

SILVERADO

**COMMUNITY DEVELOPMENT
DISTRICT**

September 28, 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

September 21, 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 September 28, 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. Public Comments
3. Consideration of Amenity Center Related Proposals
 - A. Clean Up
 - B. Pool Services 5 Days/Week
 - C. Monthly Pest Control
 - D. Cellular Internet
 - E. Alarm Monitoring Services
 - F. Videofield System
 - G. Solar Camera Station
 - H. Access Data Management
 - I. CCTV Systems
4. Consideration of Proposals
 - A. Mailbox Coverings
5. Update: SOLitude Lake Management, LLC, Service Report – September 2023
6. Acceptance of Unaudited Financial Statements as of August 31, 2023
7. Approval of August 24, 2023 Public Hearings and Regular Meeting Minutes

8. Board Member Comments

9. Staff Reports

- A. District Counsel: *Kilinski / Van Wyk*
- B. District Engineer: *Stantec*
- C. Operations Manager: *Breeze Home*
- D. District Manager: *Wrathell, Hunt & Associates, LLC*

- NEXT MEETING DATE: October 26, 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	THOMAS SMITH	<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

10. Public Comments

11. 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

3A

Catherinne ProCleaners LLC

... Your Cleaning Company!



CLEANING AMENITY CENTER PROPOSAL

Prepared for

SILVERADO CDD

Prepared by

Catherinne Bustamante

Owner-Manager

813.838.7423

Catherinneprocleaners@gmail.com

Sept 19th, 2023

Your Satisfaction is Guaranteed!

ABOUT US

CATHERINNE PROCLEANERS LLC is a distinguished Commercial and Residential Cleaning Services provider in TAMPA BAY, FLORIDA.

Our company serves small and mid-sized offices and establishments in the city. Our employees are fully trained to render excellent quality work to address all of our clients' cleaning needs.

JANITORIAL SERVICES

Our team of professional cleaners will render the following comprehensive cleaning services for your business.

RESTROOMS

- Toilets-Urinals. (Clean, Sanitize)
- Sinks, Counter mirrors (Clean, Sanitize)
- Floors, Drains (Sweep, Mop, Clean)
- Walls, Partitions, Doors (Clean, Sanitize, Dust)
- Trash (Empty, Clean, Line)
- Supplies (Fill, Restock)
- Others

POOL AREA

- Trash (Empty, Clean, Line)
- Doors/Door handles (Clean, sanitize)
- Pool Area (Pick-up trash, Sweep)
- Pool Furniture (Clean, return to right place)
- Fans, lights (Clean, Dust)
- Others

NOTE: The Supplies (Toilet paper, paper towel, garbage bags, hand soap) will be provided by Catherine ProCleaners LLC in limited quantity.

Pricing

OPTION A	Price Daily	#Days	Total
3 days per week	\$90	156	\$14040
Taxes	7%		n/a
TOTAL			\$14040
OPTION B	Price Daily	#Days	Total
5 days per week	\$73	260	\$18980
Taxes	7%		n/a
TOTAL			\$18980
OPTION C	Price Daily	#Days	Total
SUMMER (MAY-NOV) 7 d/w	\$65	210	\$13650
WINTER (DIC-APRIL) 5 d/w	\$65	110	\$7150
Taxes	7%		n/a
			\$20800

TERMS AND CONDITIONS

1. Payment

Service costs will be calculated on a weekly basis and must be paid via check, payable to CATHERINNE PROCLEANERS LLC mail address 34026 Torrent Lane, Wesley Chapel, FL 33543. An invoice will be provided every month.

2. Term & Termination

The company will render the proposed services for a year from the date of commencement. The client may terminate the performance of services, provided that a formal written notice is submitted to the company.

3. Damage & Loss

The company will be held responsible for all damages or losses incurred by the client if, after due investigation, it is identified that such damages or losses are caused by the company's negligence.

4. Confidentiality

The contents of this proposal and all attached documents are of confidential nature and must not be disclosed to unauthorized third parties.

