 2026 budget. It was observed that the form work was left on the structure when the pond bank was created.

At Pond Q and Pond S, the pond bank and structures were all in good condition. It is worth mentioning that the water condition in these ponds show high amounts of algae and it would be recommended that the District speak with their pond maintenance vendor to discuss corrective action for the ponds. This is outside the scope of the SWFWMD observation and would need to be brought up with the vendor.

The remaining ponds that were a part of the observation were in good standing order and operating per plan. All of the recent repairs are in excellent condition, the grass is growing in, and they are in better condition than they were before.

Given the failure at Pond W2, the remaining ponds in the community were checked to ensure there are no further issues within the community pond network. This included Pond A, Pond B, Pond D, and Pond H.

The only items to mention were at Pond D where the weir structure is starting to show signs of erosion at the front ditch paving, one MES drain outlet has erosion on the back side (minor), and a second MES drain has erosion on the back side to where the drainage pipe is exposed. The pond and structures are still operating per plan and should be monitored over the next year as preventative maintenance. Secondly, there is a dual 54-inch set of pipes that run underneath Silverado Ranch Blvd that is experiencing erosion on the right side of the retaining wall and should be addressed to prevent future damage.

FPM Pond A (the wetland area behind Pond J) was recently repaired. The repair was constructed very well and is in excellent condition. Together, Rosanne Clementi (Clementi Environmental Consulting) and I reviewed the mitigation area, and a remediation plan was developed. Rosanne will present a planting schedule and a proposal for the wetland area. She requested that I ask CLS, Inc., to present the board with a change order to secure the work that has already been repaired. The entry that is outside of their scope is baren and in need of seeding and coconut coir reinforcement mat.

Required actions and recommendations for the observed issues:

At this time, the District Engineer, Tyson Waag, P.E., recommends:

(These recommendation are in order of severity)

1. That the District consider seeking proposals for the weir failure at Pond W2, the near failure at Pond K, and the erosion around the ditch paving at Pond W. It is recommended to reinforce both sides of each structure to prevent future erosion and failure.
2. That the District consider seeking a proposal for the severely eroded MES drain outlet at Pond L. The District can consider a repair at the second MES drain at Pond L, but it is not absolutely necessary at this point and can be budgeted for a later date.
3. That the District consider seeking a proposal for the erosion at the north-northwest corner of Pond J. The current status of the erosion is bad enough that it could become a complete washout in the next rainy season when the pond reaches its Natural High Water Level.
4. That the District consider seeking proposals in the future for the erosion around the MES drain at Pond X (with removal of wooden form work), the erosion around the MES drain with the exposed pipe at Pond D, the erosion around the second MES drain at Pond D (not as severe), and for the erosion around the ditch paving at Pond D. These cases can be budgeted for in the upcoming years and are not causing any major concern at this time. The stormwater systems are operating as intended.
5. Separate from the SWFWMD observation, it is recommended that the District strongly consider seeking proposals for the erosion occurring at the dual 54" storm pipe retaining wall at Silverado Ranch Blvd. The erosion started from the failure that occurred at Pond H and has worsened since the end of the rainy season.

6. Lastly, separate from the SWFWMD observation, it is recommended that the District follow the recommendations of Clementi Environmental Consulting and complete the mitigation repair at FPM Pond A. This recommendation needs to be completed before the rainy season in May/June to ensure a positive result for the work that has already been performed. A water schedule would also need to be considered to ensure re-vegetation sustainability.

Photo 1- Displays the failed structure at Pond W2 (top), the near failed structure at Pond K (middle), and the erosion around the ditch paving at Pond W2 (bottom).



Photo 2- Displays the severe erosion around the MES drain outlet at Pond L (top and middle). The drain pipe is undercut and hanging in the air. The second MES drain outlet is also showing similar signs of erosion but has not come to a critical point as of yet (bottom).



Photo 3 - Displays the erosion at the north-northwest corner of Pond J. The elevation of the erosion is low enough to where water could be flowing out to the woodlands behind the pond. If this is not addressed it could cause a washout of the pond in this location. The residents that are located just above the erosion do have downspouts that can contribute to the erosion that is occurring.



Photo 4 – Displays the algae conditions at Pond Q and Pond S (Pond Q, first 3 photos and Pond S, last 3 photos). The water levels in each pond were low and can be one of reasons for this to occur. It is recommend that the District speak with the pond maintenance vendor to discuss stabilization options.

