

SILVERADO

**COMMUNITY DEVELOPMENT
DISTRICT**

February 23, 2023

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

February 16, 2023

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

Board of Supervisors
Silverado Community Development District

Dear Board Members:

The Board of Supervisors of the Silverado Community Development District will hold a Regular Meeting on February 23, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542. The agenda is as follows:

1. Call to Order/Roll Call
2. Update: CDD Resident Feedback to District Management
 - Debris Removal
 - Damaged Wood Bridge
3. Public Comments
4. Consideration of Responses to RFP for Landscape and Irrigation Maintenance Services
 - A. Affidavit of Publication
 - B. Respondents
 - I. Juniper Landscaping
 - II. Landscape Maintenance Professionals, Inc.
 - III. United Land Services
 - IV. Yellowstone Landscape
 - C. Evaluation Criteria/Ranking
 - D. Award of Contract
5. Discussion/Consideration: Pool Area Action Items
 - A. Proposal for Onsite Access Employee [40 hours at pool]
 - B. Proposals for Wi-Fi
 - C. Proposals for Hotel Grade Pool Furniture


- 6. Consideration of Proposals for Repair and Replacement of Granite Countertops
- 7. Consideration of Tampa S.W.A.P., Invoices to Install Wildlife and No Trespassing Signs
- 8. Consideration of Proposals for Holiday Decorations
- 9. Acceptance of Unaudited Financial Statements as of January 31, 2023
- 10. Approval of January 26, 2023 Regular Meeting Minutes
- 11. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk*
 - B. District Engineer: *Stantec*
 - C. Operations Manager: *Access Management*
 - D. District Manager: *Wrathell, Hunt & Associates, LLC*
 - I. Discussion: Sample Workshop Agenda
 - II. NEXT MEETING DATE: March 23, 2023 at 6:00 PM

QUORUM CHECK

SEAT 1	MICHAEL OZOROWSKY	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	THADDEUS MONEY	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	LEE CHAMOFF	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	MARTHA O'NEAL	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	FRANCISCO ALEXANDER	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 12. Board Members' Comments/Requests
 - Board Member Suggested CDD Projects "aka" Wish List
- 13. Public Comments
- 14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,

 Cindy Carbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4A

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: RFP FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES** was published in said newspaper by print in the issues of: **12/18/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this **12/18/2022**

Signature of Notary Public

Personally known _____ **X** _____ or produced identification

Type of identification produced _____

**LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

Pasco County, Florida

Notice is hereby given that the Silverado Community Development District ("**District**") will accept proposals from qualified firms ("**Proposers**") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to gillyardd@whhassociates.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than **February 6, 2023 at 2:00 p.m. (EST)** at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Attention: Daphne Gillyard. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier's check in the amount of \$25,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear "RESPONSE TO REQUEST FOR PROPOSALS (Silverado Community Development District - Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

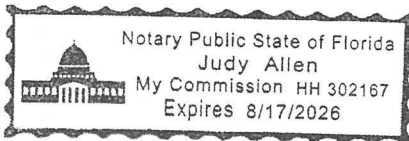
Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by sending an email to gillyardd@whhassociates.com, (561) 571-0010.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Meredith Hammock at meredith@kelawgroup.com, Katie Ibarra at katie@kelawgroup.com Jamie Sanchez at sanchezj@whhassociates.com with a further copy to: Cindy Cerbone, cerbonec@whhassociates.com.

Silverado Community Development District
Cindy Cerbone, District Manager

December 18, 2022

0000262373



SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4C

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR LANDSCAPE & IRRIGATION MAINTENANCE SERVICES - 2023

EVALUATION MATRIX

	PERSONNEL & EQUIPMENT	PROPOSER'S EXPERIENCE	UNDERSTANDING OF SCOPE OF RFP	FINANCIAL CAPABILITY	PRICE	REASONABLENESS OF ALL NUMBERS	TOTAL POINTS
PROPOSER	20 POINTS	25 POINTS	15 POINTS	5 POINTS	20 POINTS	15 POINTS	100 POINTS
UNITED LAND SERVICES					16.12		
LMP, INC					18.80		
JUNIPER LANDSCAPING					19.63		
YELLOWSTONE LANDSCAPE					20		

NOTES:

Completed by: _____
Board Member's Signature

Date: _____

Printed Name of Board Member

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5A

**Silverado CDD
Staffing Proposal**

Amenity Manager	\$ 80,200
Pool Monitor	\$ 9,936
Total	\$ 90,136

Employee Cost - Amenity Manager

Employee Annual Salary	\$ 55,000
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Amenity Manager								
Schedule	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
Time		8:30-5:00	8:30-5:00	8:30-5:00	8:30-5:00	8:30-5:00		
Hours		8	8	8	8	8		40
1/2 Hour netted out for Lunch								

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Payroll Amount	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 55,000
Burden (30%)	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 16,500
Employee Benefits	\$ 725	\$ 725	\$ 725	\$ 725	\$ 725	\$ 725	\$ 725	\$ 725	\$ 725	\$ 725	\$ 725	\$ 725	\$ 8,700
Total Payroll	\$ 6,683	\$ 6,683	\$ 6,683	\$ 6,683	\$ 6,683	\$ 6,683	\$ 6,683	\$ 6,683	\$ 6,683	\$ 6,683	\$ 6,683	\$ 6,683	\$ 80,200

Employee Cost - Pool Monitor \$ 20 /Hour

Pool Monitor								
Schedule	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
Time	3:00-11:00				3:00-11:00	3:00-11:00	3:00-11:00	
Hours	8				8	8	8	32
1/2 Hour netted out for Lunch								

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
	January	February	March	April	May	June	July	August	September	October	November	December	
Work Days Each Month	16	16	18	17	16	18	18	17	18	17	17	19	207
Monthly Hours	128	128	144	136	128	144	144	136	144	136	136	152	1,656
Payroll Amount	\$ 2,560	\$ 2,560	\$ 2,880	\$ 2,720	\$ 2,560	\$ 2,880	\$ 2,880	\$ 2,720	\$ 2,880	\$ 2,720	\$ 2,720	\$ 3,040	\$ 33,120
Burden (30%)	\$ 768	\$ 768	\$ 864	\$ 816	\$ 768	\$ 864	\$ 864	\$ 816	\$ 864	\$ 816	\$ 816	\$ 912	\$ 9,936
Total Payroll	\$ 3,328	\$ 3,328	\$ 3,744	\$ 3,536	\$ 3,328	\$ 3,744	\$ 3,744	\$ 3,536	\$ 3,744	\$ 3,536	\$ 3,536	\$ 3,952	\$ 9,936

Total Cost - Both Employees	\$ 10,011	\$ 10,011	\$ 10,427	\$ 10,219	\$ 10,011	\$ 10,427	\$ 10,427	\$ 10,219	\$ 10,427	\$ 10,219	\$ 10,219	\$ 10,635	\$ 90,136
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SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5B



DCSI, Inc. "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548
 (813)949-6500
 info@dcsisecurity.com
 http://DCSIsecurity.com

Estimate

ADDRESS
Silverado CDD 2300 Glades Road, Suite 410W Boca Raton, FL 33431

SHIP TO
Silverado CDD 6010 Silverado Ranch Blvd. Zephyrhills, Florida 33541

ESTIMATE #	DATE	EXPIRATION DATE
12120	01/20/2023	03/31/2023

SALES REP
DC

ACCT#/LOT/BLK
Pool/Playground WIFI

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This estimate is to install two outdoor access points for resident wifi access around the pool area and around the playground area. Included: Access Point (2) ENH1350EXT- Wireless Access Point Operates on 11ac Dual-Radio Speeds IP67-Rated Weatherproof & Dustproof Dual-Radio MU-MIMO 5 dbi 360 SMA-Type Antenna Max. Data Rates: Upto 867 Mbps 1 x 10/100/1000 Gigabit Ethernet Port Power-over-Ethernet: 48V PoE Wire, Installation and setup Included	1	689.00	689.00

Thank you for your time and this opportunity to do business with you!
 *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

TOTAL **\$689.00**

Accepted By

Accepted Date

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5C



"TAMPA'S LARGEST PATIO STORE...NOT ON DALE MABRY"

TAMPA

1913 E. Bearss Avenue • Tampa, Florida 33613
(813) 632-8070 • FAX: (813) 632-8112

CUSTOMER INFO SHEET

NAME Silverado CDD DATE 1-25-23
 ADDRESS _____ AD SOURCE Referred
 CITY/STATE/ZIP _____ SALESPERSON Liz
 PHONE 813-701-8548 EMAIL Cfuller@accessdifference.com

QTY.	DESCRIPTION	UNIT PRICE	AMOUNT
10	Coastal Chaise Lounge	\$899.00	\$8,990.00
2	Braxton 4 Piece Deep Seating Group Includes L. Loveseat, 2 Chairs, 1 coffee table	\$2,682.31	\$5,364.62
	100% Polywood Recycle Plastic		
REMARKS/COMMENTS <u>Patio Furniture</u>		SUB	\$14354.62
		TAX	
		TOTAL	

Please remind customers that prices are subject to change and prices given are valid for 60 days.



"TAMPA'S LARGEST PATIO STORE...NOT ON DALE MABRY"

TAMPA

1913 E. Bearss Avenue • Tampa, Florida 33613
(813) 632-8070 • FAX: (813) 632-8112

CUSTOMER INFO SHEET

NAME Silverado CDD DATE 1-25-23
 ADDRESS _____ AD SOURCE Referred
 CITY/STATE/ZIP _____ SALESPERSON Liz
 PHONE 813-701-8548 EMAIL C.Fuller@accessdifferenc.com

QTY.	DESCRIPTION	UNIT PRICE	AMOUNT
2	Amani Seating Group 1 Love seat, 2 Swivel, 1 Coffee table	\$5,363.19	\$10,726.38
10	Stratford Sling Chaise Lounge	\$1,212.73	\$12,127.30
	100% Aluminum		
REMARKS/COMMENTS <u>Hana mint</u>		SUB	22,853.68
		TAX	
		TOTAL	

Please remind customers that prices are subject to change and prices given are valid for 60 days.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

6



ESTIMATE

Countertops

Tampa S.W.A.P.
6205 Blossom Avenue
Tampa, Florida 33614
United States

8135731370

BILL TO
Silverado CDD c/o Access
Management 5322 Primrose Lake Cir,
Suite C Tampa, FL 33647

Estimate Number: 3

Estimate Date: January 19, 2023

Expires On: February 19, 2023

Grand Total (USD): \$3,900.00

Items	Quantity	Price	Amount
Countertop Install Pool area. Remove granite countertops/install new laminate countertops. Front entry pool countertop (12ft) Back pool bar. Long 14ft right angle Side 4ft left angle Side 6ft right angle Back 12ft left angle Back continued 4ft Total approx 52ft	1	\$3,900.00	\$3,900.00

Total: \$3,900.00

Grand Total (USD): \$3,900.00

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

7



INVOICE

Tampa S.W.A.P.
6205 Blossom Avenue
Tampa, Florida 33614
United States

8135731370

BILL TO
Silverado CDD c/o Access
Management 5322 Primrose Lake Cir,
Suite C Tampa, FL 33647

Invoice Number: 1

P.O./S.O. Number: 03

Invoice Date: November 9, 2022

Payment Due: December 9, 2022

Amount Due (USD): \$1,715.00

[Pay Securely Online](#)

Items	Quantity	Price	Amount
Signs Gator warning signs attached to post for in ground install. Post hole dig/Level/Complete.	24	\$35.00	\$840.00
Signs No trespassing signs attached to post for in ground install. Post hole dig/Level/Complete.	24	\$35.00	\$840.00
Sign No trespassing sign Pool area install. Mount/Level/Complete.	1	\$35.00	\$35.00

Total: \$1,715.00

Amount Due (USD): \$1,715.00

[Pay Securely Online](#)



link.waveapps.com/59gmsm-axjq96

Notes / Terms

Basic in ground installation. No cement.



INVOICE

Tampa S.W.A.P.
6205 Blossom Avenue
Tampa, Florida 33614
United States

8135731370

BILL TO
Silverado CDD c/o Access
Management 5322 Primrose Lake Cir,
Suite C Tampa, FL 33647

Invoice Number: 2

P.O./S.O. Number: 03

Invoice Date: November 9, 2022

Payment Due: December 9, 2022

Amount Due (USD): \$2,832.00

[Pay Securely Online](#)

Services	Quantity	Rate	Amount
Signs Gator warning signs attached to post for in ground install. Post hole dig/Level/Concrete/Complete. *Rate includes Materials + Labor	24	\$59.00	\$1,416.00
Signs No trespassing signs attached to post for in ground install. Post hole dig/Level/Concrete/Complete. *Rate includes Materials + Labor	24	\$59.00	\$1,416.00

Total: \$2,832.00

Amount Due (USD): \$2,832.00

Pay Securely Online

link.waveapps.com/cyww8z-d6v92u

Notes / Terms

Concrete install. Materials included. Labor included.

*Recommended for Stability & Longevity.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2023**

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2023**

	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	\$ 798,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 798,758
Investments							
Revenue	-	97,033	102,949	155,365	120,325	-	475,672
Reserve	-	55,360	53,325	72,075	252,637	-	433,397
Prepayment	-	60	-	-	-	-	60
Due from Developer	7,485	-	-	-	-	-	7,485
Due from general fund	-	751	707	1,912	1,502	50,436	55,308
Utility deposit	2,881	-	-	-	-	-	2,881
Total assets	<u>\$ 809,124</u>	<u>\$153,204</u>	<u>\$156,981</u>	<u>\$229,352</u>	<u>\$374,464</u>	<u>\$ 50,436</u>	<u>\$ 1,773,561</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 32,476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,476
Due to other	16,559	-	-	-	-	-	16,559
Due to debt service fund 2016A-1	751	-	-	-	-	-	751
Due to debt service fund 2017A-1	707	-	-	-	-	-	707
Due to debt service fund 2018A-1	1,912	-	-	-	-	-	1,912
Due to debt service fund 2018A-2	1,502	-	-	-	-	-	1,502
Due to capital projects fund 2018	50,436	-	-	-	-	-	50,436
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>114,715</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>114,715</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	7,485	-	-	-	-	-	7,485
Total deferred inflows of resources	<u>7,485</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,485</u>
FUND BALANCES							
Restricted for							
Debt service	-	153,204	156,981	229,352	374,464	-	914,001
Capital projects	-	-	-	-	-	50,436	50,436
Assigned							
Working capital	193,064	-	-	-	-	-	193,064
Unassigned	493,860	-	-	-	-	-	493,860
Total fund balances	<u>686,924</u>	<u>153,204</u>	<u>156,981</u>	<u>229,352</u>	<u>374,464</u>	<u>50,436</u>	<u>1,651,361</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 809,124</u>	<u>\$153,204</u>	<u>\$156,981</u>	<u>\$229,352</u>	<u>\$374,464</u>	<u>\$ 50,436</u>	<u>\$ 1,773,561</u>

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
General fund revenues	\$ 9,505	\$ 714,247	\$ 724,358	99%
Developer funding	-	600	-	N/A
Total revenues	<u>9,505</u>	<u>714,847</u>	<u>724,358</u>	99%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	-	1,076	6,450	17%
Management consulting services	4,000	16,000	48,000	33%
Printing & Binding	42	167	500	33%
Telephone	17	67	200	34%
Other current charges	191	215	500	43%
Auditing services	-	-	3,350	0%
Postage	-	-	500	0%
Insurance	-	5,988	7,900	76%
Regulatory and permit fees	-	175	175	100%
Legal advertising	421	747	1,500	50%
Engineering	424	4,206	7,000	60%
Legal	-	-	25,000	0%
Website hosting	705	705	705	100%
ADA website compliance	-	-	210	0%
Meeting Room Rental	-	790	-	N/A
Security patrol	-	225	-	N/A
Debt administration				
Dissemination agent	250	1,000	3,000	33%
DSF Accounting	-	-	5,500	0%
Trustee fees	-	4,256	16,080	26%
Arbitrage rebate calculation	-	-	3,000	0%
Total professional & administrative	<u>6,050</u>	<u>35,617</u>	<u>129,570</u>	27%
Field operations				
Physical environment expenditures				
Streetpole lighting	7,366	22,438	99,600	23%
Electricity (irrigation & pond pumps)	344	1,068	3,600	30%

