

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held 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.

Present:

Lee Chamoff
Francisco Alexander
Larry Conwill
Luis Gonzalez

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jamie Sanchez
Meredith Hammock (via telephone)
Patrick Collins
Jerry Edwards
Mateo Soto

District Manager
District Counsel
Kilinski | Van Wyk
Kai Management (Kai)
Fieldstone

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 5:13 p.m.

Supervisors Chamoff, Alexander, Conwill and Gonzalez were present. Supervisor Smith was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Updates

- **Slide Valve Repair**

Mr. Edwards stated that this item will be repaired for free by H2 Pools.

- **Fan Down at Amenity Center**

Mr. Edwards stated that the fan and the lights that are out in the amenity center are pending. Cos Maintenance will make the repairs.

- **Camera Footage at Amenity Center**

Mr. Edwards was unaware of this item and asked what it is about.

Mr. Conwill recalled that he previously asked Staff to review the camera footage from a party that occurred in the front section wherein tables were broken and there were cigarette burns on several of them. Mr. Edwards will find out the date of the event, check the camera footage and report his findings.

- **Fire Extinguisher**

Mr. Edwards stated that this item is up to date.

Discussion ensued regarding the fire extinguisher inspection schedule, whether payments to the vendor are up-to-date and how often the Health Department inspects.

Ms. Sanchez will check with Accounting regarding vendor compensation and report her findings.

Ms. Sanchez stated all open items will remain on the agenda until repaired.

FOURTH ORDER OF BUSINESS**Consideration of Proposals, Estimates & Quotes**

Mr. Soto stated the following proposals are to replace all the trees that were downed by the 2024 hurricanes. He previously provided a report outlining tree locations and explained the scope of work.

Discussion ensued regarding the proposals, whether tree trimming is part of the current service agreement, if there are warranties on the trees, project timeframe, project costs, a funding source and submitting an updated tree plan to the County to avoid annual tree replacement costs.

District Counsel will add the CDD's terms of agreement to the Fieldstone proposal.

A. Fieldstone Proposal #22027 [Replacement of 16 Oak Trees]

On MOTION by Mr. Chamoff and seconded by Mr. Conwill, with all in favor, Fieldstone Proposal #22027 for tree replacement, in the amount of \$27,974.61, was approved.

B. Fieldstone Tree Care Proposal #1076797 [Palm Trimming, Sidewalk Clearance Issues, Pruning]

Proposal amount: \$23,730

Asked if the proposal can be revised to include only critical items, Mr. Soto replied affirmatively. Ms. Sanchez will include the updated proposal on the next agenda.

C. Florida Brothers Maintenance and Repair, LLC Estimate No. 1467 [Fence Repair]

This item was deferred and will remain on the agenda.

Mr. Soto responded to questions regarding mulching, the project timing and if the team performing the work will be different from the regular landscapers.

▪ **Discussion: Fieldstone Weekly Maintenance Report**

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

Ms. Sanchez presented the Weekly Maintenance Report for September 15, 2025.

Discussion ensued regarding bushhog mowing of certain areas and identifying CDD-owned areas that are not being mowed.

A Board Member noted that both Mateo and Cesar Soto are very responsive.

FIFTH ORDER OF BUSINESS

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

Ms. Sanchez presented the Superior Water Services, Inc. Waterway Management Report for October 9, 2025.

Discussion ensued regarding the large retention ponds with excess vegetation and a pond near the walking trail that is dried out.

In response to a question regarding how to follow up on the vegetation, Ms. Sanchez stated she will email the vendor and copy Mr. Edwards.

SIXTH ORDER OF BUSINESS

**Discussion: Fieldstone Weekly
Maintenance Report**

This item was presented following the Fourth Order of Business.

SEVENTH ORDER OF BUSINESS**Ratification Items**

Ms. Sanchez presented the following:

A. H2 Pool Services, Corp. d/b/a H2 Lagoon Solutions Addendum to Agreement for Pump Replacement

Mr. Edwards stated the slide valve repair has been completed.