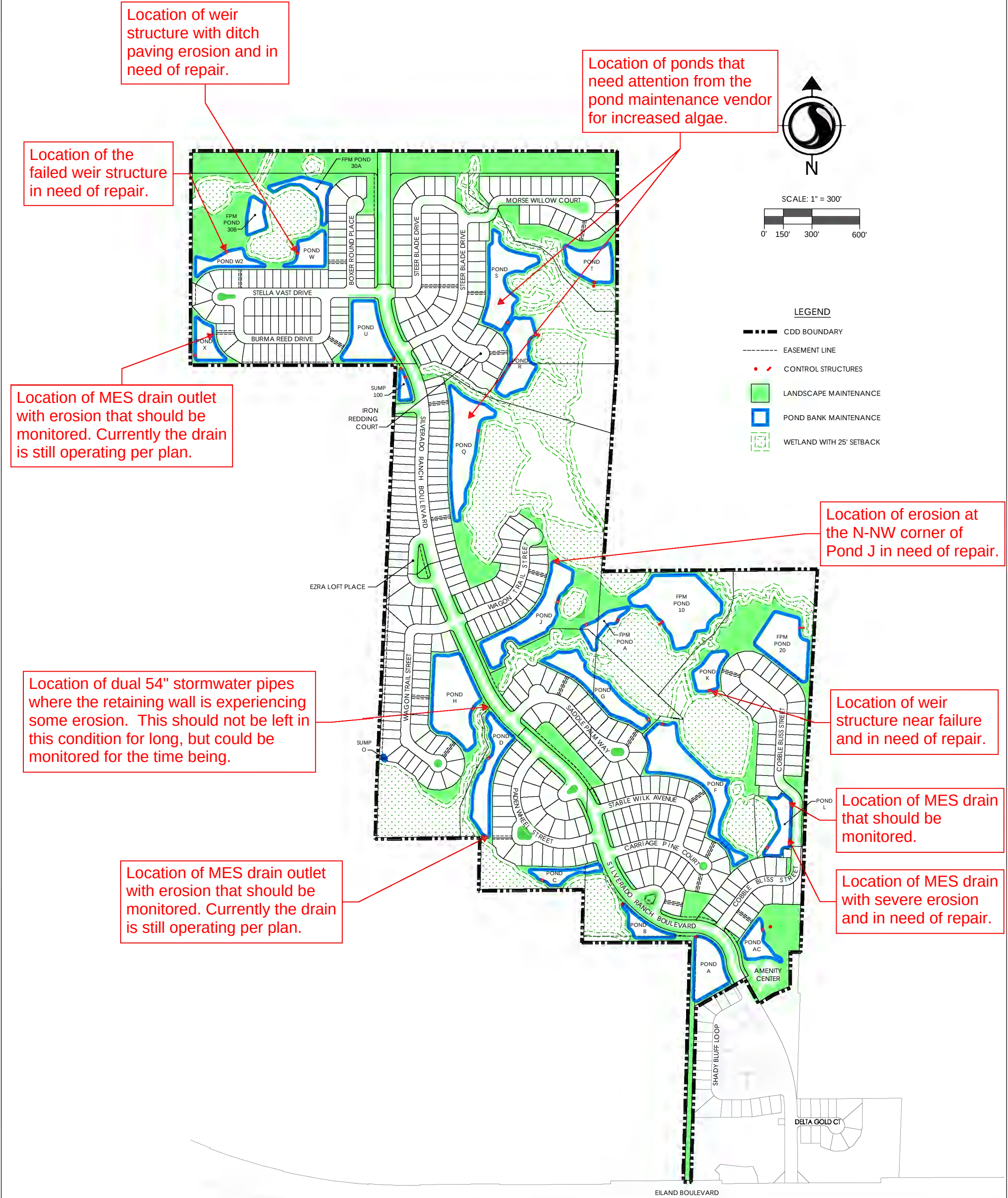


Photo 5 - Displays the erosion at Pond X (top) and Pond D (middle and bottom). At Pond X, the formwork is still in place around the MES drain outlet and erosion is developing. At Pond D, there is erosion at two MES drain outlets and a small amount of erosion at the ditch paving of the weir. For both of these cases the stormwater structures are operating as intended and can be budgeted in future repair costs.



Photo 6 - Displays the erosion occurring at the dual 54 inch stormwater pipes that run under Silverado Ranch Blvd just beyond Pond H. Erosion is occurring at the right side of the retaining wall and it is recommended that District seek proposals for repair before the rainy season in May/June 2025





SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6A



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2025-1 Date May 13, 2025

"Stantec" Stantec Consulting Services Inc.

Stantec Project # 238202085

777 S. Harbour Island Boulevard, Suite 600, Tampa FL 33602-5729

Ph: (813) 746-3842

email: tonja.stewart@stantec.com

"Client" Silverado CDD

Client Project #

2300 Glades Road, Suite 410W, Boca Raton, FL 33431

Ph: (561) 571-0010 ext.135

email: sanchezj@whhassociates.com

Project Name and Location: Boca Raton, FL

In accordance with the original Professional Services Agreement dated February 18, 2015 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Change Order #2025-1 to be added to Task 2025 (General Consulting) for services rendered in conjunction with 2024 Hurricane season. This change order is intended to cover the anticipated efforts for the remainder of the 2025 fiscal year.

Total fees this Change Order	\$ 12,000.00
Original agreement amount	\$ 10,000.00
Total Agreement	\$ 22,000.00

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.

Silverado CDD

Tonja Stewart, Senior Project
Manager

Print Name and Title

Signature

Date Signed:

May 13, 2025

Print Name and Title

Signature

Date Signed:

Unbilled Detail Report by Project No.

Item Thru Date:2025-05-05		Unbilled Detail Report (UDR) by PM				Project Manager: Stewart, Tonja														
PM Full Name	Project Number	Project Name	Task Number	Task Name	Expenditure Type	Employee Name	Billing Title	Vendor Name	Expenditure Comment	Expenditure Item Date	Transaction Id	Hold Status	Bill Hold Reason	Detail Task Type	Rate	Quantity	Revenue Amount	Subtotal w/o Prebill	Subtotal w/Prebill	Comment
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Litzelfelner, Samantha Lee	...Level 08		Project Manager Support	2025-04-22	387204642	Available		TMU	177.00	0.25	44.25			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Litzelfelner, Samantha Lee	...Level 08		Project Manager Support	2025-04-24	387204654	Available		TMU	177.00	0.25	44.25			
Total Resource: Direct Labor																0.50		88.50	88.50	
Total Employee: Litzelfelner, Samantha Lee																		88.50	88.50	
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 07		Updated SWFWMD Inspection Spreadsheet	2025-02-20	379497191	On Hold	CHANGE ORDER PENDING	TMU	167.00	0.50	83.50			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Nurse, Vanessa M	...Level 07		Updated SWFWMD inspection spreadsheet	2025-04-15	385723654	On Hold	CHANGE ORDER PENDING	TMU	167.00	0.75	125.25			
Total Resource: Direct Labor																1.25		208.75	208.75	
Total Employee: Nurse, Vanessa M																		208.75	208.75	
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Rankin, Ashley Alexandra	...Level 10		review markup	2025-03-04	381161787	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.50	95.00			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Rankin, Ashley Alexandra	...Level 10			2025-03-05	381161792	On Hold	CHANGE ORDER PENDING	TMU	190.00	1.00	190.00			
Total Resource: Direct Labor																1.50		285.00	285.00	
Total Employee: Rankin, Ashley Alexandra																		285.00	285.00	
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Site visit to observe the Pond G and Pond C repair.	2025-01-14	375646412	On Hold	CHANGE ORDER PENDING	TMU	190.00	1.25	237.50			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with the DM.	2025-01-17	375646426	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.25	47.50			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Coordination with DM regarding outstanding items. Email correspondence with DC	2025-01-21	376384067	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.50	95.00			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Meeting with DM to discuss outstanding items. Review plan sets to determine landscape and road maintenance	2025-01-22	376384076	On Hold	CHANGE ORDER PENDING	TMU	190.00	1.50	285.00			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Team coordination, review plan sets, draft responses to DM. Work on landscape	2025-01-23	376384081	On Hold	CHANGE ORDER PENDING	TMU	190.00	3.00	570.00			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Team coordination, review plan sets, complete responses and send to DM.	2025-01-24	376384086	On Hold	CHANGE ORDER PENDING	TMU	190.00	2.50	475.00			

Unbilled Detail Report by Project No.

Item Thru Date:2025-05-05 Unbilled Detail Report (UDR) by PM Project Manager: Stewart, Tonja																				
PM Full Name	Project Number	Project Name	Task Number	Task Name	Expenditure Type	Employee Name	Billing Title	Vendor Name	Expenditure Comment	Expenditure Item Date	Transaction Id	Hold Status	Bill Hold Reason	Detail Task Type	Rate	Quantity	Revenue Amount	Subtotal w/o Prebill	Subtotal w/Prebill	Comment
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with DM and DC.	2025-01-28	377876842	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.50	95.00			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with DM and DC. Review DC's engineering certificate.	2025-01-29	377876851	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.50	95.00			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Sign and notarize DC's engineering cert for pond structure repairs. Update SOI for CDD/MDP and produce CDD/MDP.	2025-01-30	377876862	On Hold	CHANGE ORDER PENDING	TMU	190.00	3.00	570.00			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Finalize compliance updates and formal response. Upload all the documents to CDD/MDP.	2025-01-31	377876871	On Hold	CHANGE ORDER PENDING	TMU	190.00	2.00	380.00			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Complete and distribute RFP landscaping map requested by the DM (CAD mapping).	2025-02-04	378803774	On Hold	CHANGE ORDER PENDING	TMU	190.00	3.00	570.00			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Correspondence with vendors regarding wetland repair proposals.	2025-02-12	378802614	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.25	47.50			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Review wetland repair proposals, meeting preparation, and meeting attendance (in-person request of CDD/MDP).	2025-02-17	379564749	On Hold	CHANGE ORDER PENDING	TMU	190.00	3.50	665.00			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Correspondence with CDD team and vendor regarding additional damage to weir structure associated with wetland repair.	2025-03-03	381755330	On Hold	CHANGE ORDER PENDING	TMU	190.00	1.00	190.00			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Correspondence with vendor and DM regarding addendum to approved proposal.	2025-03-04	381755344	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.75	142.50			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Correspondence with vendor and DM regarding addendum to approved proposal.	2025-03-05	381755357	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.50	95.00			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Review email correspondence from DM.	2025-03-07	381755376	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.25	47.50			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with DM regarding meeting attendance. Meeting preparation and meeting.	2025-03-17	382556001	On Hold	CHANGE ORDER PENDING	TMU	190.00	1.00	190.00			
Stewart, Tonja	238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Team coordination regarding the wetland mitigation repair.	2025-03-19	382556024	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.25	47.50			

Unbilled Detail Report by Project No.

PM Full Name		Project Number	Project Name	Task Number	Task Name	Expenditure Type	Employee Name	Billing Title	Vendor Name	Expenditure Comment	Expenditure Item Date	Transaction Id	Hold Status	Bill Hold Reason	Detail Task Type	Rate	Quantity	Revenue Amount	Subtotal w/o Prebill	Subtotal w/Prebill	Comment	
Stewart, Tonja		238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with DM regarding maintenance RFQ questions from a vendor.	2025-03-20	382556032	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.25	47.50				
Stewart, Tonja		238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Review field photos from the repair at FPM Pond A and discuss with the contractor.	2025-04-09	384898679	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.50	95.00				
Stewart, Tonja		238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Upload field photos and follow up with Clementi Environmental Consulting in regard to FPM Pond A mitigation.	2025-04-10	384898687	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.75	142.50				
Stewart, Tonja		238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		SWFWMD O&M Inspection preparation (permit 26719.09)	2025-04-16	385798168	On Hold	CHANGE ORDER PENDING	TMU	190.00	1.00	190.00				
Stewart, Tonja		238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Site visit for SWFWMD inspection (Permit 26719.09 & 26719.013) and FPM Pond A (Permit 26719.013).	2025-04-17	385798174	On Hold	CHANGE ORDER PENDING	TMU	190.00	7.00	1,330.00				
Stewart, Tonja		238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Talk with contractor and email DM change order from CLS that is recommended by Clementi Environmental.	2025-04-18	385798180	On Hold	CHANGE ORDER PENDING	TMU	190.00	0.50	95.00				
Stewart, Tonja		238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Email correspondence with the vendor regarding proposal. Email correspondence with DM Meeting.	2025-04-21	386364475	On Hold	CHANGE ORDER PENDING	TMU	190.00	1.75	332.50				
Stewart, Tonja		238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Review field notes. Upload field photos. Complete field report for review.	2025-04-24	386364494	On Hold	CHANGE ORDER PENDING	TMU	190.00	2.75	522.50				
Stewart, Tonja		238202085	Silverado CDD.	2025	2025 FY General Cons	Direct - Regular	Waag, R Tyson (Tyson)	...Level 10		Finalize field report and send to DM. Finalize change order and send to DDM.	2025-04-28	387134150	Available		TMU	190.00	2.00	380.00				
Total Resource: Direct Labor																		42.00		7,980.00	7,980.00	
Total Employee: Waag, R Tyson (Tyson)																				7,980.00	7,980.00	
Total - Task: 2025																				8,562.25	8,562.25	
Client: DPGF Management and Consulting, LLC											Total - Project: 238202085										8,562.25	8,562.25
											PM Signature: _____										WIP Write-Off Total _____	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2025**

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025**

	General Fund	Debt Service Fund Series 2016A-1	Debt Service Fund Series 2017A-1	Debt Service Fund Series 2018A-1	Debt Service Fund Series 2018A-2	Capital Projects Fund Series 2018A-1	Total Governmental Funds
ASSETS							
Cash	\$ 881,552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 881,552
Investments							
Revenue	-	116,030	121,647	184,442	162,311	-	584,430
Reserve	-	55,359	53,325	72,075	252,638	-	433,397
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	2,728	2,728
Due from general fund	-	306	289	780	613	-	1,988
Utility deposit	3,408	-	-	-	-	-	3,408
Total assets	<u>\$ 884,960</u>	<u>\$171,755</u>	<u>\$175,261</u>	<u>\$257,297</u>	<u>\$415,562</u>	<u>\$ 2,728</u>	<u>\$ 1,907,563</u>
LIABILITIES							
Liabilities:							
Due to debt service fund 2016A-1	\$ 306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Due to debt service fund 2017A-1	289	-	-	-	-	-	289
Due to debt service fund 2018A-1	780	-	-	-	-	-	780
Due to debt service fund 2018A-2	613	-	-	-	-	-	613
Accrued taxes payable	428	-	-	-	-	-	428
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>12,788</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12,788</u>
FUND BALANCES							
Restricted for							
Debt service	-	171,755	175,261	257,297	415,562	-	1,019,875
Capital projects	-	-	-	-	-	2,728	2,728
Assigned							
Working capital	234,530	-	-	-	-	-	234,530
Unassigned	637,642	-	-	-	-	-	637,642
Total fund balances	<u>872,172</u>	<u>171,755</u>	<u>175,261</u>	<u>257,297</u>	<u>415,562</u>	<u>2,728</u>	<u>1,894,775</u>
Total liabilities and fund balances	<u>\$ 884,960</u>	<u>\$171,755</u>	<u>\$175,261</u>	<u>\$257,297</u>	<u>\$415,562</u>	<u>\$ 2,728</u>	<u>\$ 1,907,563</u>

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 4,472	\$ 812,092	\$ 827,118	98%
Miscellaneous	-	60	-	N/A
Total revenues	<u>4,472</u>	<u>812,152</u>	<u>827,118</u>	98%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	1,077	5,167	12,918	40%
Management consulting services	4,000	24,000	48,000	50%
Field management	500	3,000	-	N/A
Printing and binding	41	250	500	50%
Telephone	17	100	200	50%
Other current charges	-	564	500	113%
Audit	-	-	3,450	0%
Postage	12	123	500	25%
Insurance	-	3,910	7,000	56%
General Liability Insurance	-	3,648	-	N/A
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	116	1,500	8%
Engineering	-	5,815	10,000	58%
District Counsel (Legal)	3,094	22,191	25,000	89%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	-	-	720	0%
Debt administration				
Dissemination agent	250	1,500	3,000	50%
DSF accounting	458	2,750	5,500	50%
Trustee	-	4,256	16,080	26%
Arbitrage rebate calculation	-	-	3,000	0%
Total professional & administrative	<u>9,449</u>	<u>78,270</u>	<u>138,958</u>	56%

