

**MINUTES OF MEETING
SILVERADO
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on May 7, 2021 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present were:

Mary Moulton	Chair
Christian Cotter	Vice Chair
Raymond Demby III	Assistant Secretary
Ryan Zook (via telephone)	Assistant Secretary

Also present, were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates LLC
Jere Earlywine	District Counsel
Tonja Stewart (via telephone)	District Engineer
Barry Mazzoni	Operations Manager
Andre Carmack (via telephone)	Resident
Joe LoBella	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:0 a.m. Supervisors Moulton, Cotter and Demby were present in person. Supervisor Zook was attending via telephone. Supervisor Vincent was not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Joe LoBella stated he is a new homeowner, residing in a cul-de-sac. He voiced his concern about an unfinished sidewalk with exposed water lines, construction debris in an empty lot near his home and defective streetlights on Silverado Ranch Boulevard. Ms. Moulton stated the Development Consultant would be asked to address the streetlights and inspect the

debris and exposed utilities and, if they are part of the District’s current construction, the area would be cleaned up. Mr. LoBella was asked to provide his contact information for Management to follow up with a resolution.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2021-06, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Cerbone presented Resolution 2021-06. She reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments.

In response to a question regarding the “Planning, coordinating & contract services” line item in the Fiscal Year 2021 budget, Ms. Cerbone stated it was related to construction requisitions and any additional planning for the community.

Ms. Moulton asked why legal fees were increased. Mr. Earlywine stated he was unsure of what the expenses would be, in terms of the amount of work for a District with an amenity center but, since the Board is currently controlled by the Developers, he must perform basic due diligence for budget season.

Regarding flood insurance, Ms. Cerbone stated, if the Board was amenable, she would engage a more affordable surveyor than Ms. Stewart’s firm and, if there were any issues, especially in light of hurricane season, Management would revert back to Ms. Stewart.

Ms. Moulton asked for the District’s flood category and the estimated insurance cost. Ms. Cerbone stated the estimated cost from the carrier was \$1,800 for the year, which would be prorated if bound within the next few months. The amount would then be increased in accordance with the statewide increases per the Federal Emergency Management Agency (FEMA). Ms. Cerbone stated she would check the actual elevation category and report her findings at a future meeting.

Asked for the total unit count in the District, Ms. Cerbone stated there are 430 units.

Regarding the budget, Ms. Cerbone stated that the District needs additional working capital for the first three months of Fiscal Year 2022 and recommended adding \$60,000 to the expenses, which would result in a \$100 assessment to the property owners. Discussion ensued regarding the assessment, developer lots and the public hearing. Ms. Moulton would review the numbers and contact Management if she sees an opportunity to lower the proposed assessment amount.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2021-06, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 27, 2021 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Amenity Rentals

- **Recreational Facilities Rules & Policies**
 - **Bar & Seating Area Rental Policy & Rules**
 - **Resident - Bar & Seating Area Rental Form**

Ms. Cerbone recalled a discussion at the last meeting about establishing Amenity Rules. She suggested setting the public hearing date to consider the rules for August 27, 2021. Mr. Earlywine suggested authorizing the use of the Rules, in the interim, since the recreational facilities are currently being utilized.

Mr. Earlywine reviewed the Recreational Facilities Rules & Policies, including the day-to-day operational matters, nonresident amenity rates, enforcement, Consent and Waiver Agreement and Rental Application form. One set of the Rules must go through the rulemaking process. Asked about Section 3, on Page 9, Mr. Earlywine stated the provision involves the availability of the recreational facilities and could be filled in later. By Board motion, the Rules could be amended, except for the rates and nonresident user fees.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Recreational Facilities Rules & Policies, in substantial form and for interim use, and setting a Public Hearing to consider the Rules on August 27, 2021 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, to Designate the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

- A. Rules of Procedure**
- B. Rule Notices**
 - **Notice of Rule Development**
 - **Notice of Rulemaking**

The Rules of Procedure and Rule Notices were included for informational purposes.

Ms. Cerbone presented Resolution 2021-03.

On MOTION by Ms. Moulton and seconded by Mr. Demby, with all in favor, Resolution 2021-03, to Designate the Date, Time and Place of August 27, 2021 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

Ms. Cerbone presented Resolution 2021-07. The Board and Staff discussed the meeting schedule.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2021-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Authorization of RFP for Landscape & Irrigation Maintenance Services

Ms. Cerbone presented the Project Manual for Landscape & Irrigation Services. Discussion ensued regarding timing of the Request for Proposals (RFP) process, pricing, evaluation criteria and ranking.

Ms. Moulton asked if there were any unresolved landscape issues and for an opinion of the current condition of the landscaping. Mr. Mazzone stated the current vendor is very responsive and most issues are resolved within 24 to 48 hours. Overall, the landscaping is in very good condition.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Request for Proposals for Landscape & Irrigation Maintenance Services and authorizing Staff to advertise, were approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2021

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2021.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of March 31, 2021, were accepted.

NINTH ORDER OF BUSINESS

Approval of April 7, 2021 Regular Meeting Minutes

Ms. Cerbone presented the April 7, 2021 Regular Meeting Minutes.

On MOTION by Ms. Moulton and seconded by Mr. Demby, with all in favor, the April 7, 2021 Regular Meeting Minutes, as presented, were adopted.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *Hopping Green & Sams, P.A.***

Mr. Earlywine stated Staff was doing its due diligence on the project, including reviewing the reserve accounts and making sure all real estate documents are in order.

B. District Engineer: *Stantec*

- **Update: Drainage Concerns Along Saddle Palm Way/CDD Open Area**

Ms. Stewart stated she was on site and reviewed the construction plans but she needs to be on site when it is raining to see the direction of the flow and to note the Linear Park drainage portion that the District owns. An update would be given at the next meeting.

C. District Manager: *Wrathell, Hunt and Associates, LLC***I. Fence Encroachment Request: Claudio Gallinea, 6877 Wagon Trail Street**

Ms. Cerbone stated she coordinated with Ms. Stewart regarding the fence request. The area behind the resident's home is a conservation area and there can be no obstructions in those areas, including fences. The resident was notified and might address the Board at a future meeting.

II. 550 Registered Voters in District as of April 15, 2021

There were 550 registered voters residing within the District as of April 15, 2021.

III. NEXT MEETING DATE: May 28, 2021 at 10:00 A.M.

- **QUORUM CHECK**

The next meeting would likely not be held until August 27, 2021 at 10:00 a.m.

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

TWELFTH ORDER OF BUSINESS**Public Comments**

Mr. LoBella asked where meetings are advertised and if the meeting time could be changed to 7:00 p.m., to accommodate residents that work. He asked to be contacted for the area inspection. Ms. Cerbone stated that the Operations Manager was present and noted the request. It is the Board's discretion whether to change meeting times; this item is discussed at every meeting. She would contact Mr. LoBella regarding construction debris, etc., and provide the CDD website address where the meeting dates, times and agenda are posted.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 10:56 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Cindy Gibson
Secretary/Assistant Secretary

Mary Moulton
Chair/Vice Chair