APPENDIX

Commercial Cleaning Services

A complete and detailed list of our cleaning services, specific rates, and cleaning supplies

List of Professional Cleaners

Information on the employees who will be assigned to execute the services herein.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3B



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Silverado CDD
6270 Silverado Ranch Blvd, Zephyrhills, Fl 33541
Date 8/25/2023

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

We strive to maintain all of our clients pools with 100% quality year round,

Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

RATE for Commercial Service will

\$_3460_ per month for _5_ visits-per-week service for pools plus 2-days of chem testing per week. M-W-Th-F-Sa full service, Tuesday-Sunday testing only Main Pool, 86000 gallon. (\$3140 full service, \$320 additional testing days)

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service to begin: ___/___/___2023___

Property Address: __6270 Silverado Ranch Blvd, Zephyrhills, Fl 33541

Email: __kim@breezehome.com_____

Name: ___Kim Morales_____

Phone Number: _ _____ ext _____

Signature: _____

Date: _____

Initial Tech: Bob

Offered by;

Robert Bowling

VP of Operations

Cooper Pools Inc

1-844-766-5256 Office

8/25/2023

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3C



Natural Solutions. Guaranteed Protection.

1899 Porter Lake Drive, #103, Sarasota, FL 34240

1-866-390-7378

info@NaturZone.com



Service Agreement

Location Name:			
Covered Address(s):			
Location Contact:	Phone:	Email:	
Billing Company:			
Billing Address:			
Billing Contact:	Phone:	Email:	
Tax Exempt: <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes must attach a copy of certificate.</i>	Business Type:		

Scope of Service for Pest Control Services

Covered Areas:			
Covered Pests:	<input type="checkbox"/> Ants <input type="checkbox"/> Roaches <input type="checkbox"/> Rats <input type="checkbox"/> Spiders <input type="checkbox"/> Silverfish <input type="checkbox"/> Wasps <i>*for active nests less than 10ft</i> <input type="checkbox"/> Other		

Service Details:

Service Type	Frequency	Service Notes	Qty	Per Service

Routine Service includes treatment of high risk areas including but not limited to:

--

Current Pest Pressures:

Preventative Rodent Details:

- Install new stations on property. Special Instructions:
- Retrofit existing stations. Special Instructions:
- No exterior rodent control included.

Other:

Service Guarantee:

Compensation	Authorization		
Initial Service Fee	NaturZone Representative:		Date:
	Authorized Client Signature:		Date:
	Print Name:		
	Return Signed Agreement To:		

Internal Use Only		
LS	TL	LB
IT	RT	FT

All fees are due at time of service and do not include applicable taxes. NaturZone management reserves the right to require adjustments to this agreement prior to the initial service being completed. The initial term of this service agreement is for one year and automatically renews unless notified by the client or NaturZone Pest Control with a (30) day written notice of cancellation prior to the renewal date. After the first year, NaturZone may make periodic inflationary increases to the price. The client acknowledges that, unless otherwise specified in this agreement, NaturZone retains ownership of all installed equipment, including but not limited to bait stations and insect light traps.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3D



Phone: (863) 797-7525 (863) 968-6713

ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES

DCINTEGRATIONS.NET

CELLULAR INTERNET



Date: 9/19/2023

Proposal No: TH23920

Submitted to: Silverado CDD
Attention: Gaby Arroyo Title: LCAM
Email: gaby@breezehome.com
Phone: 813-565-4663 Fax: _____
Address: 1540 International Parkway # 2000
City / ST: Lake Mary / FL Zip: 32746

Job Location: Silverado CDD / Cell Internet for access and cctv
Attention: Gaby Arroyo Title: LCAM
Email: gaby@breezehome.com
Phone: 813-565-4663 Fax: _____
Address: 6270 Silverado Ranch Blvd
City / ST: Zephyrhills / FL Zip: 33541