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	1,885	35,193	95,000	37%
Electricity (irrigation & pond pumps)	569	1,806	4,134	44%
Landscaping maintenance	14,559	93,705	205,192	46%
Landscape replenishment	-	-	10,000	0%
Palms & tree trimming	3,850	3,850	15,000	26%
Irrigation maintenance	531	3,542	25,000	14%
Pond maintenance	2,886	17,320	35,000	49%
Fertilizer & mulch	-	-	20,800	0%
Property insurance	-	23,348	30,000	78%
Solid waste disposal	15	279	540	52%
Comprehensive field tech services	1,260	7,560	15,120	50%
Field ops accounting	-	-	6,000	0%
Pet waste removal	241	1,206	3,000	40%
Signage	-	3,887	1,000	389%
Wetland maintenance	1,200	3,600	8,200	44%
Stormwater Repair & Maintenance	-	53,178	-	N/A
Storm readiness	-	11,210	5,000	224%
Reserve study	-	3,100	10,000	31%
Amenity center				
Pool service contract	1,250	7,500	23,850	31%
Pool maintenance & repairs	-	459	8,500	5%
Pool resurfacing	-	-	20,000	0%
Pool Furniture	-	-	12,000	0%
Pool permit	-	-	275	0%
Cleaning & maintenance	1,000	6,000	7,200	83%
Internet	170	959	2,150	45%
Electricity	6,909	14,737	12,500	118%
Water	536	2,438	6,672	37%
Pest control	110	660	1,320	50%
Camera monitoring	189	1,279	3,600	36%
Refuse service	-	-	200	0%
Holiday decorations	-	5,500	6,000	92%
Contingency	-	518	37,500	1%
Miscellaneous repairs & maintenance	1,850	3,017	40,000	8%
Total field operations	39,010	305,851	670,753	46%
Other fees & charges				
Property appraiser	150	150	175	86%
Tax collector	89	16,226	17,232	94%
Total other fees & charges	239	16,376	17,407	94%
Total expenditures	48,698	400,497	827,118	48%
Excess/(deficiency) of revenues over/(under) expenditures	(44,226)	411,655	-	
Fund balances - beginning	916,398	460,517	314,334	
Fund balance - ending				
Assigned				
Working capital	234,530	234,530	234,530	
Unassigned	637,642	637,642	79,804	
Fund balances - ending	\$ 872,172	\$ 872,172	\$ 314,334	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016A-1 BONDS
FOR THE PERIOD ENDED MARCH 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 313	\$ 56,735	\$ 57,784	98%
Interest	519	3,011	-	N/A
Total revenues	<u>832</u>	<u>59,746</u>	<u>57,784</u>	103%
EXPENDITURES				
Debt service				
Interest	-	20,460	40,800	50%
Principal	-	14,000	14,000	100%
Total debt service	<u>-</u>	<u>34,460</u>	<u>54,800</u>	63%
Other fees & charges				
Tax collector	<u>6</u>	<u>1,134</u>	<u>1,204</u>	94%
Total other fees and charges	<u>6</u>	<u>1,134</u>	<u>1,204</u>	94%
Total expenditures	<u>6</u>	<u>35,594</u>	<u>56,004</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	826	24,152	1,780	
Fund balances - beginning	<u>170,929</u>	<u>147,603</u>	<u>143,115</u>	
Fund balances - ending	<u>\$ 171,755</u>	<u>\$ 171,755</u>	<u>\$ 144,895</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017A-1 BONDS
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 294	\$ 53,471	\$ 54,460	98%
Interest	531	3,123	-	N/A
Total revenues	<u>825</u>	<u>56,594</u>	<u>54,460</u>	104%
EXPENDITURES				
Debt service				
Interest	-	18,275	36,175	51%
Principal	-	15,000	15,000	100%
Total debt service	<u>-</u>	<u>33,275</u>	<u>51,175</u>	65%
Other fees & charges				
Tax collector	6	1,068	1,135	94%
Total other fees and charges	<u>6</u>	<u>1,068</u>	<u>1,135</u>	94%
Total expenditures	<u>6</u>	<u>34,343</u>	<u>52,310</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	819	22,251	2,150	
Fund balances - beginning	174,442	153,010	148,733	
Fund balances - ending	<u>\$ 175,261</u>	<u>\$ 175,261</u>	<u>\$ 150,883</u>	

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018A-1 BONDS
FOR THE PERIOD ENDED MARCH 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 796	\$ 144,543	\$ 147,217	98%
Interest	777	3,959	-	N/A
Total revenues	<u>1,573</u>	<u>148,502</u>	<u>147,217</u>	101%
EXPENDITURES				
Debt service				
Interest	-	51,325	101,650	50%
Principal	-	40,000	40,000	100%
Total debt service	<u>-</u>	<u>91,325</u>	<u>141,650</u>	64%
Other fees & charges				
Tax collector	16	2,888	3,067	94%
Total other fees and charges	<u>16</u>	<u>2,888</u>	<u>3,067</u>	94%
Total expenditures	<u>16</u>	<u>94,213</u>	<u>144,717</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	1,557	54,289	2,500	
Fund balances - beginning	255,740	203,008	196,207	
Fund balances - ending	<u>\$ 257,297</u>	<u>\$ 257,297</u>	<u>\$ 198,707</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018A-2 BONDS
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 625	\$ 113,526	\$ 115,623	98%
Interest	1,260	7,322	-	N/A
Total revenues	1,885	120,848	115,623	105%
EXPENDITURES				
Debt service				
Interest	-	42,075	84,150	50%
Principal	-	-	30,000	0%
Total debt service	-	42,075	114,150	37%
Other fees & charges				
Tax collector	12	2,268	2,409	94%
Total other fees and charges	12	2,268	2,409	94%
Total expenditures	12	44,343	116,559	38%
Excess/(deficiency) of revenues over/(under) expenditures	1,873	76,505	(936)	
Fund balances - beginning	413,689	339,057	329,392	
Fund balances - ending	\$ 415,562	\$ 415,562	\$ 328,456	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018 A-1 BONDS
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 8	\$ 495
Total revenues	<u>8</u>	<u>495</u>
EXPENDITURES		
Capital outlay	-	37,794
Total expenditures	<u>-</u>	<u>37,794</u>
Excess/(deficiency) of revenues		
over/(under) expenditures	8	(37,299)
Fund balances - beginning	2,720	40,027
Fund balances - ending	<u>\$ 2,728</u>	<u>\$ 2,728</u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on April 21, 2025 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present:

Lee Chamoff	Chair
Thomas Smith	Vice Chair
Francisco Alexander	Assistant Secretary
Larry Conwill	Assistant Secretary
Luis Gonzalez	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Patrick Collin	Kilinski Van Wyk
Tyson Waag (via telephone)	District Engineer
Angie Lynch	Breeze Management (Breeze)
Matt Gerich	Juniper
Mateo Soto	Fieldstone
Scott Herman	Fieldstone
Juan Torres	Fieldstone
David Lucadano	Red Tree Landscape
Pete Lucadano	Red Tree Landscape

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:03 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

Ms. Sanchez stated there are a few walk-on items to consider. The Board agreed to go out of order and cover the District Engineer's items first.

▪ **Consideration of a CLS Change Order**

This item was an addition to the agenda.

Mr. Waag explained that the Change Order came about after he recently met with Roseanne Clementi, of Clementi Environmental Consulting (CEC), to observe the mitigation area repairs that CLS recently completed. CLS did an excellent job repairing the weir structure per the frame of the scope that was initially provided but Ms. Clementi, an expert in mitigation areas, does not want CLS' work undone by a major storm so she suggested a change order to protect the restructured access points and embankments that were left exposed with no vegetation growing on them.

Mr. Waag stated CLS, as a part of its repair, removed sediment from the wetland area and the Change Order will prevent any form of sediment from rainfall to wash into the mitigation area. The proposal description is to disperse seeds over a large area with a coconut fiber mesh mat that will go over the top of the seeds and will be secured with an anchoring system and, over time, this will produce a lush vegetated area with a sound root structure to prevent erosion. Mr. Waag stated he spoke to and coordinated with Jeremy, of CLS, to make sure the proposal has the correct square footage to be covered and the most accurate information and cost of the project.

A Board Member voiced his concern that there is not enough time for the mat to settle in to make a difference, as hurricane season starts in June, and if there is a major storm, the project will have to be repeated.

Mr. Waag stated, as a part of this Change Order, Ms. Clementi also presented a solution; an additional walk-on proposal to replant all the mitigation area. CEC would install additional plants not just grass seeds. Mr. Waag stated, during a recent Southwest Florida Water Management District (SWFWMD) inspection of the ponds, he noticed that the seeds planted by CLS throughout the winter season had taken root within two months and grass is growing back in areas that were completely barren and the pond banks are showing positive progression, without installation of the coconut fabric. The CEC proposal is to provide immediate action, ensuring that erosion does not occur.

Discussion ensued regarding whether to approve the CLS Change Order and the CEC proposal, project timeframes, sodding and lack of irrigation in the area in question.

Mr. Waag will ask Jeremy if CLS can offer a watering plan and call back with an answer before the end of the meeting. Asked if the Change Order will be the last project pending from CLS, if approved, Mr. Waag stated this is the totality of CLS's work since the previous proposal; however, during the recent SWFWMD pond inspections, there was one failed structure and another on the verge of failing. He is drafting a report and the additional failed structures will be an additional cost.

Ms. Sanchez stated the Board is deferring both proposals for now.

Mr. Waag will present his Field Report from the latest inspections at the next meeting.

▪ **Review of Landscape and Irrigation Maintenance Services Proposals**

This item, previously the Twelfth Order of Business, was presented out of order.

A. Respondents

I. Fieldstone Landscape Services LLC

II. Juniper Landscaping of Florida, LLC

III. Prince & Sons

IV. RedTree Landscape Systems

V. Yellowstone Landscape

B. Board Discussion and Evaluation/Ranking

Ms. Sanchez stated the bid opening was held on March 24, 2025. The vendors were asked to provide a hard copy of the project manuals and an electronic copy via a flash drive. She noted that, although Juniper and Yellowstone provided digital copies, they failed to provide all the required hard copy documents on the checklist. Staff forwarded the electronic forms to the Board after the bid opening and it is the Board's discretion on how to proceed with regard to the variations. Ms. Hammock stated the Board can either reject those proposals that did not include all checklist items in hard copy form or accept the electronic proposals and items that were submitted.

Discussion ensued regarding whether the variations warrant automatic disqualification, the lack of conflicting information and a possible printing error. The consensus was to consider the proposals despite the missing hard copies of the documents.

A Board Member asked if the respondents in attendance can make brief presentations. Ms. Hammock recommended allowing each equal time; any questions by the Board must be kept to the proposals distributed and presented.

Mr. Peter Lucadano stated that he and his brother, David Lucadano, are the owners of RedTree Landscape Systems (RedTree). They have worked in the CDD landscape maintenance business in the Tampa Bay area for 40 years. He stated that RedTree is one of the larger employers in Pasco County. He opined that the CDD's bid requirements were complete and detail-oriented and that RedTree provided a competitive, complete and reasonable proposal.

Mr. Peter Lucadano responded to questions regarding if RedTree performed a recent oak tree trimming, proposal details and where the company is headquartered.

Mr. Scott Herman stated he is part of the Business Development and Sales Team at Fieldstone Landscape Services LLC (Fieldstone), a locally owned company based in Tampa. He voiced his observation that several of the plants and turf in the CDD are nutrient-deficient and stated that he and his team proactively performed soil samples of five areas throughout the CDD. He presented them to the Board. Mr. Herman discussed the fertilization order in the project manual, the dynamics of the CDD and neighboring CDDs that his company services.

Asked if he had anything further to add, Mr. Herman stated Fieldstone is a very hands-on company and he hopes to continue the work that he started for the CDD.

Ms. Sanchez presented the Evaluation Matrix and stated the Board Members can either rank the proposals individually or as a group. A Board Member suggested proceeding with the remainder of the agenda items while the Board considers and completes the Evaluation Matrix.

THIRD ORDER OF BUSINESS

Open Items/Updates

Ms. Sanchez and Ms. Lynch provided updates on the following:

- **Lighting at Front of Silverado Entrance**

The work will be scheduled once the vendor receives a deposit check. Ms. Lynch will follow up with the vendor. This item will remain on the agenda.

- **Consideration of the CLS Change Order – Discussion Resumed**

Mr. Waag stated, per Jeremy, the cost for a watering schedule for eight weeks is \$6,500. This will include operating a two-zone system for four to six hours of run time, three times per week. CLS is drafting a final proposal in the amount of \$11,500 for everything for the Board to review and issue a final decision. Asked if a watering truck would be brought in three times per week, Mr. Waag replied affirmatively.

Mr. Waag will forward a final CLS proposal once it is completed and asked when a decision will be made. It was noted that a decision will be made regarding the two walk-on items at the next Board meeting.

Mr. Waag left the call.

- **FL Brothers Road Signage**

A final sign is scheduled to be installed. This item will remain on the agenda.

- **CLS Repair of Weir Control Structure**

This item was completed and will be removed from future agendas.

- **Urinal Installation**

This item was completed and will be removed from future agendas.

- **Gate Latches at Dog Park**

This item was completed and will be removed from future agendas.

- **Juniper Clock 3 Repairs**

Juniper Proposal #330604 is still in progress, as there is a delay with the parts. Ms. Sanchez will follow up with Ms. Laura Lee. This item will remain on the agenda.

- **Juniper Clock 1 Repairs**

- **Juniper Clock 2 Repairs**

Clocks 1 and 2 were repaired and these items will be removed from future agendas.

Regarding a proposal for a downed tree on Silverado Boulevard, Mr. Gerich stated he thought Staff would send a list of trees that need to be addressed; however, he will identify the locations of all the trees that require maintenance and provide proposals at the next meeting.

- **Discussion Resumed: Review of Landscape and Irrigation Maintenance Services Proposals**

B. Board Discussion and Evaluation/Ranking

Discussion of this item, previously Item 12B, which commenced out of order following the Second Order of Business, resumed.

Ms. Hammock reviewed the Evaluation Criteria categories and allotted points. The Board and Staff considered the proposals and completed the Evaluation Criteria. Ms. Sanchez presented the scores and ranking, as follows:

#1	Fieldstone	92 points
#2	Juniper	87 points
#3	Prince & Sons	75 points
#4	Redtree Landscaping	74 points
#5	Yellowstone	44 points

Ms. Hammock asked for a motion to approve and adopt the rankings as stated.

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, the scores and rankings, ranking Fieldstone, as the #1 ranked respondent to the Request for Proposals for Landscape and Irrigation Maintenance Services, with a score of 92; Juniper as the #2 ranked respondent, with a score of 87; Prince & Sons as the #3 ranked respondent, with a score of 75; RedTree Landscaping as the #4 ranked respondent, with a score of 74; and Yellowstone as the #5 ranked respondent, with a score of 44, was approved.

C. Authorization to Issue Notice of Intent to Award and Enter into Landscape Contract

This item, previously Item 12C, was presented out of order.

On MOTION by Mr. Conwill and seconded by Mr. Smith with all in favor, awarding the Landscape and Irrigation Maintenance Services Contract to Fieldstone Landscape Services, LLC, the #1 ranked respondent, and authorizing District Counsel to issue a Notice of Intent to Award Landscape & Irrigation Maintenance Services Contract Letters and to prepare the Landscape & Irrigation Maintenance Services Agreement and to terminate the current Landscaping Agreement with Juniper, was approved.

Asked if all the proposals are within the current budget, Ms. Sanchez stated the Field Operations budget was increased by 10% over the previous fiscal year, in light of the District's landscape and irrigation needs.

The meeting recessed and reconvened.

FOURTH ORDER OF BUSINESS

**Consideration of Proposals, Quotes,
Estimates and Agreements**

A. Cooper Pools Estimate 2025-144 [Commercial Repairs/Installation, Underwater Patch]

Ms. Lynch distributed an updated Cooper Pools estimate to include repairs of additional problem areas, in the amount of \$640.

**On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,
the Cooper Pools Estimate, in the amount of \$640, was approved.**

Per the Board's direction, Ms. Lynch will request an assessment of the pool when it is being serviced.

Ms. Lynch stated a gate was damaged overnight. She took photographs and is obtaining proposals from three companies to present at the next meeting. The gate must be welded.

Discussion ensued regarding keeping the security footage confidential and what legal action will be taken against the individual who damaged the gate.

B. Juniper Contract No. 332292 [Hunter PGV Maintenance]

**C. Juniper Proposal No. 330593 [March 2025 Wet Check Repairs - Completed Repairs
Clock 1]**

**D. Juniper Proposal No. 330609 [March 2025 Wet Check Repairs - Completed Repairs
Clock 2]**

Items 4B, C and D were not approved and will be removed from future agendas.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

223

224 Ms. Sanchez presented Resolution 2025-04. She reviewed the proposed Fiscal Year 2026
225 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025
226 budget, and explained the reasons for any changes.

227 The Board and Staff discussed the Reserve Study, certain line-item increases, missing
228 and damaged signage, the need to install a timer in the pool area, whether to upgrade the pool
229 furniture and the restrooms and how much of an assessment increase to levy per household.

230 The following changes will be made to the proposed Fiscal Year 2026 budget:

231 "Landscape maintenance" line item: Increase \$225,712 to \$248,722

232 "Stormwater repair & maintenance" line item: Increase \$20,000 to \$50,000

233 "Pool resurfacing" line item: Increase \$20,000 to \$50,000

234 "Pool furniture" line item: Increase \$12,000 to \$25,000

235 "Holiday decorations" line item: Increase \$5,500 to \$15,000

236 Contingency" line item: Increase \$37,500 to \$60,000

237 "Miscellaneous repairs & maintenance" line item: Increase \$40,000 to \$80,000

238 A total of \$181,010 was added to the proposed Fiscal Year 2026 budget. A \$500
239 assessment increase will be levied per household.

240 Ms. Hammock presented and read revised Resolution 2025-04 into the record, as
241 follows:

242 "Whereas the District Manager has heretofore prepared and submitted to the Board of
243 Supervisors ("Board") of the Silverado Community Development District ("District") prior to
244 June 15, 2025, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1,
245 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"); and

246 Whereas, it is in the best interest of the District to fund the Administrative and
247 Operations services together with the services as set forth in the proposed budget by levying a
248 special assessment pursuant to Chapters 170,190 and 197 Florida Statutes. The assessments, as
249 set forth in the preliminary assessment roll included with the proposed budget, and

250 Whereas the District hereby determines that the benefits would accrue to the
251 properties within the District as outlined within the Proposed Budget in an amount equal to or

in excess of the assessments such as the assessments will be fairly and reasonably allocated as set forth in the proposed budget, and

Whereas the Board has considered the proposed budget including the assessments and desires to set the required public hearings thereon. Now therefore, be it resolved by the Board of Supervisors of the Silverado Community Development District, the proposed budget prepared by the District Manager for Fiscal Year 2025/2026, as revised during discussion here tonight, with a not-to-exceed increase of assessments of no more than \$500 increase over prior year, as attached to Exhibit A, which will be attached to the revised version, is hereby approved as the basis for conducting public hearings to adopt said budget pursuant to Chapters 170, 190 and 197 Florida Statutes. The assessments shall defray the cost of services in the total estimated amount set forth in the proposed budget as revised. The nature of and planned specifications of the services are described in the proposed budget, all of which are on file, available for public inspection at the District Manager's office, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The assessments shall be levied within the District on all benefited lots and lands and be apportioned all as described in the proposed budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District Manager's office. The assessments shall be paid in one or more installments pursuant to Chapter 170 Florida Statutes, or alternatively pursuant to the Uniform Method as set forth in Chapter 197 Florida Statutes. Pursuant to Chapters 170, 190 and 197 Florida Statutes, public hearings on the approved budget and assessments are hereby declared and set for July 21, 2025 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

The District's Manager is hereby directed to submit a copy of the proposed budget to the City of Zephyrhills and Pasco County at least 60 days prior to the hearing set above in accordance with Section 189.016 Florida Statutes. The District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and that shall remain on the website for at least 45 days. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Pasco County. Additionally, a notice of

public hearing shall be published in a manner described by Florida Law. The invalidity or unenforceability of one or more of the provisions of this Resolution shall not affect the validity or enforceability of any portions of this Resolution or any part thereof. This Resolution shall take effect immediately upon adoption, to be passed and adopted this 21st day of April 2025.”

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on July 21, 2025 at 5:00 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, as amended and stated by Counsel, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Sanchez presented Resolution 2025-05.

On MOTION by Mr. Chamoff and seconded by Mr. Gonzalez, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of SOLitude Lake Management, LLC Service Report

Ms. Sanchez presented the SOLitude Lake Management, LLC Service Report dated March 18, 2025.

EIGHTH ORDER OF BUSINESS

Presentation of Superior Water Services, Inc., Waterway Management Report

Ms. Sanchez presented the Superior Waterway Services Management Report dated April 2, 2025.

NINTH ORDER OF BUSINESS**Presentation of Juniper Monthly Report**

There was no report from Juniper.

TENTH ORDER OF BUSINESS**Discussion: Redline of Recreational Facilities Rules and Policies**

Ms. Hammock presented the redline version of the Recreational Facilities Rules and Policies and reviewed the changes in the fishing section of the Policy.

A. Consideration of Resolution 2025-06, Adopting Amended Recreational Facilities Rules & Policies; Providing a Severability Clause; and Providing an Effective Date

Ms. Hammock presented Resolution 2025-06.

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, Resolution 2025-06, Adopting Amended Recreational Facilities Rules & Policies; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-07.

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS**Review of Landscape and Irrigation Maintenance Services Proposals**

A. Respondents

I. Fieldstone Landscape Services LLC

II. Juniper Landscaping of Florida, LLC

III. Prince & Sons

IV. RedTree Landscape Systems

V. Yellowstone Landscape

B. Board Discussion and Evaluation/Ranking

C. Authorization to Issue Notice of Intent to Award and Enter into Landscape Contract

These items were presented following the Second Order of Business and during the Third Order of Business.

THIRTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 28, 2025**

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

FOURTEENTH ORDER OF BUSINESS

**Approval of March 17, 2025 Regular
Meeting Minutes**

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the March 17, 2025 Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Board Member Comments

A Board Member stated a fence issue needs to be discussed and rectified. The homeowner is very adamant that the fence belongs to the CDD or HOA and the homeowner is not responsible for its maintenance.