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Landscaping maintenance	17,469	85,291	243,470	35%
Landscape replenishment	100	400	5,000	8%
Palms & tree trimming	-	-	15,000	0%
Irrigation maintenance	-	453	5,000	9%
Pond maintenance	2,721	15,115	35,000	43%
Bush hog mowing	-	-	6,000	0%
Fertilizer & mulch	-	-	20,880	0%
Property insurance	-	14,277	14,933	96%
Solid waste disposal	-	177	-	N/A
Comprehensive field tech services	1,200	4,800	14,400	33%
Field ops accounting	417	1,667	5,000	33%
Pet waste removal	-	413	2,100	20%
Signage	103	4,005	-	N/A
Wetland Maintenance	-	-	8,200	0%
Amenity center				
Pool service contract	1,150	4,600	17,600	26%
Pool maintenance & repairs	-	121	2,000	6%
Pool permit	-	-	275	0%
Flood insurance	-	-	2,800	0%
Cleaning & maintenance	7,000	10,000	14,140	71%
Internet	278	554	1,464	38%
Electricity	1,001	3,725	10,620	35%
Water	386	1,595	2,400	66%
Pest control	240	360	1,440	25%
Camera monitoring	189	2,853	3,600	79%
Refuse service	-	-	1,000	0%
Landscape maintenance - infill	-	-	5,000	0%
Holiday Decorations	-	675	-	N/A
Miscellaneous repairs & maintenance	725	1,325	10,000	13%
Total field operations	<u>40,689</u>	<u>175,912</u>	<u>550,522</u>	32%
Other fees & charges				
Property appraiser	-	-	175	0%
Tax collector	190	14,283	15,091	95%
Total other fees & charges	<u>190</u>	<u>14,283</u>	<u>15,266</u>	94%
Total expenditures	<u>46,929</u>	<u>225,812</u>	<u>695,358</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(37,424)	489,035	29,000	
Fund balances - beginning	<u>724,348</u>	<u>197,889</u>	<u>182,585</u>	
Fund balance - ending				
Assigned				
Working capital	193,064	193,064	193,064	
Unassigned	493,860	493,860	18,521	
Fund balances - ending	<u>\$ 686,924</u>	<u>\$ 686,924</u>	<u>\$ 211,585</u>	

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016A-1 BONDS
FOR THE PERIOD ENDED JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 758	\$ 56,978	\$ 57,784	99%
Interest	401	1,204	-	N/A
Total revenues	<u>1,159</u>	<u>58,182</u>	<u>57,784</u>	101%
EXPENDITURES				
Debt service				
Interest	-	21,360	42,660	50%
Principal	-	12,000	12,000	100%
Principal prepayment	-	5,000	-	N/A
Total debt service	<u>-</u>	<u>38,360</u>	<u>54,660</u>	70%
Other fees & charges				
Tax collector	15	1,139	1,204	95%
Total other fees and charges	<u>15</u>	<u>1,139</u>	<u>1,204</u>	95%
Total expenditures	<u>15</u>	<u>39,499</u>	<u>55,864</u>	71%
Excess/(deficiency) of revenues over/(under) expenditures	1,144	18,683	1,920	
Fund balances - beginning	<u>152,059</u>	<u>134,521</u>	<u>142,608</u>	
Fund balances - ending	<u>\$ 153,203</u>	<u>\$ 153,204</u>	<u>\$ 144,528</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 JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 714	\$ 53,700	\$ 54,460	99%
Interest	417	1,229	-	N/A
Total revenues	<u>1,131</u>	<u>54,929</u>	<u>54,460</u>	101%
EXPENDITURES				
Debt service				
Interest	-	18,900	37,800	50%
Principal	-	10,000	10,000	100%
Total debt service	<u>-</u>	<u>28,900</u>	<u>47,800</u>	60%
Other fees & charges				
Tax collector	14	1,074	1,135	95%
Total other fees and charges	<u>14</u>	<u>1,074</u>	<u>1,135</u>	95%
Total expenditures	<u>14</u>	<u>29,974</u>	<u>48,935</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	1,117	24,955	5,525	
Fund balances - beginning	155,864	132,026	131,174	
Fund balances - ending	<u>\$ 156,981</u>	<u>\$ 156,981</u>	<u>\$ 136,699</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 JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 1,932	\$ 145,162	\$ 147,217	99%
Interest	522	1,450	-	N/A
Total revenues	<u>2,454</u>	<u>146,612</u>	<u>147,217</u>	100%
EXPENDITURES				
Debt service				
Interest	-	53,075	105,275	50%
Principal	-	35,000	35,000	100%
Total debt service	<u>-</u>	<u>88,075</u>	<u>140,275</u>	63%
Other fees & charges				
Tax collector	39	2,903	3,067	95%
Total other fees and charges	<u>39</u>	<u>2,903</u>	<u>3,067</u>	95%
Total expenditures	<u>39</u>	<u>90,978</u>	<u>143,342</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	2,415	55,634	3,875	
Fund balances - beginning	226,937	173,718	169,615	
Fund balances - ending	<u>\$ 229,352</u>	<u>\$ 229,352</u>	<u>\$ 173,490</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 JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 1,517	\$ 114,013	\$ 115,623	99%
Interest	1,014	2,942	-	N/A
Total revenues	<u>2,531</u>	<u>116,955</u>	<u>115,623</u>	101%
EXPENDITURES				
Debt service				
Interest	-	43,450	86,900	50%
Principal	-	-	25,000	0%
Total debt service	<u>-</u>	<u>43,450</u>	<u>111,900</u>	39%
Other fees & charges				
Tax collector	30	2,280	2,409	95%
Total other fees and charges	<u>30</u>	<u>2,280</u>	<u>2,409</u>	95%
Total expenditures	<u>30</u>	<u>45,730</u>	<u>114,309</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	2,501	71,225	1,314	
Fund balances - beginning	371,963	303,239	301,759	
Fund balances - ending	<u>\$ 374,464</u>	<u>\$ 374,464</u>	<u>\$ 303,073</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 JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 50,436	 50,436
Fund balances - ending	<u><u>\$ 50,436</u></u>	<u><u>\$ 50,436</u></u>