OF SITES

1

DCI WILL PROVIDE A WIRELESS INTERNET SOLUTION WITH A MINIMUM OF 1 YEAR AGREEMENT. EARLY TERMINATION IS PERMITTED WITH A 30 DAY WRITTEN NOTICE. SERVICES PROVIDED WILL BE REMOTE ACCESS /VIEWING TO EACH INDIVIDUAL SITE LOCATION BASED ON MODEM LOCATION. ALL EQUIPMENT WILL BE COVERED BY A 1 YEAR MANUFACTURER'S WARRANTY PARTS AND LABOR. EACH SITE WILL BE 5G OR 4G BASED ON VERIFICATION. PRICING WILL BE BASED ON 5G OR 4G AND LOCATION OF SITE. ANY ACTS OF GOD AND VANDALISM ARE NOT COVERED. STANDARD SERVICE RATES WILL APPLY. 48 HOUR RESPONSE TIME M-F PROVIDED ACCESS TO THE SITE IS DRIVABLE. CATASTROPHIC SITE CONDITIONS DO NOT APPLY.

INIT



MONTHLY AMOUNT

\$130.00

INVOICED QUARTERLY IN ADVANCE

CONSIDERATIONS & EXCLUSIONS:

This proposal is valid through:

10/19/2023

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge.
 Additional notes added at the time of acceptance:

DC INTEGRATIONS

SUBSCRIBER

By (Signature): _____
Name (Printed): _____
Title: _____ **Date:** _____

By (Signature): _____
Name (Printed): _____
Title: _____ **Date:** _____

Activation Date: _____

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

3. Company Services:

A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. **SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER.** All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3E



Phone: (863) 797-7525 (863) 968-6713
 ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES



DCINTEGRATIONS.NET
[Silverado CDD / Videofied](#)

Date:	9/20/2023	MONITORING AGREEMENT	Proposal No:	TH23924
Submitted to:	Silverado CDD	Job Location:	Silverado CDD / Videofied	
Attention:	Gaby Arroyo Title: LCAM	Attention:	Gaby Arroyo Title: LCAM	
Email:	gaby@breezehome.com	Email:	gaby@breezehome.com	
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:	
Address:	1540 International Parkway # 2000	Address:	6270 Silverado Ranch Blvd	
City / ST	Lake Mary / FL Zip: 32746	City / ST	Zephyrhills / FL Zip: 33541	

DESCRIPTION: Provide alarm monitoring services for systems selected below. ***ALL FEES SUBJECT TO SALES TAX***

<input type="checkbox"/>	SECURITY ALARM SYSTEM MONITORING (check appropriate communications method below)			
(INITIAL)	<input type="checkbox"/> DACT 1	One-time setup and programming fee:	<input type="text"/>	Annual Monitoring Fee: <input type="text"/>
	<input type="checkbox"/> IPDACT 2	One-time setup and programming fee:	<input type="text"/>	Annual Monitoring Fee: <input type="text"/>
	<input checked="" type="checkbox"/> GSM/Cellular 3	One-time setup and programming fee:	<input type="text"/>	Annual Monitoring Fee: <input type="text" value="\$1,680.00"/>
	Quantity, manufacture/model of control panel/s:		Videofied - Monthly monitoring 140.00	

<input type="checkbox"/>	FIRE ALARM SYSTEM MONITORING (check appropriate communications method below)			
(INITIAL)	<input type="checkbox"/> DACT 1	One-time setup and programming fee:	<input type="text"/>	Annual Monitoring Fee: <input type="text"/>
	<input type="checkbox"/> IPDACT 2	One-time setup and programming fee:	<input type="text"/>	Annual Monitoring Fee: <input type="text"/>
	<input type="checkbox"/> GSM/Cellular 3	One-time setup and programming fee:	<input type="text"/>	Annual Monitoring Fee: <input type="text"/>
	Quantity, manufacture/model of control panel/s:		<input type="text"/>	

- 1 - DACT (Digital Alarm Communicator Transmitter) = traditional monitoring method that requires two telephone lines, at Subscriber's expense.
- 2 - IPDACT (Internet Protocol DACT) = modernized method of monitoring that uses an always-on internet connection to transmit alarm signals.
- 3 - GSM/Cellular = similar to traditional DACT except that it uses cellular subscription instead of traditional telephone lines. Commercial /UL fire monitoring still requires the primary line to be a POTS land line. GSM/Cellular may only be used in lieu of a secondary line.