Ms. Hammock stated Staff communicated with the HOA Attorney and they are taking the position that the fence is not on HOA property and that DR Horton installed the perimeter fence on District property. She stated DR Horton never asked for the CDD's permission to install the fence, there was no survey performed and the fence was installed 6" onto District property when it should not have been. She thinks it was an infield installation error because of how

close it is to the lot lines. To resolve this, the Board can unilaterally decide to remove the fence and send notices to all potentially impacted homeowners, giving them the option to maintain the fence at their own expense, if they wish to uphold it. Ms. Lynch will compile a list of the homes that will be impacted by the Board's decision to remove the fence and forward it to District Counsel. Ms. Hammock will prepare a letter to the homeowners and examine the Easement Agreement.

SIXTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk**

Ms. Hammock reminded the Board Members to complete their ethics training.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Breeze Home

- **Safety Culture Report**

The April Safety Culture Report was included for informational purposes.

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

- **NEXT MEETING DATE: May 19, 2025 at 5:00 PM**

- **QUORUM CHECK**

Supervisor Conwill will not attend the May 19, 2025 meeting.

SEVENTEENTH ORDER OF BUSINESS**Public Comments**

There were no public comments.

EIGHTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Conwill and seconded by Mr. Gonzalez, with all in favor, the meeting adjourned at 8:26 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

423

424

425

426 _____
Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

Silverado

Angie Lynch

Complete

Score	78 / 118 (66.1%)	Flagged items	2	Actions	2
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May 9, 2025 12:00 AM EDT

Prepared by Angie Lynch

Ponds	1 flagged, 1 action, 31 / 48 (64.58%)
-------	---------------------------------------

Ponds 1	2 / 3 (66.67%)
---------	----------------

Ponds Fair



Photo 1



Photo 2

Pond Location Entrance side of Silverado Ranch Blvd.

Ponds 2	2 / 3 (66.67%)
---------	----------------

Ponds Fair

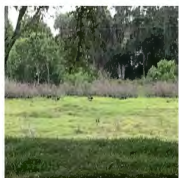


Photo 3

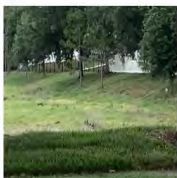


Photo 4



Photo 5

Pond Location Exit side Silverado Ranch Blvd.

Ponds 3	2 / 3 (66.67%)
---------	----------------

Ponds Fair



Photo 6



Photo 7

Pond Location Silverado Ranch Blvd across from Shady Bluff Loop

Ponds 4

2 / 3 (66.67%)

Ponds

Fair

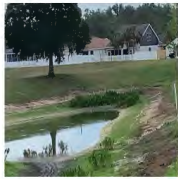


Photo 8



Photo 9

Pond Location

Next to amenity center south side

Ponds 5

2 / 3 (66.67%)

Ponds

Fair



Photo 10



Photo 11

Pond Location

North side of amenity center

Ponds 6

2 / 3 (66.67%)

Ponds

Fair



Photo 12



Photo 13

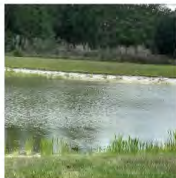


Photo 14

Pond Location

Across from amenity center

Ponds 7

2 / 3 (66.67%)

Ponds

Fair



Photo 15



Photo 16

Pond Location

Cobble Bliss

Ponds 8

2 / 3 (66.67%)

Ponds

Fair



Photo 17



Photo 18



Photo 19

Pond Location

West side Silverado Ranch south
of Wagon Trail

Ponds 9

2 / 3 (66.67%)

Ponds

Fair



Photo 20

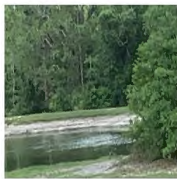


Photo 21



Photo 22

Pond Location

East side Silverado Ranch south of
Wagon Trail

Ponds 10

2 / 3 (66.67%)

Ponds

Fair



Photo 23



Photo 24

Pond Location

Morse Willow

Ponds 11

2 / 3 (66.67%)

Ponds

Fair



Photo 25



Photo 26

Pond Location

Corner Stella Vast and Silverado
Ranch

Ponds 12

2 / 3 (66.67%)

	Fair	
Ponds		
Photo 27		
Pond Location		
Behind Burma Reed		
2 / 3 (66.67%)		
Fair		
Ponds		
Photo 28		
Photo 29		
Pond Location		
Corner Silverado Ranch and Rider Way		
1 flagged, 1 action, 1 / 3 (33.33%)		
Ponds		
Poor		
Photo 30		
Photo 31		
Photo 32		
To do Assignee: Angie Lynch Priority: Low Due: May 16, 2025 3:06 PM EDT Created by: Angie Lynch		
Notified pond company.		
Contacted pond company about the pond		
Pond Location		
Across from Saddle Palm		
Ponds 15		
2 / 3 (66.67%)		
Fair		



Photo 33



Photo 34

Pond Location

South of Paden Wheel

Ponds 16

2 / 3 (66.67%)

Ponds

Fair



Photo 35



Photo 36



Photo 37

Pond Location

Inside dog park

Landscaping

1 flagged, 1 action, 23 / 36 (63.89%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42

Landscaping Location

Front entrance

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair

Dead palm fronds



Photo 43

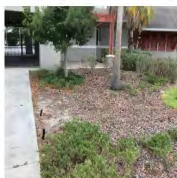


Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

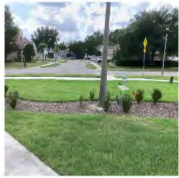


Photo 49

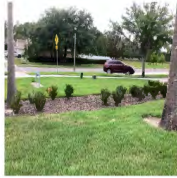


Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58

Landscaping Location

Amenity center

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair



Photo 59



Photo 60

Landscaping Location

Cobble Bliss island

Landscaping 4

2 / 3 (66.67%)

Landscaping

Fair



Photo 61



Photo 62



Photo 63



Photo 64

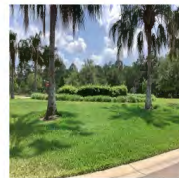


Photo 65



Photo 66



Photo 67

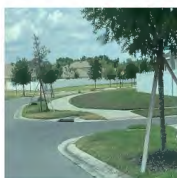


Photo 68



Photo 69



Photo 70

Landscaping Location

Silverado Ranch Blvd.



Photo 71

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair

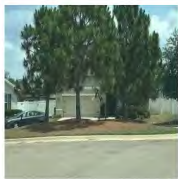


Photo 72



Photo 73

Landscaping Location

Carriage Pine island

Landscaping 6

2 / 3 (66.67%)

Landscaping

Fair



Photo 74



Photo 75

Landscaping Location

Saddle Palm island

Landscaping 7

2 / 3 (66.67%)

Landscaping

Fair



Photo 76



Photo 77

Landscaping Location

Ezra Loft island

Landscaping 8

2 / 3 (66.67%)

Landscaping

Fair



Photo 78



Photo 79

Landscaping Location

Morse Willow island

Landscaping 9

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor

Reached out to landscaper



Photo 80

To do | Assignee: Angie Lynch | Priority: Low | Due: May 16, 2025 2:44 PM EDT | Created by: Angie Lynch

Landscaper notified of issues

Notified landscaper of issues.

Landscaping Location

Steer Blade

Landscaping 10

2 / 3 (66.67%)

Landscaping

Fair



Photo 81



Photo 82

Landscaping Location

Stella Vast island

Landscaping 11

2 / 3 (66.67%)

Landscaping

Fair



Photo 83



Photo 84

Landscaping Location

Wagon Trail island

Landscaping 12

2 / 3 (66.67%)

Landscaping

Fair



Photo 85



Photo 86



Photo 87

Landscaping Location

Paden Wheel island

Mailbox

Fair



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92

Mailbox Location

Amenity center

Streetlights

Working

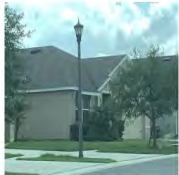


Photo 93



Photo 94



Photo 95

Streetlights Location

Throughout community Duke Energy

Entrance Monument - Main

Fair



Photo 96



Photo 97

Gates - Main

Good

N/A

Sidewalks

Fair



Photo 98

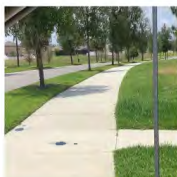


Photo 99



Photo 100

Sidewalks Location

Throughout community

Common Area Fence

Fair

Needs pressure washing.



Photo 101



Photo 102



Photo 103

Front entrance

Roads

Fair



Photo 104

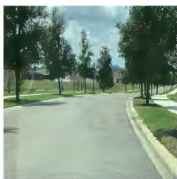


Photo 105



Photo 106

Roads Location

Throughout community

Amenities

10 / 15 (66.67%)

Amenities 1

10 / 15 (66.67%)

Clubhouse

Fair

2 fans not working in center
2 fans not working on men's side patio.



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115

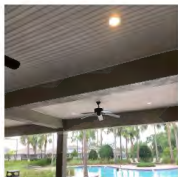


Photo 116



Photo 117



Photo 118



Photo 119

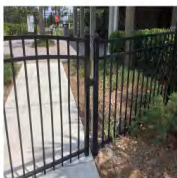


Photo 120



Photo 121

Clubhouse Restrooms

Fair



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130

Pool

Fair

Tot Lot

Fair



Photo 131



Photo 132

WiFi Speeds at Clubhouse

Working

Dog Park

Fair



Photo 133



Photo 134



Photo 135

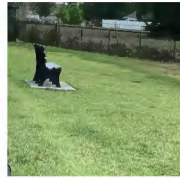


Photo 136



Photo 137



Photo 138

Sign Off

Angie Lynch

May 9, 2025 4:49 PM EDT

Flagged items & Actions

2 flagged, 2 actions

Flagged items

2 flagged, 2 actions

Page 1: Initial questions / Ponds / Ponds 14

Ponds

Poor



Photo 30



Photo 31



Photo 32

To do | Assignee: Angie Lynch | Priority: Low | Due: May 16, 2025 3:06 PM EDT | Created by: Angie Lynch

Notified pond company.

Contacted pond company about the pond

Page 1: Initial questions / Landscaping / Landscaping 9

Landscaping

Poor

Reached out to landscaper



Photo 80

To do | Assignee: Angie Lynch | Priority: Low | Due: May 16, 2025 2:44 PM EDT | Created by: Angie Lynch

Landscaper notified of issues

Notified landscaper of issues.

Other actions

0 actions

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

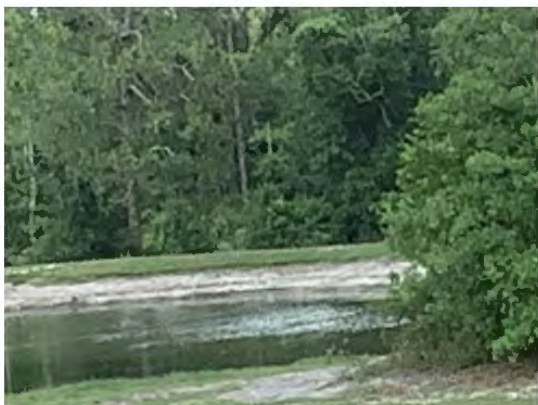


Photo 21



Photo 22



Photo 23



Photo 24

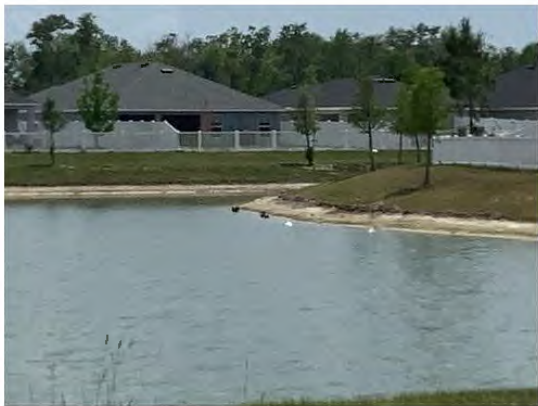


Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93

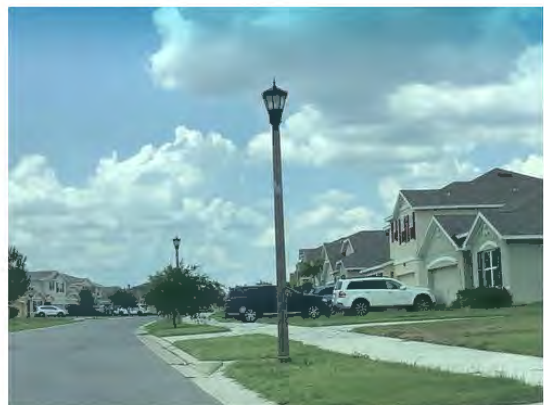


Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124

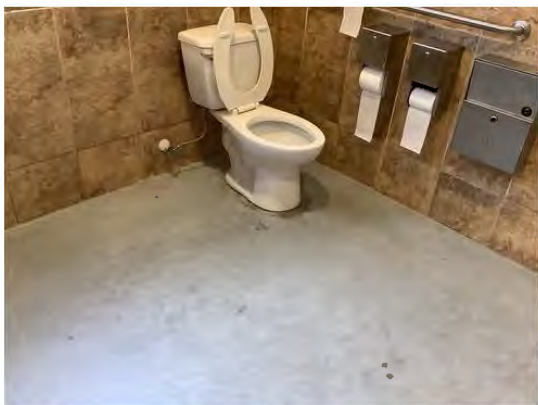


Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

SILVERADO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542</i>		
<i>¹The Genesis Center, 38112 15th Ave., Zephyrhills, Florida 33542</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2024	Public Hearing and Regular Meeting <i>adoption of Rules of Procedure</i>	5:00 PM
November 18, 2024	Regular Meeting	5:00 PM
December 16, 2024	Regular Meeting	5:00 PM
February 17, 2025	Regular Meeting	5:00 PM
March 17, 2025	Regular Meeting	5:00 PM
April 21, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	5:00 PM
May 19, 2025	Regular Meeting	5:00 PM
June 16, 2025¹	Regular Meeting	5:00 PM
July 21, 2025	Public Hearings & Regular Meeting <i>Adoption of FY26 Budget</i>	5:00 PM
August 18, 2025	Regular Meeting	5:00 PM
September 15, 2025¹	Regular Meeting	5:00 PM