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverado Community Development District held a Regular Meeting on January 26, 2023 at 6:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

Present were:

Michael Ozorowsky	Chair
Thaddaeus Money	Vice Chair
Francisco Alexander	Assistant Secretary
Lee Chamoff	Assistant Secretary
Martha O’Neal	Assistant Secretary

Also present, were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates LLC (WHA)
Meredith Hammock	District Counsel
Alex Gormley	Access Difference
Derek Brewer	Zephyrhills Police Chief
Lieutenant Gardner	Zephyrhills Police Department
Michael Newsome	LMP

Residents present were:

Takiyah Graham	Bill Hogard	Mathew Rush	Antonilius Davis
Jim & Kristi Rice	Mariano Orozco	Eddie Vargas	Alexandria Davis
Verlene Williams	Jairo Barrios	Larry Conwill	Lauren Ozorowsky
Tom & Colby Ules	T. Castro	Luis Gonzalez	Kathy Thibodeaux
Migdalia Grande	Edgar Caffey	Mark Sapozak	Vaughn Wilkinson
Jacqueline Wilkinson			

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 6:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Zephyrhills Police Presentation

Referencing slides, Chief Brewer highlighted the following:

- The traffic study was conducted on City-maintained roads, not private roads.

- 45 ➤ The purpose of the traffic study was to measure average speeds.
- 46 ➤ The study examined the percentage of vehicles exceeding the speed limit by various
- 47 amounts and number of vehicle crashes, injuries in vehicle crashes, severity of injuries and the
- 48 volume of citizen arrests.
- 49 ➤ There were no accidents on Silverado Ranch Boulevard in seven years.
- 50 ➤ The study measured 14-day periods southbound and northbound without the speed
- 51 display and later with the speed display sign.
- 52 ➤ The speed display sign showed marginal effectiveness.
- 53 ➤ Speed limits are determined by examining the 85th percentile, which is the drivers’
- 54 perception of what the speed limit should be.
- 55 ➤ The total number driving over the speed limit to exit the neighborhood, was 75%.

56 Chief Brewer concluded that Silverado has a speeding issue and the City of Zephyrhills
 57 should install a traffic calming device on Silverado Ranch Boulevard.

58 Discussion ensued regarding traffic control, Police jurisdiction over public roads versus
 59 private roads and the difference between speed tables and speed bumps.

60 Ms. Cerbone stated that the takeaway is perhaps the CDD should consider installing
 61 traffic control devices, such as speed bumps or speed deterrents, and, if those directions are
 62 given, it will be a very thorough process, involving the District Engineer. The process would start
 63 with the Board allowing Management to send a letter to the City Manager and probably the
 64 Director of Public Works requesting an official Traffic Study, with copies to Chief Brewer and
 65 the Board.

66 Chief Brewer responded to questions regarding whether speeds over 30 miles per hour
 67 are a criminal violation and whether golf carts and ATVs are allowed on City roads.

68 Regarding criminal issues and nefarious activity in the community, Ms. Cerbone stated
 69 the police can only respond if a law is being broken, such as overt drug use, underage drinking
 70 and destruction of property. Chief Brewer stated if a non-resident is considered to be
 71 trespassing, law enforcement will respond but will not violate the rights of individuals who are
 72 allowed to use the pool.

73

74 **THIRD ORDER OF BUSINESS**

Update: CDD Resident Feedback to District Management

75

76

77 Ms. Sanchez gave the following updates:

78 • **Mailbox Coverings**

79 Ms. Cerbone stated any items that the Board would like completed, as long as Counsel
80 does not have to weigh in on the legality of it, can be carried over to the next agenda.

81 • **Changing pool water**

82 Ms. Cerbone stated the Board previously approved patching a crack in the pool but it
83 appears the pool might need more repairs; additional information is needed.

84 A Board Member recommended that the pool be drained, rebuilt and inspected
85 properly and requested that Asset Management prioritize repairing the pool.