CONSIDERATIONS & EXCLUSIONS: This proposal is valid through: 10/20/2023

- Monitoring services are provided by a UL listed Central Monitoring Station; Monitoring Service Agreement and Subscriber Data Sheet are required prior to account activation. Payments can be made with a credit card. These are subject to a 4% processing fee.
- It is the Subscribers responsibility to ensure the security panel, dialer, and/or fire alarm control panel program codes are procured from previous service provider or reset to factory default/s. If Company is unable to access the programming menu, additional trip charges may apply. • This agreement does NOT include permit or inspection fees, if required by the Authority Having Jurisdiction (AHJ). Company is not responsible for any changes the AHJ or customer may deem necessary.
- This agreement does NOT include identifying or repairing any pre-existing troubles, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- If Subscriber opts for monitoring services via RF transceiver, it may be necessary to place an antenna on the roof of the building. Subscriber agrees to maintain the current method of monitoring until such time as the Company is able to ensure redundant means of RF transmission. The one-time setup and programming fee will not be due until such time as services are provided.
- This agreement does NOT include identifying or repairing any pre-existing troubles, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on the reverse side of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of **FIVE (5)** year/s commencing on the date signed by Subscriber.

<u>COMPANY</u>	<u>SUBSCRIBER</u>
By (Signature): <input type="text"/>	By (Signature): <input type="text"/>
Name (Printed): <input type="text"/>	Name (Printed): <input type="text"/>
Title: <input type="text"/> Date: <input type="text"/>	Title: <input type="text"/> Date: <input type="text"/>
	Projected Activation Date: <input type="text"/>

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Equipment installed in association with this agreement shall remain Company property and is therefore Company's responsibility to maintain and service.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

3. Company Services:

A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. **SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER.** All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Monitoring Agreements shall renew annually after the initial Contract duration with no further writing. This Contract may be cancelled without penalty with a 30 day written notice from either party after initial Contract term expires or full payment for entire Contract term is received. All interim service calls and repairs will be billed on a time and materials basis at the Company's current rate schedule, unless otherwise stated herein. Customer is responsible for canceling all other similar service vendor contracts.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

First Name: _____ Last Name: _____
Contact Phone Number: _____ Email: _____
Authority Level: (Full access or call only) _____
Pin Number: (Each person must have their own unique word or numerical pin) _____
Duress Code: _____
(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

First Name: _____ Last Name: _____
Contact Phone Number: _____ Email: _____
Authority Level: (Full access or call only) _____
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(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

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DCINTEGRATIONS.NET

Silverado CDD / Videofied

Date:	9/20/2023	PROPOSAL		Proposal No:	TH23924
Submitted to:	Silverado CDD	Job Location:	Silverado CDD / Videofied		
Attention:	Gaby Arroyo Title: LCAM	Attention:	Gaby Arroyo Title:		
Email:	gaby@breezehome.com	Email:	gaby@breezehome.com		
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:		
Address:	1540 International Parkway # 2000	Address:	6270 Silverado Ranch Blvd		
City / ST	Lake Mary / FL Zip: 32746	City / ST	Zephyrhills / FL Zip: 33541		

SCOPE OF WORK:

INSTALL VIDEOFIED SYSTEM IN POOL AREA . INSTALL VIDEOFIED CONTROL PANEL IN POOL ROOM OR ANY EXTERIOR ROOM WITH POWER . INSTALL 6 MOTION VIEWERS VIEWING EXTERIOR FENCED AREA AROUND POOL AND LANAI . INSTALL STROBE . THE ENTIRE SYSTEM IS WIRELESS . PROGRAM PER HOA SCHEDULE TIMES FOR SYSTEM TO AUTO ARM AND DISARM . PROGRAM CUSTOMIZED RESPONSE / EMAIL INFO INTO PANEL .PROGRAM CALL LIST INTO PANEL .