B. Florida Brothers Maintenance and Repair, LLC Estimate No. 1482 [Pet Waste Station Trash Service]

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, Ratification Items 7A and 7B, as listed, were ratified.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01,
Amending the Fiscal Year 2025 General
Budget; and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2026-01. She explained that the Fiscal Year 2025 budget needs to be amended as a few line items exceeded budget. The overages were primarily in the “Professional & administrative” Legal and Engineering expenses, and “Field operations” “Stormwater repair & maintenance” expenses, primarily attributable to the pond work performed.

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Resolution 2026-01, Amending the Fiscal Year 2025 General Budget; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of August 31, 2025**

Ms. Sanchez pointed out that there is \$2,773 under “Capital Projects Fund Series 2018A-1, which can be used for pond work invoices in the \$2,000 range.

The Board consensus was for Ms. Sanchez to ask Accounting if leftover capital project funds can be utilized for other items, such as additional lighting, mailbox coverings or an entry monument.

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

TENTH ORDER OF BUSINESS**Approval of Minutes**

- A. September 15, 2025 CDD 101 Workshop**
- B. September 15, 2025 Regular Meeting**

On MOTION by Mr. Gonzalez and seconded by Mr. Alexander, with all in favor, the September 15, 2025 CDD 101 Workshop Minutes and the September 15, 2025 Regular Meeting Minutes, both as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Board Member Comments**

Mr. Alexander reported that, at a recent HOA meeting, the HOA Board approved a not-to-exceed amount of \$10,000 to help with monitoring the pool during spring break and summer vacations. He is waiting on a copy of the contract and, once received, he will forward it to the District Manager and District Counsel for their review and feedback.

Discussion ensued regarding the monitoring contract, the HOA securing a proposal and companies that provide pool monitoring services, such as Florida Brothers and Kai Management.

Mr. Edwards will secure a pool monitoring proposal and forward it to Mr. Alexander.

Mr. Chamoff stated he wants to understand how the CDD is factoring in long-term sustained planning during meetings. He suggested possibly adding an additional meeting to the meeting schedule and stated that he does not want the Board to spend monthly meeting time balancing from budget to budget. He stated after securing the Reserve Study, the Board has not discussed incorporating it into planning for future projects, future financial budgets, etc. He noted projects that need to be addressed, such as the Silverado sign, and questioned how best to factor their maintenance or replacements into the CDD's budgets sooner rather

than waiting until those items fail and then starting the process. He voiced concern that, due to budget constraints and project timeframes, the CDD will eventually have to increase assessments annually, which he thinks could lead to lower property values and a lack of potential homebuyers.

Ms. Sanchez suggested budgeting assigned line items as five-year or 10-year projects.

Discussion ensued regarding the Reserve Study, adding an additional meeting to the meeting schedule, pool resurfacing, new pool furniture, refurbishing the lounge chairs, the sprinklers, irrigation maintenance, why the \$23,730 tree trimming proposal is so costly, establishing/communicating a new tree trimming approach with Fieldstone, and soliciting proposals from other landscapers to compare prices.

Ms. Sanchez will include the Reserve Study as a discussion item on the next agenda.

Mr. Edwards will obtain and present pool furniture proposals at the next meeting.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

Mr. Collins stated the next Ethics Training Zoom Workshop will be on November 3, 2025 at 5:30 p.m.

B. District Engineer: Stantec

There was no report.

C. Operations Manager: Kai

- **Safety Culture Report**

The Safety Culture Report was included for informational purposes.

Mr. Edwards stated he is obtaining proposals for a sewage inspection of the gutter systems and a toilet recently broke in the men's restroom. H2 Pools resolved the issue.

Discussion ensued regarding roof damage repairs, the Cobble Bliss fence, pond overgrowth, pressure washing, pool furniture and upgrading the restrooms.

Mr. Edwards will obtain flooring and painting proposals for the restrooms as well as pool furniture proposals and present them at the next meeting.

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**

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Conwill and seconded by Mr. Alexander, with all in favor, the meeting adjourned at 6:52 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair