

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

October 20, 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
<https://silveradocdd.org/>

October 13, 2025

ATTENDEES:

Please identify yourself each time
you speak to facilitate accurate
transcription of meeting minutes.

Board of Supervisors
Silverado Community Development District

NOTE: Meeting Time and Location

Dear Board Members:

The Board of Supervisors of the Silverado Community Development District will hold a Regular Meeting on October 20, 2025 at 5:00 p.m., at 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. Updates
 - Slide Valve Repair
 - Fan Down at Amenity Center
 - Camera Footage at Amenity Center
 - Fire Extinguisher
4. Consideration of Proposals/Estimates/Quotes
 - A. Fieldstone Proposal #22027 [Replacement of 16 Oak Trees]
 - B. Fieldstone Tree Care Proposal #1076797 [Palm Trimming, Sidewalk Clearance Issues, Pruning]
 - C. Florida Brothers Maintenance and Repair, LLC Estimate No. 1467 [Fence Repair]
5. Presentation of Superior Water Services, Inc. Waterway Management Report
6. Discussion: Fieldstone Weekly Maintenance Report
7. Ratification Items
 - A. H2 Pool Services, Corp. d/b/a H2 Lagoon Solutions Addendum to Agreement for Pump Replacement

- B. Florida Brothers Maintenance and Repair, LLC Estimate No. 1482 [Pet Waste Station Trash Service]
8. Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 General Budget; and Providing for an Effective Date
9. Acceptance of Unaudited Financial Statements as of August 31, 2025
10. Approval of Minutes
 - A. September 15, 2025 CDD 101 Workshop
 - B. September 15, 2025 Regular Meeting
11. Board Member Comments
12. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk*
 - B. District Engineer: *Stantec*
 - C. Operations Manager: *Kai*
 - Safety Culture Report
 - D. District Manager: *Wrathell, Hunt & Associates, LLC*
 - UPCOMING WORKSHOP/MEETING
 - November 3, 2025 at 5:30 PM [Ethics Training Zoom Workshop]
 - November 17, 2025 at 5:00 PM [Adoption of Amended and Restated Rules of Procedure]
 - 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
13. Public Comments
14. 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

4

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

4A

Date: October 01, 2025
Proposal #: 22027



QUOTATION

Mailing Address

Wrathell, Hunt and Associates, LLC
2300 Glades Road
Suite 401W
Boca Raton, FL 33431

Home Phone:

Job Address

Silverado CDD
6270 Silverado Ranch Boulevard
Zephyrhills, FL 33541

Business Phone: 561-571-0010 ex 400

Job Summary:

Fieldstone proposes to complete the following work:

Replace 16 oak trees along Silverado Boulevard in multiple places

this proposal includes:

- removing existing root balls from previous trees
- haul away debris
- installing 4" Cal oak trees required by the city

Please see the report for the location of the existing root balls

Fertilizer Shrub Application	\$62.50
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Quantity	Description	Unit
----------	-------------	------

Fertilizer Turf Application	\$62.50
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Quantity	Description	Unit
----------	-------------	------

Irrigation Enhancement & Repairs	\$401.69
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Quantity	Description	Unit
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1.00	Irrigation Parts & Materials	ea
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16.00	Bubbler	ea
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MT - Maintenance Landscape Enhancement	\$27,447.92
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Quantity	Description	Unit
----------	-------------	------

16.00	Live Oak Tree 4" cal	ea
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Quote Total: \$27,974.61

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Silverado CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____
Wrathell, Hunt and Associates, LLC

Date: _____

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(1)



Oak tree #1

Created: Mon, 9/29/2025

Located near Carriage Pine Ct



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(2)



Oak tree #2

Created: Mon, 9/29/2025

Located next to both big ponds on main Blvd



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(3)



Oak tree #3

Created: Mon, 9/29/2025

Located on the park of Ezra loft



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(4)



Oak tree #4

Created: Mon, 9/29/2025

Located on the pond of ridge way ct



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(5)



Oak tree #5

Created: Mon, 9/29/2025

Located on the pond of Ridge way CT



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(6)



Oak tree #6

Created: Mon, 9/29/2025

Located on pond of Stella vast Dr



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(7)



Oak tree #7

Created: Mon, 9/29/2025

Located on pond of Stella Vast Dr



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(8)



Oak tree #8

Created: Mon, 9/29/2025

Located next to steer blade Dr



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(9)



Oak tree #9

Created: Mon, 9/29/2025

Located next to steer blade



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(10)



Oak tree #10

Created: Mon, 9/29/2025

Located next to steer blade Dr



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(11)



Oak Tree #11

Created: Mon, 9/29/2025

Located next to steer Blade Dr



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(12)



Oak Tree #12

Created: Mon, 9/29/2025

Located next to steer blade



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(13)



Oak Tree #13

Created: Mon, 9/29/2025

Located in front of pond ridge way ct



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(14)



Oak Tree #14

Created: Mon, 9/29/2025

Located in front of pond ridge way ct



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(15)



Oak tree #15

Created: Mon, 9/29/2025



Company: Fieldstone Landscape
Contact: Mateo Soto
Phone: 8135917310

Email: msoto@fieldstonels.com
Title: Silverado Tree replacement

Created: Mon, 9/29/2025
No. Items: 16

(16)



Oak tree #16

Created: Mon, 9/29/2025



SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4B

Silverado CDD July 2025

Tree Quantity: 314

Proposal Value: \$23,730

July 15, 2025

Proposal #: 1076797



Tree Care Service Address/Location

Silverado CDD July 2025
6051 Silverado Ranch Blvd
Zephyrhills, Florida 33541

Fieldstone Tree Care

4801 122nd Avenue North
Clearwater, Florida 33762
Zayne Taber
Ztaber@fieldstonels.com
tel:727-643-1281

	Species	Qty	Height	Service	Price
	Southern Live Oak	16	31'-45'	Tree Care Services	\$6,160
	Southern Live Oak	174	1'-15'	Tree Care Services / Tree Care Services	\$4,375
	Southern Live Oak	17	16'-30'	Tree Care Services	\$2,975
	Pine Species	1	16'-30'	Tree Care Services	\$2,380
	Southern Live Oak	1	16'-30'	Tree Removal	\$1,750
	Southern Live Oak	1	46'-60'	Tree Care Services	\$1,750
	Southern Live Oak	14	1'-15'	Stump Grind	\$1,400
	Cabbage Palm	28	16'-30'	Palm Trees Prune	\$980
	Southern Magnolia	28	16'-30'		\$980
	Chinese Fan Palm	25	16'-30'	Palm Trees Prune	\$875
	Maple Species	3	16'-30'	Tree Care Services	\$105
	Mexican Fan Palm	6	16'-30'	Palm Trees Prune	\$0
				Total	\$23,730

Additional Information

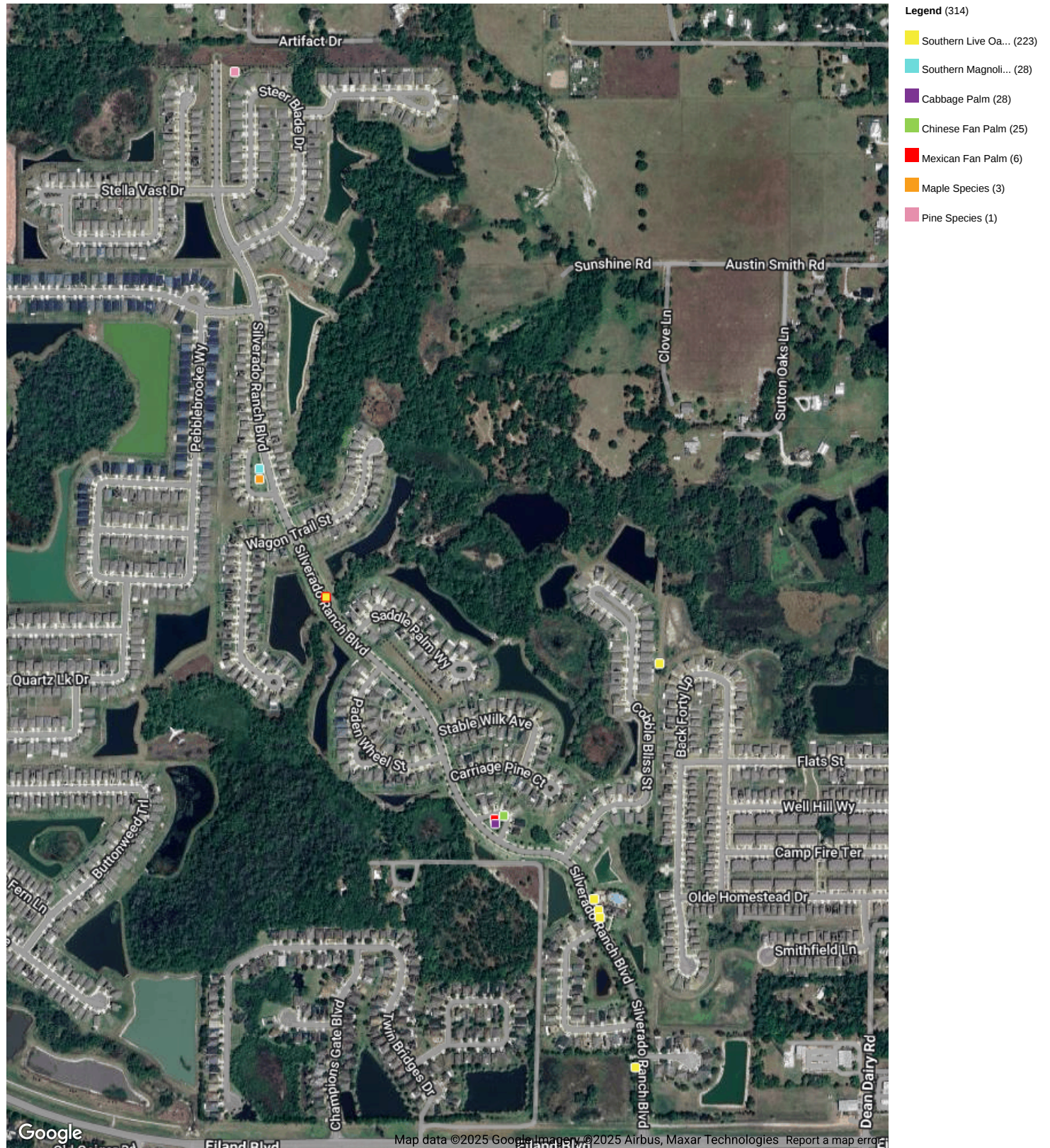
This proposal is to trim all the palms as well as any oak that has broken limbs and street and sidewalk clearance issues. Pruning the trees will ensure safe passage and also help to limit damage to the trees from being hit by cars.