INCLUDED MATERIALS:

1- VIDEOFIED CONTROL PANEL . 7- WIRELESS MOTION VIEWERS . 1- WIRELESS STROBE .PROGRAMMING OF SYSTEM .	
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INCLUSIONS:

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of DC Integrations (DCI) technicians will result in additional labor charges of \$85/man hour.
- DCI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • DCI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate DCI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL: \$6,950.00
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This proposal is valid through _____

DCI Sales Rep: _____ DCI Officer: _____
 (Sales Representative) (Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes DCI to perform the work specified herein.

Customer Name: _____ Signature: _____ Date: _____

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon DCI until signed by an officer of DCI. In the event this Contract is not approved by said officer of DCI, DCI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. DCI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon DCI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by DCI performs work on any item installed by DCI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by DCI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify DCI immediately. When DCI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform DCI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform DCI, in writing, of any change in the list of people that DCI is to call in the event of alarm activation. DCI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. DCI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, DCI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay DCI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which DCI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM DCI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services:

Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the DCI assume responsibility for any loss or damage sustained through burglary,

8. DCI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT DCI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that DCI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of DCI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of DCI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes DCI to assume greater liability, Subscriber may obtain from DCI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of DCI and the additional charges. However, any such additional obligation does not make DCI an insurer.

B. Interruption of Service. DCI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including MSG's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. DCI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that DCI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

DCI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth DCI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against DCI for any reason relating to DCI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against DCI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: DCI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. DCI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by DCI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to DCI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for DCI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

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COMMUNITY DEVELOPMENT DISTRICT

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DCINTEGRATIONS.NET

Silverado CDD / 2 Camera Solar



Date:	9/20/2023	PROPOSAL		Proposal No:	TH23925
Submitted to:	Silverado CDD	Job Location:	Silverado CDD / 2 Camera Solar		
Attention:	Gaby Arroyo Title: LCAM	Attention:	Gaby Arroyo Title:		
Email:	gaby@breezehome.com	Email:	gaby@breezehome.com		
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:		
Address:	1540 International Parkway # 2000	Address:	6270 Silverado Ranch Blvd		
City / ST	Lake Mary / FL Zip: 32746	City / ST	Zephyrhills / FL Zip: 33541		

SCOPE OF WORK:

INSTALL SOLAR CAMERA STATION . STATION INCLUDES 2 DAY /NIGHT IP CAMERS / SOLAR PANEL AND 2 BATTERIES / WIRELESS RECEIVER AND TRANSMITTER / POLE / CONCRETE / LARGE ENCLOSUREAND ALL MOUNTS NEEDED . THE SOLAR SYSTEM WILL BE ON A SEPARATE NVR FOR RECORDING AND PLAYBACK THAN POOL CAMERA SYSTEM .

INCLUDED MATERIALS:

1- SOLAR STATION KIT INCLUDING POLE AND CONCRETE AND WIRELESS VIDEO BACK TO RECORDER IN CLUBHOUSE . 1 4CHANNEL NVR

INCLUSIONS:

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of DC Integrations (DCI) technicians will result in additional labor charges of \$85/man hour.
- DCI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • DCI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate DCI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL: \$7,480.00
------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------

This proposal is valid through _____

DCI Sales Rep: _____
(Sales Representative)

DCI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes DCI to perform the work specified herein.

Customer Name: _____

Signature: _____
Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon DCI until signed by an officer of DCI. In the event this Contract is not approved by said officer of DCI, DCI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

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A. Standard Warranty. DCI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon DCI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

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A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

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i. Terminate Contract. If Subscriber defaults, DCI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay DCI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which DCI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM DCI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services:

Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the DCI assume responsibility for any loss or damage sustained through burglary,

8. DCI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT DCI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that DCI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of DCI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of DCI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes DCI to assume greater liability, Subscriber may obtain from DCI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of DCI and the additional charges. However, any such additional obligation does not make DCI an insurer.