86 • **Police Jurisdiction**

87 This item was addressed during the Second Oder of Business.

88 • **Lights at Silverado Ranch Blvd**

89 Ms. Sanchez stated that the four previously installed light posts are not functioning.
90 Duke Energy was contacted and a response is pending. Asset Management will follow up.

91 • **Electric Availability in entryway**

92 Ms. Sanchez stated this item is on the “wish list” and Staff will review and ask the Board
93 to prioritize it.

94 • **Camera Access**

95 Ms. Sanchez stated Colette has the app on her cell phone so she can view live footage of
96 camera access and playback to approximately 30 days.

97 A Board Member felt that more than one person should have access to the camera.

98 • **Mulch**

99 Ms. Sanchez stated the mulch was completed. Positive resident feedback was received.

100 • **Leaning tree at dog park**

101 Ms. Sanchez stated Collette contacted LMP and a response is pending.
102

103 **FOURTH ORDER OF BUSINESS**

Public Comments

104
105 Ms. Sanchez discussed the protocols and rules for public comments.

106 Ms. Cerbone stated after all public comments, Management will make a
107 recommendation to the Board for feedback and the Board can decide whether to respond.

108 Resident Vaughn Wilkinson asked what the CDD will do about the two tree stumps near
109 his home.

110 Resident Lauren Ozorowsky suggested alerting elderly residents who do not use social
111 media and are not on Facebook about CDD meetings via a banner and a bulletin Board.

112 Resident Luis Gonzales stated he and several neighbors are looking for fiscal
113 responsibility and hoped that all the CDD's improvement plans are being spread over 10-to-15
114 years and not scheduled for implementation over just three months. He commented on the
115 practicality of a recent proposal for a full-time employee and the lack of reserve funds and
116 stated he would like to see five-year plans and fewer wish list items.

117 Resident Ed Vargas asked the Board to consider heating the pool.

118 Resident Migdalia Grande questioned the holiday decoration expenditure, asked who
119 authorized it and voiced her opinion that the community should be informed before such
120 decisions are made.

121 Resident Mario Orozco reported that the Developer left a great deal of trash in the
122 ponds and preserve areas and asked about debris removal, including removal of the invasive
123 flora in preserve area.

124 Ms. Sanchez stated Staff is taking notes of the residents' questions and concerns and
125 will facilitate feedback at the beginning of the next meeting to address these concerns in any
126 way the CDD can, after the appropriate research.

127 Ms. Cerbone provided the following feedback to the public comments:

128 ➤ Regarding stumps left from tree removals, it is usually at the discretion of the
129 landscaping company whether to remove a stump; stump removal is very costly. Per the
130 Board's direction, Staff will have LMP do a walk-through, identify areas where trees were
131 removed and provide a quote for presentation at the next meeting.

132 ➤ Regarding notification of CDD meetings, the CDD abides by the Florida Statutes and all
133 regular meetings are advertised in the local newspaper, once a year, and a second notice is
134 placed for public hearings. She discussed ways that residents can remind elderly neighbors of
135 meetings, such as a bulletin board or on the mailbox covering, and HOA e-blast reminders.

136 ➤ Regarding fiscal responsibility, the Board makes all the decision. Fiscal responsibility is
137 with the Board but it is also with Management, who does the accounting, finance and
138 recordkeeping. Four Staff members and an Access Management representative are in
139 attendance. Staff helps the Board by giving options and assisting in the Board's decision-
140 making.

141 ➤ Pool heaters are on the wish list, which will be discussed later in the meeting.

142 ➤ Regarding holiday decorations, Ms. Cerbone concurred that it was costly and lacked
 143 value. Ordinarily, CDDs execute three-year holiday decoration agreements, no later than May,
 144 with a cancellation clause. Staff will secure proposals and include them on the next agenda.

145 ➤ Regarding the Developer leaving debris in the ponds and the invasive species, Access
 146 Management will coordinate with LMP to identify specific areas, obtain adjacent addresses and
 147 inform District Staff of their findings.

148

149 **FIFTH ORDER OF BUSINESS**

Discussion/Consideration:	Pool	Area
Action Items		

150

151

152 **A. Proposal for Onsite Access Employee [40 hours at pool]**

153 Ms. Sanchez presented a job description for an on-site part-time pool monitor and a
 154 staffing proposal for an Amenity Manager and a Pool Monitor, in the amount of \$90,136.

155 Ms. Sanchez and Ms. Cerbone responded to questions about the proposal and the
 156 Amenity Manager’s duties and responsibilities, including production of a weekly report. A Board
 157 Member asked for options. Ms. Cerbone will coordinate with Alex on the proposal for the next
 158 meeting and for the Board to receive operational feedback on a periodic basis.

159 **B. Modifications to Rental Policy**

160 Ms. Sanchez presented the Silverado Recreational Facilities Rules and Policies and called
 161 attention to the Facility Rental Policy. The Report is informational to educate residents of the
 162 current policy. Ms. Cerbone stated the Policy will be carried over to future agendas if the
 163 consensus is to make modifications and a public hearing will be scheduled to adopt the Policy.

164 Discussion ensued regarding the pool rules, user fee, Access Management and access to
 165 the Amenity Center.

166 **C. Proposals for Wi-Fi**

167 Ms. Sanchez presented a DCSI, Inc. Wi-Fi estimate in the amount of \$689.

168 This item will be carried over to the next agenda.

169 **D. Proposals for Hotel Grade Pool Furniture**

170 Ms. Sanchez presented a handout with proposals for hotel pool grade furniture and
 171 customer information sheets. Ms. Cerbone stated the proposals are for informational purposes.
 172 This item can be carried over to the next agenda. Staff will obtain additional proposals with no
 173 cushions.