General Tree Care Objective Definitions

Palm Trees Prune De-Booting Not Included
Stump Grind Stump Removal & Disposal
Tree Care Services General Tree Care Services
Tree Removal Stump Grinding Included

Silverado CDD July 2025



Silverado CDD July 2025

Silverado CDD July 2025



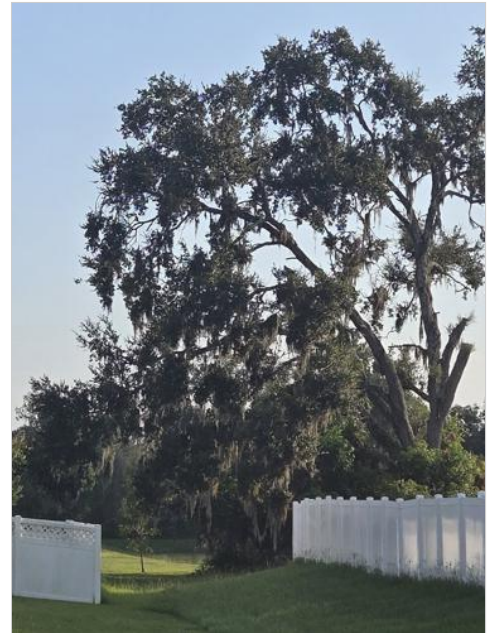
July 15, 2025

Quercus virginiana ID# 1
Southern Live Oak
Height: 16'-30'
Health: 0%-Dead



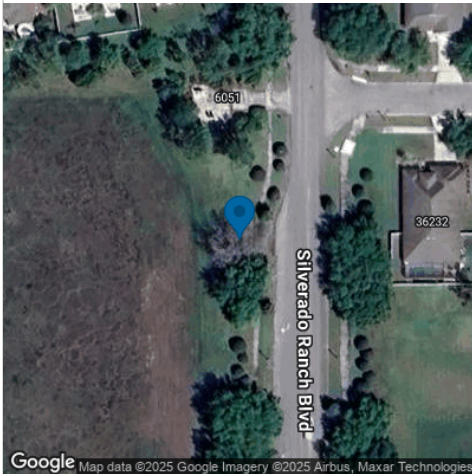
July 15, 2025

Quercus virginiana ID# 1
Southern Live Oak
Height: 16'-30'
Health: 0%-Dead



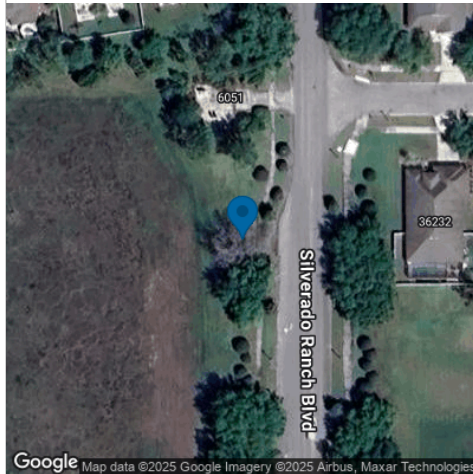
July 15, 2025

Quercus virginiana ID# 2
Southern Live Oak
Height: 46'-60'
Health: 80%-Good



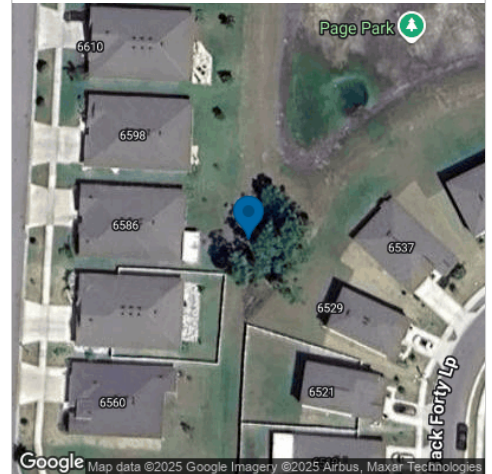
Tree Removal

Remove and stump grind



Tree Removal

Remove and stump grind



Tree Care Services

Heavy prune whats hanging over the fence

Silverado CDD July 2025

Silverado CDD July 2025



July 15, 2025

Pinus spp. ID# 3
 Pine Species
 Height: 16'-30'
 Health: 80% - Good



July 15, 2025

Pinus spp. ID# 3
 Pine Species
 Height: 16'-30'
 Health: 80% - Good



July 15, 2025

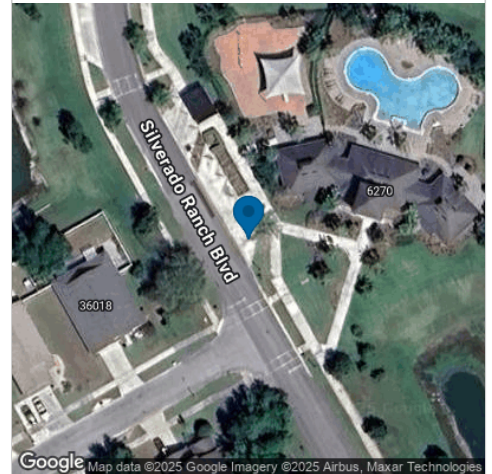
Quercus virginiana ID# 4
 Southern Live Oak
 Height: 16'-30'
 Health: 80% - Good



Tree Care Services
 Rear of the property
 Trim pines so they do not touch the
 fencing



Tree Care Services
 Rear of the property
 Trim pines so they do not touch the
 fencing



Tree Care Services
 Medium Oaks
 Lift canopy and remove deadwood

Silverado CDD July 2025

Silverado CDD July 2025



July 15, 2025

Quercus virginiana ID# 5
Southern Live Oak
Height: 1'-15'
Health: 80%-Good



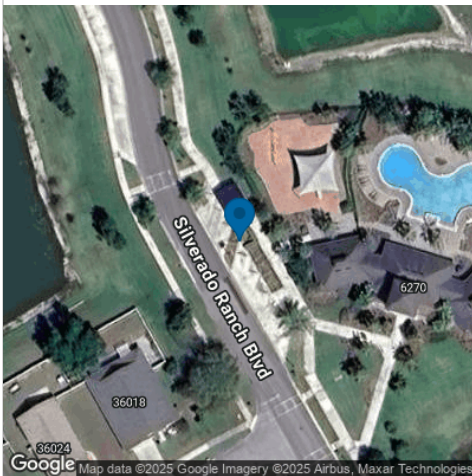
July 15, 2025

Quercus virginiana ID# 6
Southern Live Oak
Height: 31'-45'
Health: 80%-Good

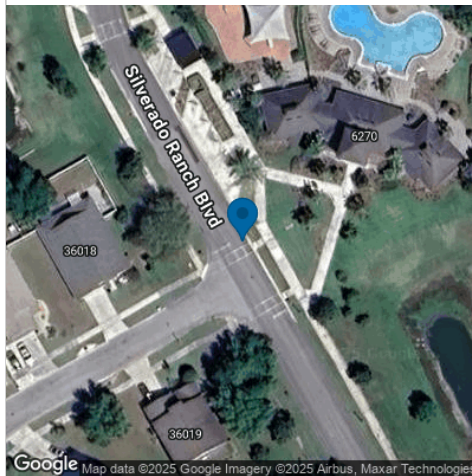


July 15, 2025

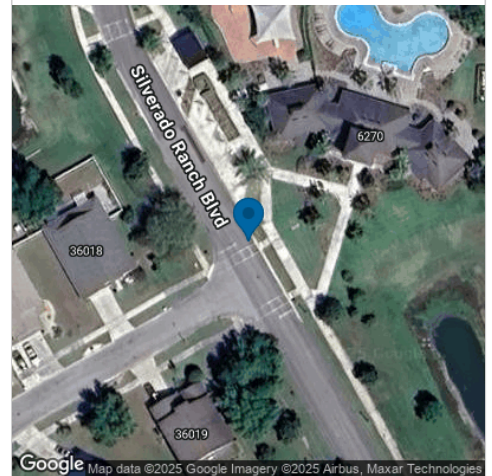
Quercus virginiana ID# 6
Southern Live Oak
Height: 31'-45'
Health: 80%-Good



Tree Care Services / Tree Care
Services
Small Oaks
Lift canopy and remove deadwood



Tree Care Services
Large Oaks
Lift canopy and remove deadwood



Tree Care Services
Large Oaks
Lift canopy and remove deadwood

Silverado CDD July 2025

Silverado CDD July 2025



July 15, 2025

Quercus virginiana ID# 7
 Southern Live Oak
 Height: 1'-15'
 Health: 0%-Dead



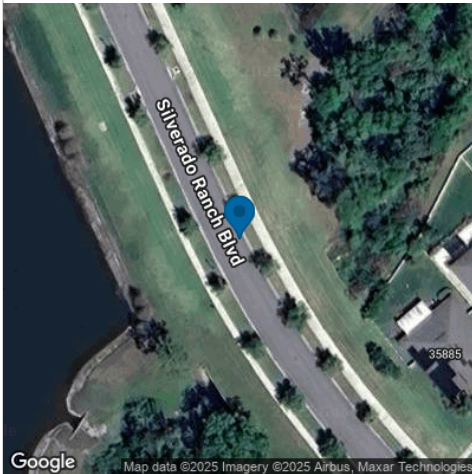
July 15, 2025

Quercus virginiana ID# 7
 Southern Live Oak
 Height: 1'-15'
 Health: 0%-Dead



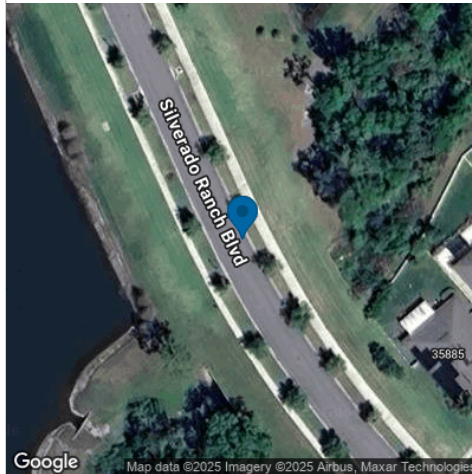
July 15, 2025

Magnolia grandiflora ID# 8
 Southern Magnolia
 Height: 16'-30'
 Health: 80% - Good



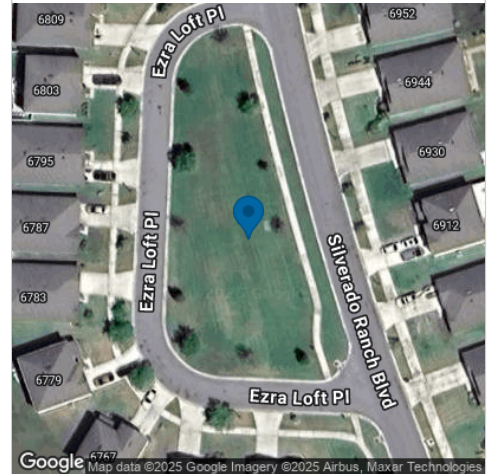
Stump Grind

Stump Grinding



Stump Grind

Stump Grinding



Lift canopy

Silverado CDD July 2025

Silverado CDD July 2025



July 15, 2025

Washingtonia robusta ID# 10
Mexican Fan Palm
Height: 16'-30'
Health: 80% - Good



Palm Trees Prune

Trim to 10 and 2



July 15, 2025

Sabal palmetto ID# 11
Cabbage Palm
Height: 16'-30'
Health: 80% - Good



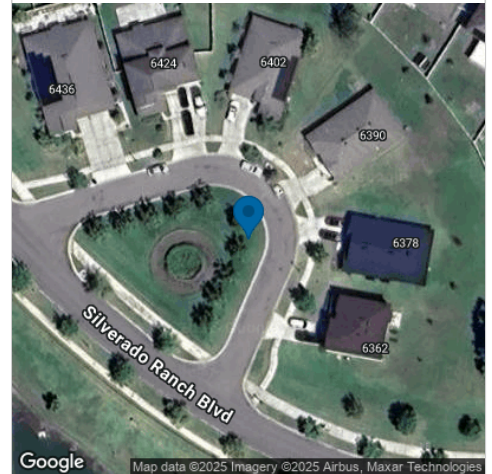
Palm Trees Prune

Trim to 10 and 2



July 15, 2025

Livistona chinensis ID# 12
Chinese Fan Palm
Height: 16'-30'
Health: 80% - Good



Palm Trees Prune

Trim to 10 and 2

Terms and Conditions for Tree Care Services

1. **Performance by Company:**

Work crews shall arrive at the job site unannounced unless otherwise noted herein. The Company shall attempt to meet all performance dates, but shall not be liable for damages due to delays from inclement weather or other causes beyond our control.

2. **Workmanship:**

All work will be performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job properly. Unless otherwise indicated herein, The Company will remove wood, brush and debris incidental to the work.

3. **Insurance:**

The Company is insured for liability resulting from injury to persons or property, and all its employees are covered by Workers Compensation Insurance.

4. **Ownership:**

The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner.

The Company is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.

5. **Limitations:**

The customer must identify all non- public utilities. The Company assumes no responsibility for the location of or damage to underground utilities not clearly marked by the customer prior to commencement of site services. Stump grinding and removals as proposed will occur where public utilities allow.

6. **Terms of Payment:**

All accounts are net payable upon receipt of invoice. A service charge of 1.5% will be added to accounts not fully paid 30 days subsequent to the invoice date. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorney fees and court costs.

Customer

July 15, 2025

Signature

Date

July 15, 2025

Printed Name

Date

Tree Care Service Provider

Zayne Taber

July 15, 2025

Signature

Date

Zayne Taber

July 15, 2025

Printed Name

Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4C

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933



Bill to
Silverado CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431 USA

Estimate details
Estimate no.: 1467
Estimate date: 07/18/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Repair	This estimate is to provide a fence repair to the double large gates at the dog park. Apparently hit by the landscaping team and has damaged the hinges. Scope of work would be to replace each hinge with newer but offset - heavy duty industrial hinge sets (2 sets custom ordered - for the repair of 2 gates). Raising the gates to allow proper opening & closing without hindrance. This total includes all materials, supplies & labor for the installation.	1	\$645.38	\$645.38
Total					\$645.38

Accepted dateAccepted by

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

5

WATERWAY MANAGEMENT REPORT

Superior Waterway Services, Inc.

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

CUSTOMER Silverado CDD (1st Visit) TECHNICIAN Josh DATE 10/9/25

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	G, H, 100, X	G, W2				
Weeds Treated	Tg, Aw	A				

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 G, H, 100, X for grasses. Treated ponds G, W2 for algae.

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

(1)



Weekly regular maintenance service

Created: Mon, 9/15/2025

mowing, edging, blowing ,

(2)



Weekly regular maintenance service

Created: Mon, 9/15/2025

mowing, edging, blowing ,

(3)



Weekly regular maintenance service

Created: Mon, 9/15/2025

mowing, edging, blowing ,

(4)



Weekly regular maintenance service

Created: Mon, 9/15/2025

mowing, edging, blowing ,

(5)



Weekly regular maintenance service

Created: Mon, 9/15/2025

mowing, edging, blowing ,

(6)



Weekly regular maintenance service

Created: Mon, 9/15/2025

mowing, edging, blowing ,

(7)



Weekly regular maintenance service

Created: Mon, 9/15/2025

mowing, edging, blowing ,

(8)



Weekly regular maintenance service

Created: Mon, 9/15/2025

mowing, edging, blowing ,

(9)



Weekly regular maintenance service

Created: Mon, 9/15/2025

mowing, edging, blowing ,

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS A

**AGREEMENT (“AGREEMENT”) BETWEEN
SILVERADO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AND H2
POOL SERVICES, CORP. D/B/A H2 LAGOON SOLUTIONS (“CONTRACTOR”)**

Proposal for Pump Replacement



Prepared for:

Jamie Sanchez

District Manager, Silverado Development

Tel: 561-571-0010 ext. 135

Cell: 561-512-3027

Email: sanchezj@whhassociates.com

Prepared by:

H2 Pool Services

7015 Martha Rd.

Parrish, FL 34219

Date: 09/24/2025

Scope of Work

H2 Lagoon Solutions proposes to replace the failed pump at the Silverado Commercial Pool located within the Silverado Development, Zephyrhills, FL. The existing pump has seized due to bearing failure and is beyond repair.

Work includes:

- Removal and disposal of the existing failed pump.
- Supply and delivery of a new replacement pump.
- Installation of the new pump, including:
 - New gaskets
 - Mechanical seal
- Labor for installation and testing of the system.

Cost Proposal

Description	Cost
Replacement pump (supply & delivery)	Included
Gaskets & mechanical seal	Included
Labor for installation	Included
Removal & disposal of failed pump	Included

Total Project Cost: \$5,800

**ADDENDUM TO AGREEMENT (“AGREEMENT”) BETWEEN
SILVERADO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AND H2
POOL SERVICES, CORP. D/B/A H2 LAGOON SOLUTIONS (“CONTRACTOR”)**

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the work described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions.
 - c. The Contractor warrants to the District that all materials furnished under the Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. The Contractor hereby warrants any materials, labor, and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. Contractor shall replace or repair warranted items to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or work. If any of the materials or work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner’s within the District.
 - d. All permits or licenses necessary for the Contractor to perform under the Agreement shall be obtained and paid for by the Contractor.
 - e. Contractor shall complete the work described in the Agreement within thirty (30) days following the date of full execution of this Addendum.
3. Insurance.
 - a. The Contractor, and any subcontractor performing the work described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers’ Compensation Insurance in accordance with the laws of the State of Florida.

- ii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - b. The District, its staff, consultants, agents, and supervisors shall be named as additional insureds and certificate holders on the above listed policies, except Workers' Compensation Insurance. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
 - c. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
4. Compensation. In exchange for completing the work, and upon final completion and approval by the District of the work, the District agrees to pay the Contractor a total amount of **Five Thousand Eight Hundred Eighty-Two Dollars and Zero Cents (\$5,800.00)**. This compensation includes all parts, materials, and labor necessary to complete the work as described in the Agreement and this Addendum. Compensation under the Agreement shall be paid by the District to Contractor in accordance with the Local Government Prompt Payment Act, as set forth in sections 218.70 et seq. of the Florida Statutes.
5. Indemnification. Contractor shall defend, indemnify and hold harmless the District, and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, to the extent caused by any acts or omissions of the indemnifying party and persons employed or utilized by the indemnifying party in the performance of the Agreement. The obligations under this paragraph shall be limited to no more than \$1,000,000.00, which amount Contractor agrees bears a reasonable commercial relationship to the Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
6. Limitations on Governmental Liability. Contractor further agrees that nothing in the Agreement between the parties 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.

7. Termination. The agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason, provided however that any termination by the Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
8. Public Records. The Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Wrathell, Hunt and Associates, LLC** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement's term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (877) 276-0889, INFO@SILVERADOCDD.ORG, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

9. Assignment. Neither the District nor the Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
10. Liens and Claims. Notwithstanding any other language in the Agreement, the parties agree that lien rights are not available under Florida law because the District is a governmental entity. That said, the District represents that it has sufficient funds on hand to pay any amounts due pursuant to the terms of the Agreement and this Addendum.
11. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including

reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Pasco County, Florida.

12. E-Verify. The Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.
13. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
14. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor affirms that it previously executed an affidavit in compliance with section 787.06(13), *Florida Statutes*.
15. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

[Signature page follows]

[Signature page to Addendum to Agreement (“Agreement”) Between Silverado Community Development District (“District”) and Pool Services, Corp. d/b/a H2 Lagoon Solutions (“Contractor”)]

**POOL SERVICES, CORP. D/B/A H2
LAGOON SOLUTIONS**, a Florida
corporation

**SILVERADO COMMUNITY
DEVELOPMENT DISTRICT**

By: Christopher Sepulveda

Its: Director of Operations

Date: 09/30/2025

By: 

Its: Lee Chamoff, Board Chair

Date: 09/30/25

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS B

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933



Bill to
Silverado CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431 USA

Estimate details
Estimate no.: 1482
Estimate date: 10/12/2025
Expiration date: 11/13/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Note	This estimate is for an annual contract for Pet Waste Station Trash Service. This service is to be performed (1)/Once a week.			
2.	Services	This service would be performed once a week & includes emptying the (7) current dog station bins, replacing the liner bag & restocking the poop bags as needed. This total is priced for each (one) visit.	4	\$75.00	\$300.00
3.		Customer is tax Exempt. Discount is applied here with more than (4) stations being serviced.			

Total \$300.00

Note to customer

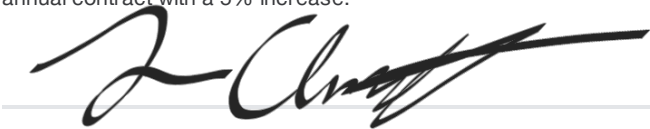
Thank you for your business opportunity.

Attached is your estimate for your review. Please take your time in reviewing and understanding the scope of work as requested.

TO NOTE: Upon acceptance—either by signature or email confirmation—this agreement will supersede any previous version sent in date.
All signed/agreed to estimates are an agreement in terms unless either party provides a 30-day written notice of termination/cancellation is required.
This agreement applies solely to the services and items outlined in the provided scope of work. Any additional services or materials requested by CAM on-site will require a written change order and

Expiry date 11/13/2025

may incur additional costs.
The company shall not be held liable for consequential or incidental damages arising from delays, service interruptions, or third-party failures. Invoicing is conducted on a Monthly basis for (1) annual year. Once (1) year in date pasts, a new contract will supersede this annual contract with a 5% increase.

A handwritten signature in black ink, appearing to read "Z. Chaff", is written over a horizontal line.

Accepted date

Accepted by

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SILVERADO COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025 GENERAL BUDGET; 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, Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") previously adopted a final General Fund Budget ("**Budget**") for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025 ("**Fiscal Year 2025**"); and

WHEREAS, the Board desires to amend the Fiscal Year 2025 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2025 Budget within sixty (60) days following the end of the Fiscal Year 2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2025 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for Silverado

Community Development District for the Fiscal Year Ending September 30, 2025, as amended and adopted by the Board of Supervisors effective October 20, 2025.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND EXPENDITURES	\$ 977,105
DEBT SERVICE FUND (SERIES 2016A-1)	\$ 57,784
DEBT SERVICE FUND (SERIES 2017A-1)	\$ 54,460
DEBT SERVICE FUND (SERIES 2018A-1)	\$ 147,217
DEBT SERVICE FUND (SERIES 2018A-2)	\$ 116,559
TOTAL ALL FUNDS	\$1,353,125

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 20th day of October, 2025.