B. Interruption of Service. DCI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including MSG's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. DCI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that DCI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

DCI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth DCI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against DCI for any reason relating to DCI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against DCI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: DCI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. DCI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by DCI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to DCI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for DCI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

3H



Phone: (863) 797-7525 (863) 968-6713



ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES



DCINTEGRATIONS.NET



Date:

ACCESS MANAGEMENT AGREEMENT

Proposal No:

Submitted to: Silverado CDD
Attention: Gaby Arroyo Title: LCAM
Email: gaby@breezehome.com
Phone: 813-565-4663 Fax: _____
Address: 1540 International Parkway # 2000
City / ST: Lake Mary / FL Zip: 32746

Job Location: Silverado CDD / Access Takeover Pool
Attention: Gaby Arroyo Title: LCAM
Email: gaby@breezehome.com
Phone: 813-565-4663 Fax: _____
Address: 6270 Silverado Ranch Blvd
City / ST: Zephyrhills / FL Zip: 33541

ACCESS DATA MANAGEMENT

SITES

1

*Upon written request via email, DC Integrations will make information changes to the telephone / access entry unit. Only emailed change requests from authorized parties will be accepted. Requests will be processed within 48 hours during the business week. Requests are to be submitted to gates@dcintegrations.net

BASIC PROGRAMMING INCLUDES :

- * Entering & deleting directory codes, phone numbers, names, keypad & card codes
- * In house back-up of system data in the event of a data loss at the unit due to vandalism or acts of nature

DOES NOT INCLUDE :

- *Service calls regarding phone line / internet connection or other issues with the telephone / internet entry unit
- *Damaged equipment or replacement hardware
- * Capacity upgrades
- * On-site programming:
 1. - Programing of entry devices where no phone line / internet is installed
 2. - Purchase of any devices
 3. - On-site timers
 4. - Mass programming changes (such as assigning time zones, names, or removal of all existing information & re-loading from scratch to a fully populated data base.)

INIT MONTHLY AMOUNT

\$75.00

INVOICED QUARTERLY IN ADVANCE

CONSIDERATIONS & EXCLUSIONS:

This proposal is valid through:

10/19/2023

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge.
 Additional notes added at the time of acceptance:

DC INTEGRATIONS

SUBSCRIBER

By (Signature): _____
Name (Printed): _____
Title: _____ **Date:** _____

By (Signature):
Name (Printed):
Title: **Date:**

Activation Date: _____

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

3. Company Services:

A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. **SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER.** All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

SILVERADO

COMMUNITY DEVELOPMENT DISTRICT

31



Phone: (863) 797-7525 (863) 968-6713

ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES

DCINTEGRATIONS.NET



Date:

CCTV MANAGEMENT

Proposal No:

Submitted to: Silverado CDD
Attention: Gaby Arroyo Title: LCAM
Email: gaby@breezehome.com
Phone: 813-565-4663 Fax: _____
Address: 1540 International Parkway # 2000
City / ST: Lake Mary / FL Zip: 32746

Job Location: Silverado CDD / CCTV Takeover Pool
Attention: Gaby Arroyo Title: LCAM
Email: gaby@breezehome.com
Phone: 813-565-4663 Fax: _____
Address: 6270 Silverado Ranch Blvd
City / ST: Zephyrhills / FL Zip: 33541

CCTV SYSTEMS

1

UPON WRITTEN REQUEST VIA EMAIL , DCI WILL REVIEW / BURN VIDEO UP TO 3 TIMES PER MONTH PER SITE (1-3 HOUR TIMESTAMP) . ONLY EMAILED REQUESTS FROM AUTHORIZED PARTIES WILL BE ACCEPTED AND WILL BE PROCESSED WITHIN 48 HOURS DURING THE BUSINESS WEEK . REQUESTS ARE TO BE MADE TO GATES@DCINTEGRATIONS.NET . DCI WILL DO HEALTH CHECKS EVERY 36 HOURS TO INSURE THAT SYSTEM IS WORKING PROPERLY AS WELL AS CONNECTED TO THE INTERNET FOR REMOTE VIEWING .