174

175 **SIXTH ORDER OF BUSINESS**

Consideration of Proposals for Repair and Replacement of Granite Countertops

176

177

178 Ms. Sanchez presented Estimate #3 from Tampa Swap in the amount of \$3,900 for
179 removal and installation of laminate countertops.

180 Asked about the CDD’s options if the individual who damaged the countertop is
181 identified, Ms. Hammond stated a formal letter for reimbursement of the costs can be sent
182 and, hypothetically, if the individual refuses, the CDD can pursue the issue and take stringent
183 legal remedies, up to legal action in court. This item will be carried over to the next agenda.

184

185 **SEVENTH ORDER OF BUSINESS**

Consideration of Tampa S.W.A.P., Invoices to Install Wildlife and No Trespassing Signs

186

187

188 This item was deferred to the next meeting.

189

190 **EIGHTH ORDER OF BUSINESS**

Discussion/Consideration of Checklist for Community Events on CDD Property

191

192

193 Ms. Sanchez presented the Checklist for Community Events on CDD Property, with the
194 Chair’s edits.

195

196 **NINTH ORDER OF BUSINESS**

Update: RFP for Landscape and Irrigation Maintenance Services (Proposals due February 6, 2023)

197

198

199

200 Ms. Sanchez presented the project manual for Landscape and Irrigation Maintenance
201 Services. Management will send a bid opening link to each Supervisor, on February 6, 2023,
202 which is the due date for the proposals. The link will have each vendor’s response.

203 Ms. Cerbone discussed the Request for Proposals (RFP) award process and ranking
204 criteria.

205

206 **TENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements

207

208

209 Ms. Sanchez presented the following:

210 **A. As of October 31, 2022**

211 **B. As of December 31, 2022**

212 Discussion ensued regarding how best to utilize a \$66,000 refund.

213

214 **On MOTION by Ms. O’Neal and seconded by Mr. Chamoff, with all in favor, the**
215 **Unaudited Financial Statements as of October 31, 2022 and as of December 31,**
216 **2022, were accepted.**

217

218

219 **ELEVENTH ORDER OF BUSINESS**

Discussion: Future Reserve Needs

220

221 Ms. Cerbone stated the CDD has no reserves; however, it has “Working capital” and
222 “Unassigned” funds, which are expended throughout the year on improvement projects.
223 Reserves should be established for future road resurfacing, lake bank erosion remediation, a
224 new roof and eventual renovations for the Amenity Center. The District Engineer must weigh in
225 on how much the CDD should have in reserves and provide the estimated figure to the District
226 Manager for incorporation into the budget.

227

228 **TWELFTH ORDER OF BUSINESS**

Approval of Minutes

229

230 Ms. Sanchez presented the following:

231 **A. August 26, 2022 Public Hearings and Regular Meeting**

232 **B. November 29, 2022 Landowners’ Meeting**

233 The following change was made:

234 Line 15 and throughout: Change “Thaddeus” to “Thaddaeus

235 **C. November 29, 2022 Regular Meeting**

236 The following change was made:

237 Line 11 and throughout: Change “Thaddeus” to “Thaddaeus

238

239 **On MOTION by Ms. O’Neal and seconded by Mr. Ozorowsky, with all in favor,**
240 **the August 26, 2022 Public Hearings and Regular Meeting Minutes, as**
241 **presented, and the November 29, 2022 Landowners’ Meeting and November**
242 **29, 2022 Regular Meeting Minutes, as amended, were approved.**

243

244

245 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

246

247 **A. District Counsel: KE Law Group, PLLC.**

248 There was no report.

249 **B. District Engineer: *Stantec***

250 There was no report.

251 **C. Operations Manager: *Access Management***252 **I. Consideration of Master Waste and Disposal Services Agreement**

253 Ms. Sanchez read the following email from Mr. Ken Smith, of H2 Pool Services:

254 "Good afternoon, Colette,

255 For the past several years, we have been asked to put the garbage from the amenity in
256 the construction dumpsters in the neighborhood. I mentioned several months back in an email
257 on December 21st that construction is completed and there is not a dumpster available. We
258 need to have something in place for garbage especially when things warm up. You might even
259 want to explore putting a couple of garbage receptacles from the city on site and we can put
260 them to the curb on days there's trash pickup in the community."

261 Ms. Sanchez presented a quotation from CMS for one 10-yard dumpster.

262 Discussion ensued regarding the CMS quotation, the current rental policy and the City.

263 **D. District Manager: *Wrathell, Hunt and Associates, LLC***264 **I. Discussion: Joint Meeting with HOA**265 **II. Discussion: Workshop Options**

266 Staff will email a sample workshop agenda to the Board and include it on the next
267 agenda.

268 **III. Discussion/Consideration: Opening Conference Line for Members of the Public**

269 Ms. Sanchez stated there is a dial-in number for Board Members and Staff to attend via
270 telephone. The Board has the option of changing it and opening the line to the public but that
271 has drawbacks because, when there are large numbers of in-person and call-in attendees, it can
272 result in echoing and feedback and the line must be muted at times.

273 Discussion ensued regarding issues with Zoom calls.

274 **IV. NEXT MEETING DATE: February 23, 2023 at 6:00 P.M.**275 **○ QUORUM CHECK**

276 The next meeting will be held on February 23, 2023.

277

278 **FOURTEENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

279

- 280
- **Discussion: Board Member Suggested CDD Projects "aka" Wish List.**

281 Ms. Sanchez presented a Wish List Items Chart prepared by Mr. Kantarzhi.

282 A Board Member asked for the District Engineer to investigate expanding parking at the
283 Clubhouse.

284 Discussion ensued regarding prioritizing certain items, project feasibility, bid thresholds,
285 mailbox coverings, the bulletin board, possible Americans with Disabilities (ADA) regulations at
286 the pool and accessibility requirements.

287 The Wish List will be carried over to the next agenda.

288

289 **FIFTEENTH ORDER OF BUSINESS**

Public Comments

290

291 Ms. Ozorowsky asked in which publications the regular meetings were published.

292 A resident asked about Zoom meetings.

293 A resident asked about the cost of the mailbox coverings.

294 Ms. Sanchez asked if the Board would like to have a traffic study conducted.

295 The Board directed Staff to draft a letter to the City Manager requesting a traffic study
296 and present it at the next meeting.

297 Ms. Cerbone highly discouraged Board Members from using social media to obtain
298 feedback about the CDD and encouraged them to contact District Staff instead.

299

300 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

301

302 There being nothing further to discuss, the meeting adjourned.

303

304 **On MOTION by Mr. Chamoff and seconded by Ms. O’Neal, with all in favor, the**
305 **meeting adjourned at 8:53 p.m.**

306
307
308
309
310
311

Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
DI

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

XXXXX XX, 2023

Board of Supervisors
Silverado Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:


The Board of Supervisors of the Silverado Community Development District will hold a Workshop on _____ at the Zephyrhills Train Depot Museum, 39110 South Avenue, Zephyrhills, Florida 33542, The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Remarks
3. Discussion: CDD Background
 - Board Member Comments
 - Public Comments
 - Board Member Comments
4. Discussion: CDD Bonds
 - Board Member Comments
 - Public Comments
 - Board Member Comments
5. Discussion: CDD Budget
 - Board Member Comments
 - Public Comments
 - Board Member Comments
 - Board Member Comments
6. Public Comments: *non-agenda items*
7. Supervisors' Requests

8. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,



Cindy Cerbone
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

STAFF
REPORTS
DII

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545

¹Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2022 CANCELED	Regular Meeting	10:00 AM
November 29, 2022*	Landowners' Meeting & Regular Meeting	10:00 AM
January 27, 2023 <i>rescheduled to January 26, 2023</i>	Regular Meeting	10:00 AM
January 26, 2023 ¹	Regular Meeting	6:00 PM
February 24 2023 <i>rescheduled to February 23, 2023</i>	Regular Meeting	10:00 AM
February 23, 2023 ¹	Regular Meeting	6:00 PM
March 24, 2023 <i>rescheduled to March 23, 2023</i>	Regular Meeting	10:00 AM
March 23, 2023	Regular Meeting	6:00 PM
April 28, 2023 <i>rescheduled to April 27, 2023</i>	Regular Meeting	10:00 AM
April 27, 2023	Regular Meeting	6:00 PM
May 26, 2023 <i>rescheduled to May 25, 2023</i>	Regular Meeting	10:00 AM
May 25, 2023	Regular Meeting	6:00 PM
June 23, 2023 <i>rescheduled to June 22, 2023</i>	Regular Meeting	10:00 AM
June 22, 2023	Regular Meeting	6:00 PM

July 28, 2023 <i>rescheduled to July 27, 2023</i>	Regular Meeting	10:00 AM
July 27, 2023	Regular Meeting	6:00 PM
August 25, 2023 <i>rescheduled to August 24, 2023</i>	Public Hearing & Regular Meeting	10:00 AM
August 24, 2023	Regular Meeting	6:00 PM
September 22, 2023 <i>rescheduled to September 28, 2023</i>	Regular Meeting	10:00 AM
September 28, 2023	Regular Meeting	6:00 PM
CALL-IN NUMBER: 1-888-354-0094		
PARTICIPANT PASSCODE: 801 901 3513		

Exceptions:

**November meeting date changed to accommodate Thanksgiving Holiday*

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

12

CDD Proposed Projects	Thad	Emilio	Michael	Lee	Martha
Expand clubhouse parking / turn in area	✓	✓	✓		
Covered & lighted mailboxes	✓	✓	✓		
Better lighting at front entrance	✓	✓	✓		
Fountains in major ponds	✓		✓	✓	
Move playground / additional play area		✓	✓		
Area for community gatherings	✓				
Clubhouse for game nights/gatherings			✓		
Music system at Clubhouse			✓		
Gym with juice bar			✓		
Motion sensor lighting at pool/bathroom		✓			
Splash pad area for little kids at pool		✓			
Ball hockey/Basketball/Tennis Courts			✓		
Solar panels at Clubhouse			✓		
Heat the pool (with solar energy maybe)			✓		
Front entrance banner for graduates	✓				
Bulletin Board near mailboxes		✓			
Dog park usefulness, remove fencing				✓	
Traffic lines re-paint (front entrance)		✓			
Double yellow lines painted along SR Blvd		✓			