ATTEST:

**SILVERADO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Amended Fiscal Year 2025 Budget

EXHIBIT A:
Amended Fiscal Year 2025 Budget

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

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

	FY 2025 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY2025 Amended Budget
REVENUES					
Assessment levy	\$ 829,189	\$ 827,118	\$ (2,071)	\$ 2,071	\$ 829,189
Miscellaneous	60	-	(60)	60	60
Total revenues	829,249	827,118	(2,131)	2,131	829,249
EXPENDITURES					
Professional & administrative					
General administration					
Supervisors' fees and FICA	11,196	12,918	1,722	(1,722)	11,196
Management consulting services	48,000	48,000	-	-	48,000
Printing and binding	500	500	-	-	500
Telephone	200	200	-	-	200
Other current charges	690	500	(190)	190	690
Audit	-	3,450	3,450	-	3,450
Postage	851	500	(351)	351	851
Insurance	7,558	7,000	(558)	558	7,558
Regulatory and permit fees	175	175	-	-	175
Legal advertising	820	1,500	680	(680)	820
Engineering	22,206	10,000	(12,206)	12,206	22,206
District counsel (legal)	49,928	25,000	(24,928)	24,928	49,928
Website hosting	705	705	-	-	705
ADA website compliance	-	210	210	(210)	-
Meeting room rental	250	720	470	(470)	250
Debt administration					
Dissemination agent	3,000	3,000	-	-	3,000
DSF accounting	5,500	5,500	-	-	5,500
Trustee	17,348	16,080	(1,268)	1,268	17,348
Arbitrage rebate calculation	500	3,000	2,500	(2,500)	500
Total professional & administrative	169,427	138,958	(30,469)	33,919	172,877
Field operations					
Physical environment expenditures					
Streetpole lighting	81,223	95,000	13,777	(13,777)	81,223
Electricity (irrigation & pond pumps)	3,442	4,134	692	(692)	3,442
Landscaping maintenance	216,516	205,192	(11,324)	11,324	216,516
Landscape replenishment	-	10,000	10,000	(10,000)	-
Palms & tree trimming	3,850	15,000	11,150	(11,150)	3,850
Irrigation maintenance	10,838	25,000	14,162	(14,162)	10,838
Pond maintenance	33,112	35,000	1,888	(1,888)	33,112
Fertilizer & mulch	5,228	20,800	15,572	(15,572)	5,228
Property insurance	23,348	30,000	6,652	(6,652)	23,348
Solid waste disposal	381	540	159	(159)	381
Comprehensive field tech services	15,120	15,120	-	-	15,120
Field ops accounting	6,000	6,000	-	-	6,000
Pet waste removal	2,653	3,000	347	(347)	2,653
Signage	4,281	1,000	(3,281)	3,281	4,281
Wetland maintenance	12,300	8,200	(4,100)	4,100	12,300
Stormwater repair & maintenance	176,479	-	(176,479)	226,479	226,479
Storm readiness	11,210	5,000	(6,210)	6,210	11,210
Reserve study	6,200	10,000	3,800	(3,800)	6,200

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

	FY 2025 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY2025 Amended Budget
Amenity center					
Pool service contract	15,000	23,850	8,850	(8,850)	15,000
Pool maintenance & repairs	1,099	8,500	7,401	(7,401)	1,099
Pool resurfacing	-	20,000	20,000	(20,000)	-
Pool furniture	-	12,000	12,000	(12,000)	-
Pool permit	280	275	(5)	5	280
Cleaning & maintenance	19,582	7,200	(12,382)	12,382	19,582
Internet	2,149	2,150	1	(1)	2,149
Electricity	23,098	12,500	(10,598)	10,598	23,098
Water	10,358	6,672	(3,686)	3,686	10,358
Pest control	1,320	1,320	-	-	1,320
Security patrol	392		(392)	392	392
Camera monitoring	2,413	3,600	1,187	(1,187)	2,413
Refuse service	-	200	200	(200)	-
Holiday decorations	5,500	6,000	500	(500)	5,500
Contingency	7,290	37,500	30,210	-	37,500
Miscellaneous repairs & maintenance	6,457	40,000	33,543	(33,543)	6,457
Total field operations	<u>707,119</u>	<u>670,753</u>	<u>(36,366)</u>	<u>116,576</u>	<u>787,329</u>
Other fees & charges					
Property appraiser	150	175	25	(25)	150
Tax collector	16,749	17,232	483	(483)	16,749
Total other fees & charges	<u>16,899</u>	<u>17,407</u>	<u>508</u>	<u>(508)</u>	<u>16,899</u>
Total expenditures	<u>893,445</u>	<u>827,118</u>	<u>(66,327)</u>	<u>149,987</u>	<u>977,105</u>
Excess/(deficiency) of revenues over/(under) expenditures	(64,196)	-	64,196	(147,856)	(147,856)
Fund balances - beginning	<u>460,517</u>	<u>314,334</u>	<u>(146,183)</u>	<u>146,183</u>	<u>460,517</u>
Fund balance - ending					
Assigned					
Working capital	234,530	234,530	-	-	234,530
Unassigned	161,791	79,804	(81,987)	(1,673)	78,131
Fund balances - ending	<u>\$ 396,321</u>	<u>\$ 314,334</u>	<u>\$ (81,987)</u>	<u>\$ (1,673)</u>	<u>\$ 312,661</u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 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	\$ 502,131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 502,131
Investments							
Revenue	-	100,116	107,868	141,653	99,369	-	449,006
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	2,773	2,773
Utility deposit	2,908	-	-	-	-	-	2,908
Total assets	<u>\$ 505,039</u>	<u>\$155,536</u>	<u>\$161,193</u>	<u>\$213,728</u>	<u>\$352,007</u>	<u>\$ 2,773</u>	<u>\$ 1,390,276</u>
LIABILITIES							
Liabilities:							
Accrued taxes payable	\$ 245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Total liabilities	<u>245</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>245</u>
FUND BALANCES							
Restricted for							
Debt service	-	155,536	161,193	213,728	352,007	-	882,464
Capital projects	-	-	-	-	-	2,773	2,773
Assigned							
Working capital	234,530	-	-	-	-	-	234,530
Unassigned	270,264	-	-	-	-	-	270,264
Total fund balances	<u>504,794</u>	<u>155,536</u>	<u>161,193</u>	<u>213,728</u>	<u>352,007</u>	<u>2,773</u>	<u>1,390,031</u>
Total liabilities and fund balances	<u>\$ 505,039</u>	<u>\$155,536</u>	<u>\$161,193</u>	<u>\$213,728</u>	<u>\$352,007</u>	<u>\$ 2,773</u>	<u>\$ 1,390,276</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 829,189	\$ 827,118	100%
Miscellaneous	-	60	-	N/A
Total revenues	-	829,249	827,118	100%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	860	10,119	12,918	78%
Management consulting services	4,000	44,000	48,000	92%
Field management	500	5,500	-	N/A
Printing and binding	42	458	500	92%
Telephone	17	183	200	92%
Other current charges	39	643	500	129%
Audit	-	-	3,450	0%
Postage	9	808	500	162%
Insurance	-	3,910	7,000	56%
General liability insurance	-	3,648	-	N/A
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	820	1,500	55%
Engineering	1,393	21,788	10,000	218%
District counsel (legal)	4,379	46,125	25,000	185%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	-	250	720	35%
Security patrol	218	392	-	N/A
Debt administration				
Dissemination agent	250	2,750	3,000	92%
DSF accounting	458	5,042	5,500	92%
Trustee	13,092	17,348	16,080	108%
Arbitrage rebate calculation	500	500	3,000	17%
Total professional & administrative	25,757	165,164	138,958	119%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	11,948	73,356	95,000	77%
Electricity (irrigation & pond pumps)	251	3,371	4,134	82%
Landscaping maintenance	21,574	196,626	205,192	96%
Landscape replenishment	-	-	10,000	0%
Palms & tree trimming	-	3,850	15,000	26%
Irrigation maintenance	-	5,377	25,000	22%
Pond maintenance	2,632	43,440	35,000	124%
Fertilizer & mulch	-	4,147	20,800	20%
Property insurance	-	23,348	30,000	78%
Solid waste disposal	15	352	540	65%
Comprehensive field tech services	1,260	12,600	15,120	83%
Field ops accounting	-	-	6,000	0%
Pet waste removal	-	2,170	3,000	72%
Signage	-	4,281	1,000	428%
Wetland maintenance	1,200	11,700	8,200	143%
Stormwater repair & maintenance	-	119,937	-	N/A
Storm readiness	-	11,210	5,000	224%
Reserve study	-	6,200	10,000	62%
Amenity center				
Pool service contract	1,250	13,750	23,850	58%
Pool maintenance & repairs	640	1,099	8,500	13%
Pool resurfacing	-	-	20,000	0%
Pool furniture	-	-	12,000	0%
Pool permit	-	280	275	102%
Cleaning & maintenance	1,000	11,000	7,200	153%
Internet	340	1,979	2,150	92%
Electricity	1,098	21,955	12,500	176%
Water	1,537	8,310	6,672	125%
Pest control	110	1,100	1,320	83%
Camera monitoring	189	2,224	3,600	62%
Refuse service	-	-	200	0%
Holiday decorations	-	5,500	6,000	92%
Contingency	-	7,290	37,500	19%
Miscellaneous repairs & maintenance	-	6,457	40,000	16%
Total field operations	45,044	602,909	670,753	90%
Other fees & charges				
Property appraiser	-	150	175	86%
Tax collector	-	16,749	17,232	97%
Total other fees & charges	-	16,899	17,407	97%
Total expenditures	70,801	784,972	827,118	95%
Excess/(deficiency) of revenues over/(under) expenditures	(70,801)	44,277	-	
Fund balances - beginning	575,595	460,517	314,334	
Fund balance - ending				
Assigned				
Working capital	234,530	234,530	234,530	
Unassigned	270,264	270,264	79,804	
Fund balances - ending	\$ 504,794	\$ 504,794	\$ 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 AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 57,929	\$ 57,784	100%
Interest	513	5,661	-	N/A
Total revenues	513	63,590	57,784	110%
EXPENDITURES				
Debt service				
Interest	-	40,500	40,800	99%
Principal	-	14,000	14,000	100%
Total debt service	-	54,500	54,800	99%
Other fees & charges				
Tax collector	-	1,157	1,204	96%
Total other fees and charges	-	1,157	1,204	96%
Total expenditures	-	55,657	56,004	99%
Excess/(deficiency) of revenues over/(under) expenditures	513	7,933	1,780	
Fund balances - beginning	155,023	147,603	143,115	
Fund balances - ending	<u>\$ 155,536</u>	<u>\$ 155,536</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 AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 54,597	\$ 54,460	100%
Interest	532	5,852	-	N/A
Total revenues	532	60,449	54,460	111%
EXPENDITURES				
Debt service				
Interest	-	36,175	36,175	100%
Principal	-	15,000	15,000	100%
Total debt service	-	51,175	51,175	100%
Other fees & charges				
Tax collector	-	1,091	1,135	96%
Total other fees and charges	-	1,091	1,135	96%
Total expenditures	-	52,266	52,310	100%
Excess/(deficiency) of revenues over/(under) expenditures	532	8,183	2,150	
Fund balances - beginning	160,661	153,010	148,733	
Fund balances - ending	<u>\$ 161,193</u>	<u>\$ 161,193</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 AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 147,586	\$ 147,217	100%
Interest	705	7,733	-	N/A
Total revenues	705	155,319	147,217	106%
EXPENDITURES				
Debt service				
Interest	-	101,650	101,650	100%
Principal	-	40,000	40,000	100%
Total debt service	-	141,650	141,650	100%
Other fees & charges				
Tax collector	-	2,949	3,067	96%
Total other fees and charges	-	2,949	3,067	96%
Total expenditures	-	144,599	144,717	100%
Excess/(deficiency) of revenues over/(under) expenditures	705	10,720	2,500	
Fund balances - beginning	213,023	203,008	196,207	
Fund balances - ending	<u>\$ 213,728</u>	<u>\$ 213,728</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 AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 115,917	\$ 115,623	100%
Interest	1,164	13,499	-	N/A
Total revenues	1,164	129,416	115,623	112%
EXPENDITURES				
Debt service				
Interest	-	84,150	84,150	100%
Principal	-	30,000	30,000	100%
Total debt service	-	114,150	114,150	100%
Other fees & charges				
Tax collector	-	2,316	2,409	96%
Total other fees and charges	-	2,316	2,409	96%
Total expenditures	-	116,466	116,559	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,164	12,950	(936)	
Fund balances - beginning	350,843	339,057	329,392	
Fund balances - ending	<u>\$ 352,007</u>	<u>\$ 352,007</u>	<u>\$ 328,456</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 9	\$ 540
Total revenues	<u>9</u>	<u>540</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>37,793</u>
Total expenditures	<u>-</u>	<u>37,793</u>
Excess/(deficiency) of revenues		
over/(under) expenditures	9	(37,253)
Fund balances - beginning	2,764	40,026
Fund balances - ending	<u>\$ 2,773</u>	<u>\$ 2,773</u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Workshop on September 15, 2025 at 5:00 p.m., at Alice Hall, 38116 5th Avenue, Zephyrhills, Florida 33542.

Present:

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

Also present:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Angie Lynch (via telephone)	Kai Management (Kai)
Jerry Edwards	Kai Management (Kai)

Residents present:

Bill Thagard	Monique Toby	Melissa Lubin	Takiyah Graham
Ken Kitlas	Debbie Kitlas	Ron Manzione	Deb Manzione
Laila Yapor	Daisy Saoden		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the workshop to order at 5:18 p.m.

Supervisors Chamoff, Smith, Conwill and Alexander were present. Supervisor Gonzalez arrived after roll call.

SECOND ORDER OF BUSINESS

HOA/CDD	Ownership/Maintenance
Responsibilities	

38 Ms. Sanchez stated that this is a workshop wherein various CDD items and issues will be
39 discussed; therefore, no action will be taken. Any action or votes that need to be taken will be
40 done in the regular meeting immediately after the workshop.

41 Mr. Alexander thanked everyone in attendance and stated it is important that residents
42 understand the difference between the responsibilities of the CDD and the HOA. The CDD is
43 responsible for the landscaping, roads, front entrance lights, community amenities and other
44 items along with payment for the bonds that funded the public infrastructure; the assessments
45 are on their annual tax bill. He and Mr. Gonzalez serve on both the CDD and HOA Boards. Ms.
46 Lynch, who is attending via telephone, is the Operations Manager for the HOA and is in charge
47 of events, regulating architectural requests, and issuing citations for violations regarding lawn
48 maintenance and visible garbage bins. Florida has changed the laws for HOAs and the Silverado
49 HOA abides by those laws. Ms. Hammock stated anything dealing with private property is an
50 HOA matter and anything involving the common areas is a CDD matter.

51 Ms. Sanchez introduced Jerry Edwards and stated both Ms. Lynch and Mr. Edwards work
52 for Kai Management but serve in different roles. Ms. Lynch manages the HOA operations and
53 Mr. Edwards manages the CDD operations. A general e-blast was recently sent alerting
54 residents about Kai Management and announcing Mr. Edwards, who is the point of contact
55 with the CDD's vendors.

56 **Mr. Gonzalez arrived at the meeting at 5:23 p.m.**

57 Mr. Alexander recapped that he is the President of the HOA, Mr. Gonzalez is the Vice
58 President, Beatrice is the Secretary/Treasurer and Ms. Lynch is the point of contact for HOA
59 violations and Architectural Review Committee (ARC) matters. This is an opportunity for the
60 Board to listen to what residents have to say and try to improve and enhance the CDD, going
61 forward.

62
63 **THIRD ORDER OF BUSINESS**

Public Comments: non-agenda items

64
65 Ms. Sanchez explained the protocols for public comment.

66 Resident Michelle Valli asked if the CDD or the City of Zephyrhills is responsible for
67 repairing a fence near the conservation area, which was damaged by a past hurricane. She

asked if “No fishing” signage can be installed near her home to deter fishing in the lake, as she believes it is private property. Regarding the fence, Ms. Hammock stated it is County property at a County facility and the CDD has no legal authority to access County property to repair a fence that it does not own. The Developer previously installed a PVC fence around that area; however, the County is willing to enter into a license and maintenance agreement with the CDD to authorize the CDD to re-install and maintain the fence, if the Board is amenable. Ms. Hammock voiced her plan to present this item as part of her Staff Report during the Regular meeting and, if the Board votes in favor, Staff will get the paperwork in place with the County by the next Board meeting. Regarding signage, it was noted that fishing is allowed in the ponds in the CDD. However, if individuals are walking through private property to access those areas, homeowners should call the Zephyrhills Police to report trespassers. Ms. Sanchez stated the Rules were updated in April of this year, with regard to fishing. The Rules are on the CDD website.

Resident Ken Kitlas suggested that the damaged fence on Coble Bliss be replaced with a chain link fence, which can withstand storms and bring about cost savings.

Resident Debbie Kitlas asked when area trees damaged by a previous hurricane will be taken care of. Mr. Alexander stated the trees will be addressed during the CDD meeting being held after this workshop. Mr. Chamoff stated there was a significant delay in resolving the tree issues specifically because the previous landscaper was not a good fit for the CDD and the focus was on transitioning away from Juniper and finding a new landscaper. The new landscape vendor will attend the regular meeting, report his findings and present a plan of action.

Resident Ron Manzione stated his backyard abuts a pond and there is a retention pond that is currently filled with grass. He stated, although the area is being mowed, he thinks the retention pond is not adequately maintained and asked who is responsible for maintaining it. Mr. Alexander stated that he took several photographs and emailed them to District Staff. Mr. Edwards is aware of the mowing issues in that area and the situation is being addressed.

Discussion ensued regarding why the retention pond area has not been mowed consistently, which entity is responsible for maintaining the median on Cobble Bliss and Kai Management’s responsiveness.

Resident Takiyah Graham stated she recently received a violation for the trash bins that were left out while she was on vacation. She asked why she was not notified of the violation via email. She stated she travels often and is uncomfortable giving neighbors her keys and asking them to put away her trash bins.

Mr. Alexander stated residents who are going away on vacation should inform Ms. Lynch and kindly ask their neighbors to put/move emptied trash bins away from the sidewalk and near their garage. Ms. Lynch stated residents who receive a violation and need additional time to pay should email her at silverado@kai.com and they will be granted an extension; this way it is noted on their account and stops the process from going forward. Ms. Lynch will follow up with Ms. Graham regarding the violation.

A resident asked about the change in the meeting venue and stated that she is working on purchasing sod to avoid receiving an HOA violation for her unkept lawn.

Ms. Hammock stated residents can access accurate CDD Board meeting information on the CDD website silveradocdd.org. Facebook is not an official resource and residents with questions or concerns should contact Ms. Sanchez or Kai Management.

Discussion ensued regarding the CDD website, Facebook posts, occasional meeting cancellations due to a lack of quorum and how best to obtain directions to the Train Depot location.

FOURTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisor requests.

FIFTH ORDER OF BUSINESS

Adjournment

**On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor,
the meeting adjourned at 6:04 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on September 15, 2025 at 6:00 p.m., Alice Hall, 38116 5th Avenue, 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 Collins (via telephone)	Kilinski Van Wyk
Jerry Edwards	Kai Management (Kai)
Mateo Soto	Fieldstone

Residents present:

Bill Thagard	Monique Toby	Melissa Lubin	Laila Yapor	Daisy Saoden
Debbie Kitlas	Ron Manzione	Deb Manzione	Ken Kitlas	Takiyah Graham

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 6:06 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Sanchez explained the protocols for public comment and stated this is strictly a CDD meeting; there will be no discussion regarding the HOA or HOA matters.

No members of the public spoke.

THIRD ORDER OF BUSINESS**Consideration of Proposals/Estimates/
Quotes**

Ms. Sanchez presented the following:

A. Pool Valve Repairs**I. Cooper Pools, Inc. Estimate No. 2025-323 [10" Slide Valve Repair Kit]**

Discussion ensued regarding why the work is urgent, quality of the pool vendor's work and establishing a not-to-exceed amount.

Mr. Edwards will seek additional proposals.

On MOTION by Mr. Alexander and seconded by Mr. Conwill, with all in favor, Cooper Pools, Inc. Estimate No. 2025-323 for a 10" Slide Valve Repair Kit, in a not to exceed amount of \$1,000, was approved.

B. Fence Repairs**I. Florida Brothers Maintenance and Repair, LLC Estimate No. 1467 [Fence Repair]**

Discussion ensued regarding the exact location of the fence, whether the landscapers caused the damage, whether to approve replacing the hinges, integrity of the fence and if additional proposals should be obtained.

This item was deferred until a decision is made about the Cobble Bliss fence.

FOURTH ORDER OF BUSINESS**Presentation of Superior Water Services,
Inc., Waterway Management Report**

Ms. Sanchez presented the Superior Water Services, Inc., Waterway Management Report.

In response to a Board Member's complaint that the vendor damaged the area behind his and his neighbors' homes while installing stones around the pond with a 4-wheeler, Ms. Sanchez suggested emailing photographs of the damages to Mr. Edwards so that he can follow up with Superior.

FIFTH ORDER OF BUSINESS**Discussion: Fieldstone Weekly
Maintenance Report**

This item was included for informational purposes.

Mr. Soto responded to questions regarding if trees are trimmed proactively ahead of hurricanes and if trees that were braced by Juniper, after the last hurricane, will remain braced indefinitely.

▪ **Board Member Comments - Discussion: Tree Removals Within Community from the City of Zephyrhills**

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

Mr. Alexander presented a City of Zephyrhills Ordinance regarding tree removals. He discussed his recent interaction with Code Enforcement and a list of the trees that must be replaced.

Asked why the trees need to be removed, Ms. Hammock stated Zephyrhills Code states that the CDD must maintain the landscaping as it was installed pursuant to the approved development and landscape plan submitted by the Developers. She voiced her understanding that the CDD could submit a replacement plan to the City if cited by Code Enforcement for not having trees as required by the development plan.

Discussion ensued regarding the original development order/plot design, which trees should be replaced, 4" calipers, bulk pricing, phasing the work as per the budget, if the CDD has legal recourse to change the replacement plan in the future, the CDD's responsibility to remove invasives near the conservation area, a tree survey, asking the District Engineer to review the tree replacement list, Fieldstone providing a tree replacement estimate, including stump removals, if the trees will be warrantied and the next steps.

Mr. Soto will present a tree inventory and a tree replacement proposal at the next meeting.

Mr. Soto left the meeting.

SIXTH ORDER OF BUSINESS**Memorandum RE Updated Provisions of
the District's Rules of Procedure**

A. Consideration of Resolution 2025-10, to Designate a Date, Time and Location of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-10 and called attention to a Memorandum from District Counsel regarding Updated Provisions of the CDD's Rules of Procedure, dated September 1, 2025.

Ms. Hammock stated that the Memorandum strictly includes changes that bring the Rules of Procedure in line with the current statutory requirements. The Board is already doing everything in accordance with the law; the language updates simply put that in writing.

On MOTION by Mr. Chamoff and seconded by Mr. Smith, with all in favor, Resolution 2025-10, to Designate a Date, Time and Location of a Public Hearing for November 17, 2025 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2024, Prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Chamoff stated that he has no affiliation with the Developer, as referenced on Page 15 of the Report. Ms. Hammock stated Staff issued a correction and the verbiage will be amended as discussed; the Board Members are not affiliated with the Developer.

A. Consideration of Resolution 2025-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Resolution 2025-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, as amended, was adopted.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2025**

Ms. Sanchez and Ms. Hammock responded to questions regarding why the Engineering budget was so high, a reserve study, stormwater repairs, whether the CDD is responsible for annual drainage inspections and how often the catch basins must be maintained.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

NINTH ORDER OF BUSINESS**Approval of August 18, 2025 Regular Meeting Minutes**

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, the August 18, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Board Member Comments**

- **Discussion: Tree Removals Within Community from the City of Zephyrhills**

This item was discussed during the Fifth Order of Business.

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

Asked if the CDD is legally responsible for fencing around the pump station, Ms. Hammock stated the CDD is not responsible for that. Asked why the CDD should pay for a fence on County property that they previously advised they will not maintain, Ms. Hammock stated that whether to do so is a business decision that the Board must make.

Discussion ensued regarding how best to resolve the fence issue at Cobble Bliss, Pasco County's position that the CDD is responsible for repairing the fence, the public records request

that Ms. Hammock made, repair responsibility being between the County and the homeowners and the need for the County to remove the damaged fence.

The Board's preference is not to repair the fence.

Ms. Hammock will ask County representatives to inspect and remove the PVC fencing.

Ms. Hammock stated the first round of ethics training will occur virtually on September 24, 2025. The proposed dates for the second round of training are October 29, October 30, November 3 and November 13, 2025. The second training will be on Monday, November 3, 2025 at 5:30 p.m., via Zoom or Teams.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Kai

- **Safety Culture Report**

The Safety Culture Report was included for informational purposes.

Discussion ensued regarding an expired fire extinguisher in the Amenity Center, the Health Inspector, identifying individuals who damaged the tables in the Amenity Center after a recent party and whether to enter into a cost-share agreement with the HOA related to hiring and management of a Pool Monitor in 2026.

Mr. Edwards will facilitate repairs for the items in Photos 122, 130 and 178 in his Report.

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

- **UPCOMING MEETINGS**

- **September 24, 2025 at 5:30 PM [Zoom Ethics Training Workshop]**

- **October 20, 2025 at 5:00 PM [Zephyrhills Train Depot Museum]**

- **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Public Comments

Resident Melissa Lubin would like the area around the Cobble Bliss fence cleaned up and shrubbery installed. She reported that the vendor who damaged the area behind several homes with a 4-wheeler took responsibility for the damage and informed her that they will return to sod the area.

204

205 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

206

207 **On MOTION by Mr. Alexander and seconded by Mr. Conwill, with all in favor,**
208 **the meeting adjourned at 7:28 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C



Silverado CDD

Jerry Edwards

Complete

Score	85 / 88 (96.59%)	Flagged items	0	Actions	0
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13 Oct 2025 12:46 EDT

Prepared by	Jerry Edwards
Ponds	40 / 42 (95.24%)
Ponds 1	3 / 3 (100%)

Ponds

Good



Photo 1



Photo 2



Photo 3

Pond Location	Across from amenity center
Ponds 2	3 / 3 (100%)

Ponds

Good



Photo 4



Photo 5



Photo 6

Pond Location	Left side of the amenity center
Ponds 3	2 / 3 (66.67%)

Ponds

Fair



Photo 7



Photo 8

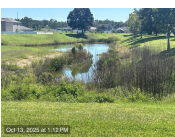


Photo 9

Pond Location	Pulling to the right side of the amenity center the edges of this pond need to be cleaned up
---------------	--

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 10



Photo 11

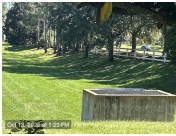


Photo 12



Photo 13

Pond Location

Entrance side of property

Ponds 5

2 / 3 (66.67%)

Ponds

Fair



Photo 14



Photo 15



Photo 16



Photo 17

Pond Location

Exit side of property

Ponds 6

3 / 3 (100%)

Ponds

Good

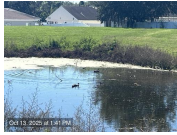


Photo 18



Photo 19

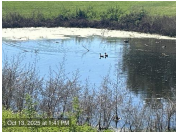


Photo 20

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.247551825737634,
-82.21786778253117)

Ponds 7

3 / 3 (100%)

Ponds

Good



Photo 21



Photo 22



Photo 23

Pond Location

Inside dog park

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 24



Photo 25



Photo 26

Pond Location

Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.250456772845258,
-82.22093446948077)

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31

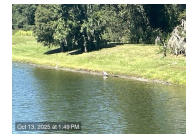


Photo 32

Pond Location

36125 Stable Wilk Ave
Zephyrhills FL 33541
United States
(28.251722981618745,
-82.21913617755024)

Ponds 10

3 / 3 (100%)

Ponds

Good



Photo 33

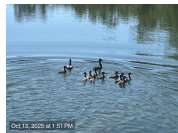


Photo 34



Photo 35



Photo 36

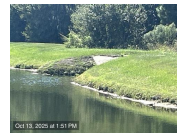


Photo 37

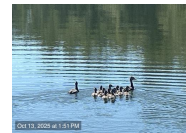


Photo 38

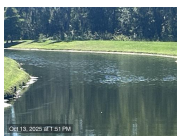


Photo 39

Pond Location

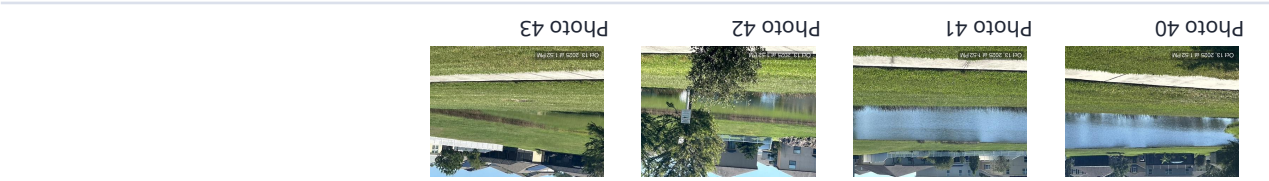
6671 Paden Wheel St
Zephyrhills FL 33541
United States
(28.252738615047896,
-82.2228837746703)

Ponds 11

3 / 3 (100%)

Ponds

Good



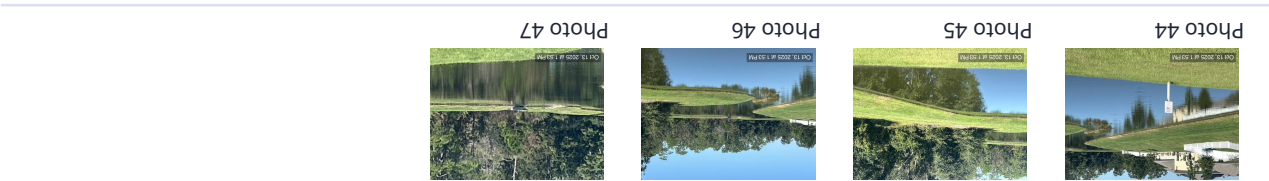
Pond Location

6700-6798 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.25373461530826,
-82.22347467832695)

Ponds 12

3 / 3 (100%)

Good



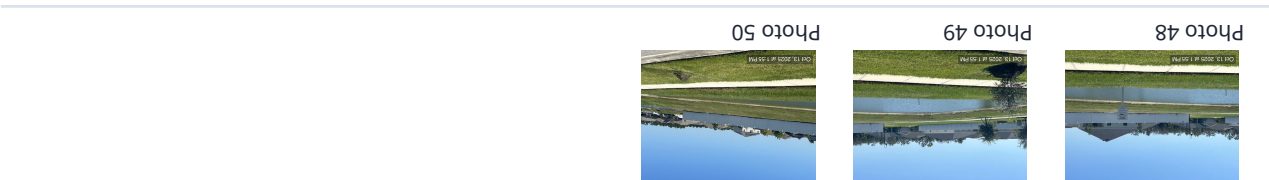
Pond Location

6700-6798 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.25388820273868,
-82.2235552374718)

Ponds 13

3 / 3 (100%)

Good



Pond Location

7142 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.258750578077944,
-82.22471405950746)

Ponds 14

3 / 3 (100%)

Good





Photo 57

Pond Location

35679 Rider Way Ct
Zephyrhills FL 33541
United States
(28.25954605168935,
-82.22526997716558)

Landscaping12 / 12 (100%)

Landscaping 13 / 3 (100%)

LandscapingGood



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62

Landscaping LocationTot lot

Landscaping 23 / 3 (100%)

LandscapingGood



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

Landscaping LocationAmenity center

Landscaping 33 / 3 (100%)

LandscapingGood



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83

Landscaping Location

Front entrance

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 84



Photo 85

Landscaping Location

36127 Carriage Pine Ct
Zephyrhills FL 33541
United States
(28.25052776861511,
-82.21918730928189)

Mailbox

Good



Photo 86

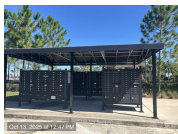


Photo 87



Photo 88



Photo 89

Mailbox Location

6270 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.24855943295829,
-82.21834966991024)

Streetlights

Working

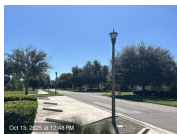


Photo 90

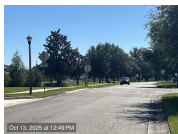


Photo 91



Photo 92

Streetlights Location

6270 Silverado Ranch Blvd
Zephyrhills FL 33541
United States
(28.248566635934022,
-82.21838785366607)

Monuments

Good



Photo 93



Photo 94



Photo 95

Gates

Good



Photo 96



Photo 97

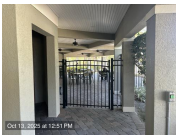


Photo 98



Photo 99

Sidewalks

Good



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104

Sidewalks Location

In front of amenity center

Common Area Fence

Good

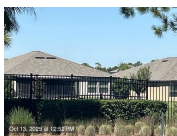


Photo 105

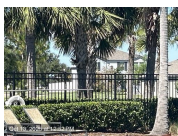


Photo 106

Roads

Good



Photo 107



Photo 108

Roads Location

7130 Boxer Round Pl
Zephyrhills FL 33541
United States
(28.26093810171864,
-82.22600756640382)

Amenities

14 / 15 (93.33%)

Amenities 1

14 / 15 (93.33%)

Clubhouse

Good



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118

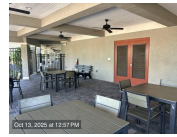


Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125

Clubhouse Restrooms

Fair

Men's restroom toilet has a broken pipe. In the process of repair.

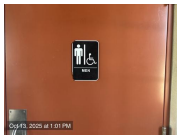


Photo 126



Photo 127

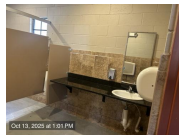


Photo 128



Photo 129



Photo 130

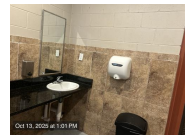


Photo 131

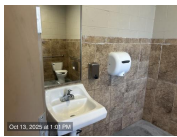


Photo 132

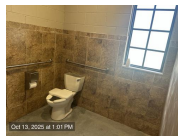


Photo 133



Photo 134

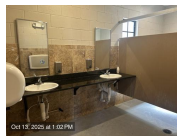


Photo 135

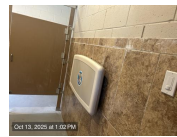


Photo 136



Photo 137



Photo 138



Photo 139



Photo 140

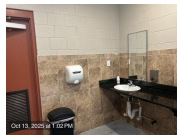


Photo 141

Pool

Good

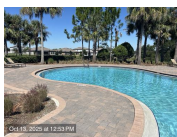


Photo 142

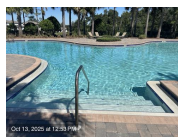


Photo 143

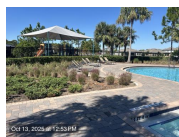


Photo 144

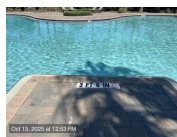


Photo 145

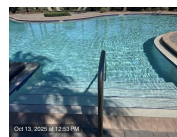


Photo 146



Photo 147

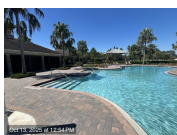


Photo 148

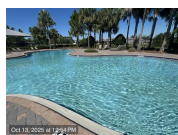


Photo 149

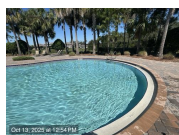


Photo 150



Photo 151

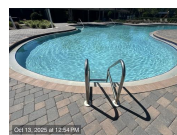


Photo 152

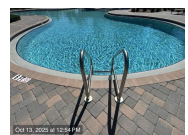


Photo 153

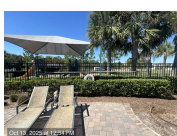


Photo 154



Photo 155



Photo 156

Tot Lot

Good



Photo 157



Photo 158



Photo 159



Photo 160



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166

Dog Park

Good



Photo 167



Photo 168



Photo 169



Photo 170

WiFi Speed at Clubhouse

50

Sign Off

Jerry Edwards
13 Oct 2025 14:00 EDT

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

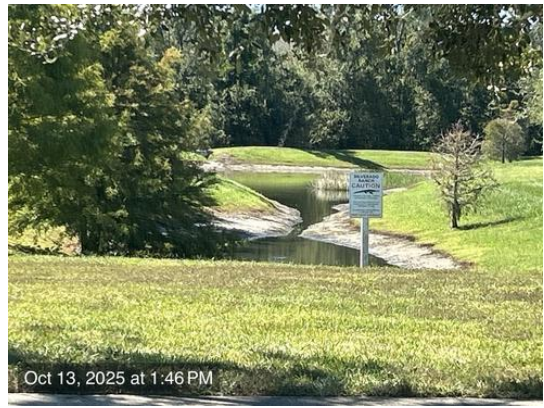


Photo 24

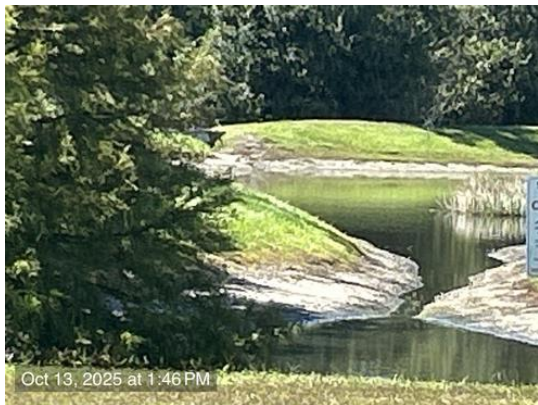


Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30

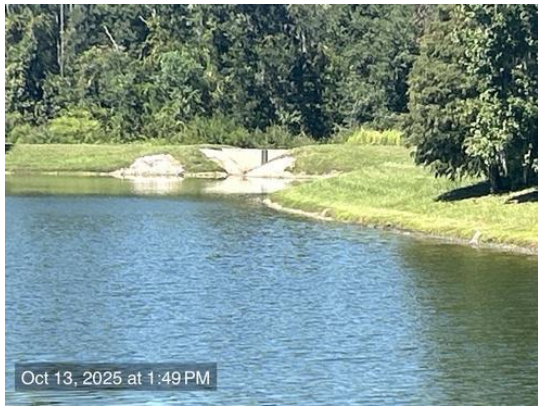


Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37

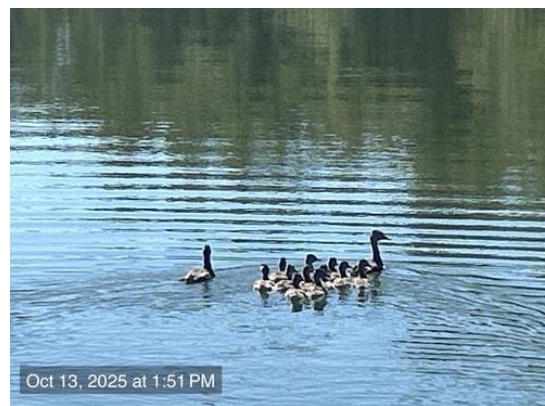


Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45

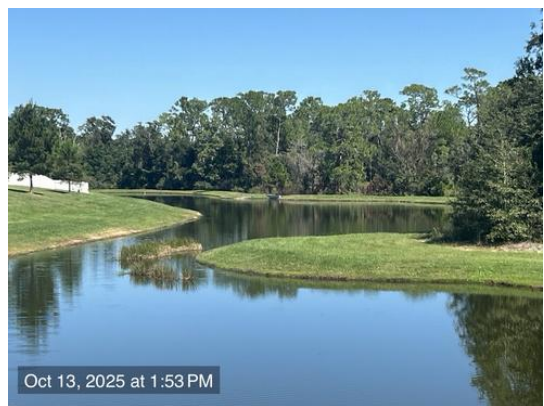


Photo 46

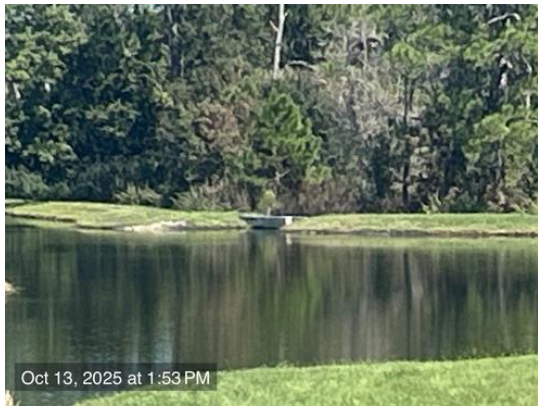


Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57

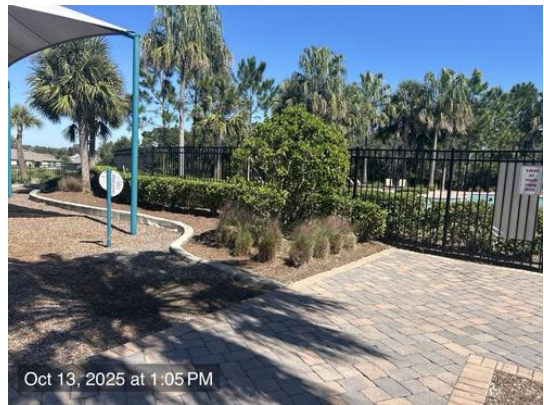


Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68

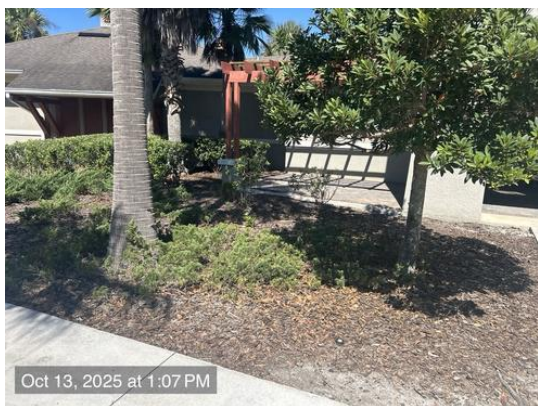


Photo 69



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

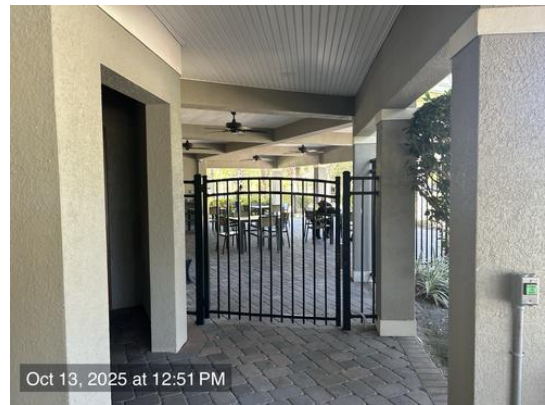


Photo 98



Photo 99



Photo 100

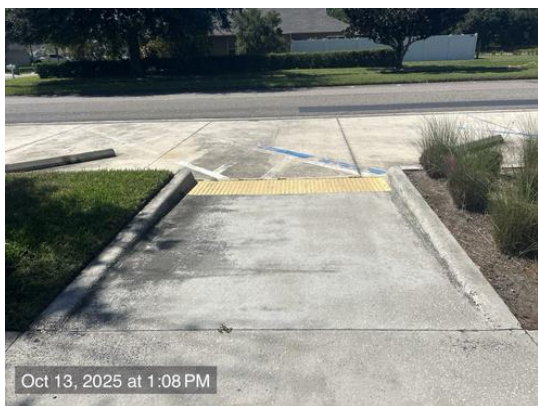


Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113

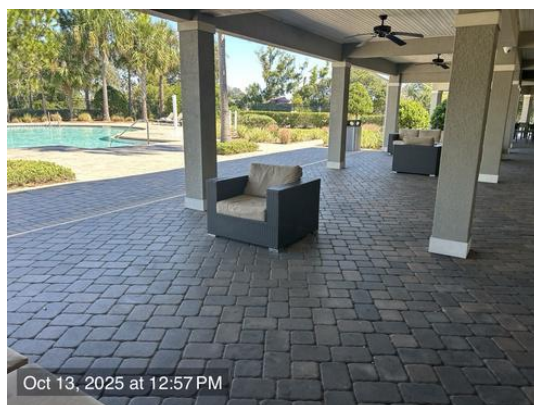


Photo 114



Photo 115



Photo 116



Photo 117

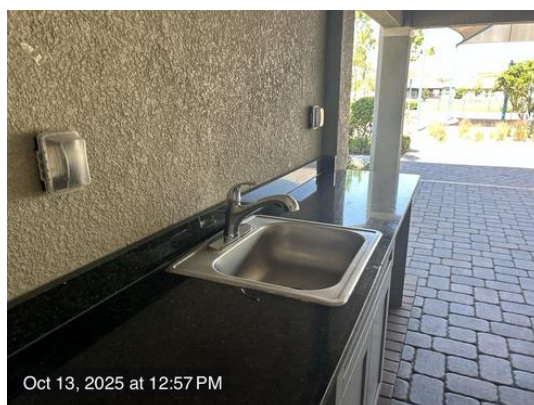


Photo 118

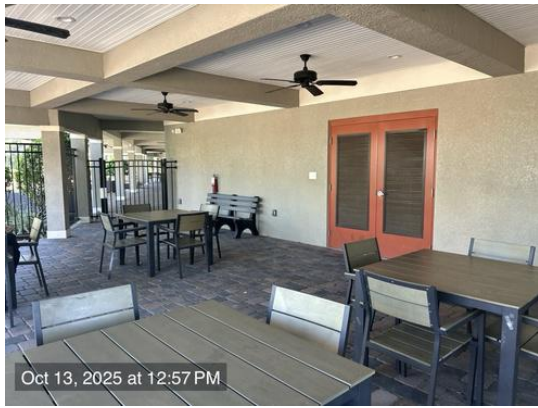


Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125

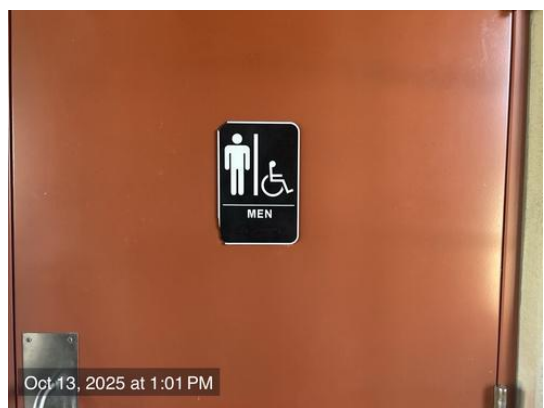


Photo 126



Photo 127

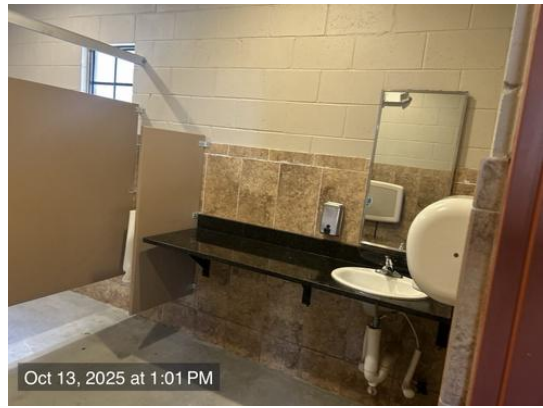


Photo 128

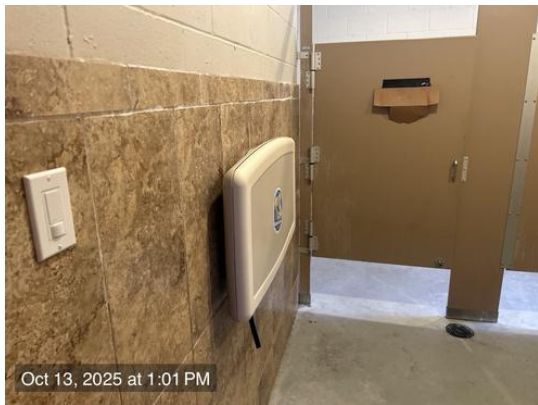


Photo 129



Photo 130

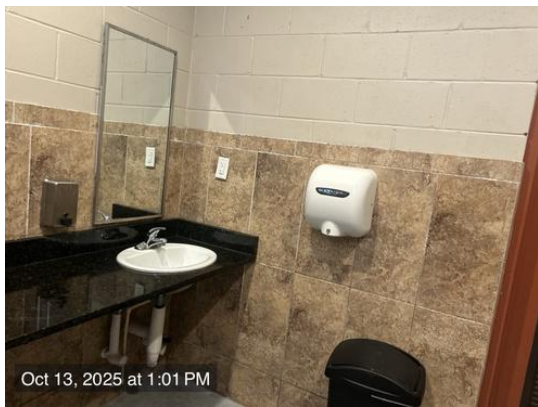


Photo 131



Photo 132

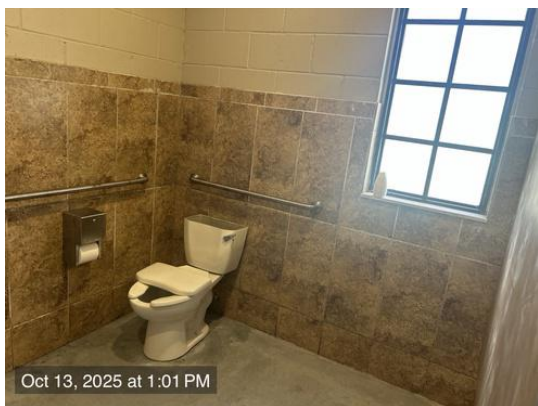


Photo 133



Photo 134

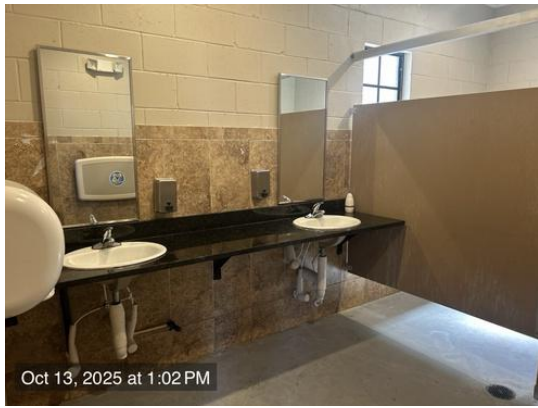


Photo 135

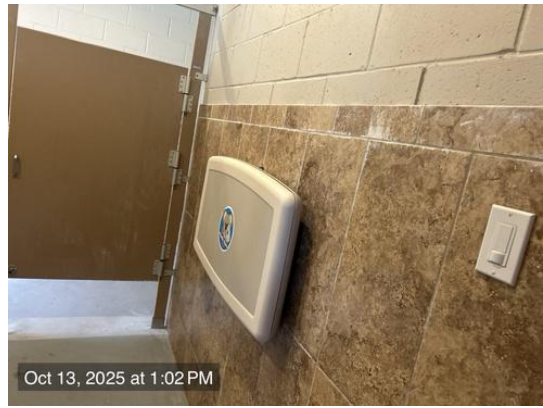


Photo 136



Photo 137

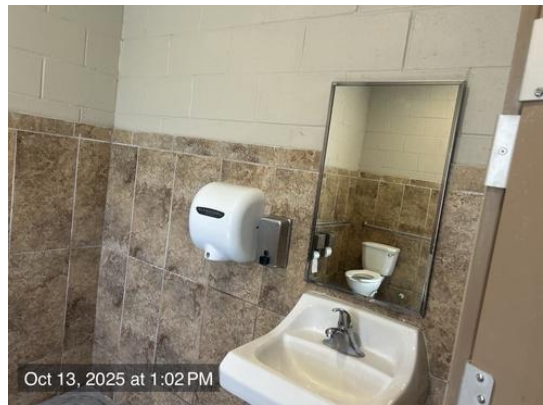


Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150



Photo 151

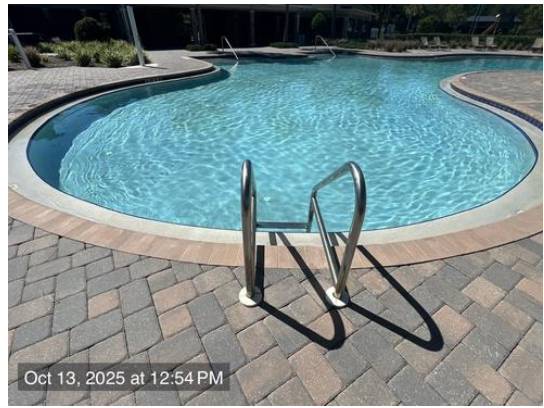


Photo 152

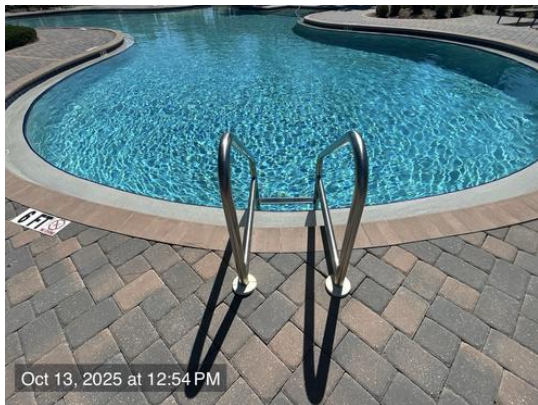


Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158



Photo 159



Photo 160



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

SILVERADO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2025	Regular Meeting	5:00 PM
November 3, 2025	Zoom Workshop Ethics Law and Training Requirements https://us06web.zoom.us/j/89891042428? Meeting ID: 898 9104 2428 Passcode: 530596	5:30 PM
November 17, 2025	Public Hearing and Regular Meeting <i>Adoption of Amended and Restated Rules of Procedure</i>	5:00 PM
December 15, 2025	Regular Meeting	5:00 PM
February 16, 2026	Regular Meeting	5:00 PM
March 16, 2026	Regular Meeting	5:00 PM
April 20, 2026	Regular Meeting	5:00 PM
May 18, 2026	Regular Meeting	5:00 PM
June 15, 2026	Regular Meeting	5:00 PM
July 20, 2026	Regular Meeting	5:00 PM
August 17, 2026	Regular Meeting	5:00 PM
September 21, 2026	Regular Meeting	5:00 PM