DOES NOT INCLUDE :

- * SERVICE CALLS REGARDING INTERNET LINE CONNECTION OR OTHER PROBLEMS WITH THE INTERNET EQUIPMENT
- * DAMAGED EQUIPMENT OR REPLACEMENT PARTS
- * ON SITE PROGRAMMING
- 1. - PROGRAMMING OF ENTRY DEVICES WHERE NO INTERNET LINE IS INSTALLED
- 2. - PURCHASE / REPLACEMENT OF ANY DEVICES
- 3. - ON SITE TIMERS

INIT MONTHLY AMOUNT \$75.00 INVOICED QUARTERLY IN ADVANCE

CONSIDERATIONS & EXCLUSIONS: This proposal is valid through: 10/19/2023

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge.
 Additional notes added at the time of acceptance:

DC INTEGRATIONS

SUBSCRIBER

By (Signature): _____
Name (Printed): _____
Title: _____ **Date:** _____

By (Signature):
Name (Printed):
Title: **Date:**

Activation Date: _____

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

3. Company Services:

A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. **SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER.** All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

4A

Gianna Denofrio

From: Stewart, Tonja <Tonja.Stewart@stantec.com>
Sent: Thursday, August 24, 2023 4:29 PM
To: Jamie Sanchez
Subject: FW: Aluminum Shelter

FYI

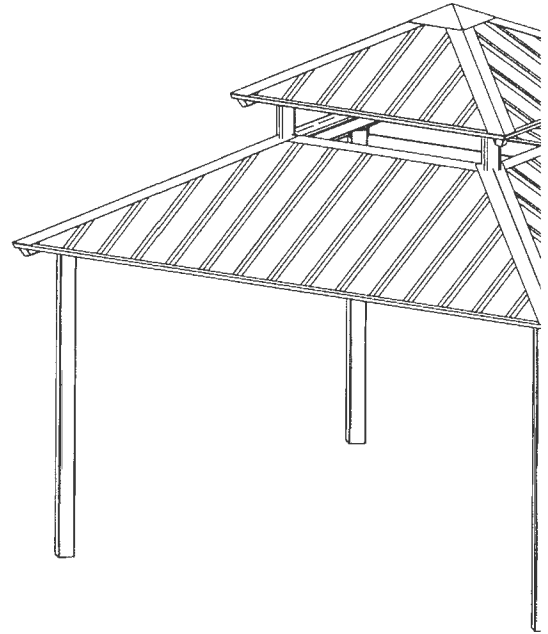
From: Eric Meister <emeister@flcornerstone.com>
Sent: Thursday, August 24, 2023 3:52 PM
To: Stewart, Tonja <Tonja.Stewart@stantec.com>
Subject: Aluminum Shelter

This is another option and would be around 70,000-80,000 pending final engineering. If we removed the popped up roof it would be cheaper, could probably get it done for more like \$60-65k



Signature Needed for
 Frame Color Selected
 Roof Color Selected
 Approved By: _____
 Date Signed: _____

PROJECT: Varrea
 LOCATION: Plant City, FL
 BUILDING TYPE: CAR-16
 ROOF TYPE: MULTI-RIB



DRAWING LIST:

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2	STRUCTURAL FRAMING PLAN
3	COLJMN LAYOUT

FABRICATOR APPROVALS:

CITY OF PHOENIX, AZ APPROVED FABRICATOR #C08-2010
 CITY OF LOS ANGELES, CA APPROVED FABRICATOR #1596
 CITY OF RIVERSIDE, CA APPROVED FABRICATOR #SP06-0033
 CITY OF HOUSTON, TX APPROVED FABRICATOR #470
 CLARK COUNTY, NV APPROVED FABRICATOR #264
 STATE OF UTAH APPROVED FABRICATOR 02008-14

CERTIFICATES:

MIAMI-DADE COUNTY CERTIFICATE OF COMPETENCY NO. 16-0813,16
 PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

MATERIALS:

DESCRIPTION	ASTM DESIGNATION
TUBE STEEL	A500 (GRADE B)
SCHEDULE PIPE	A53 (GRADE B)
RMT PIPE	A519
LIGHT GAGE COLD FORMED	A1003 (GRADE 50)
STRUCTURAL STEEL PLATE	A36
ROOF PANELS (STEEL)	A653

GENERAL NOTES:

UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. POLIGON MUST BE CONTACTED IF ANYTHING ELSE IS TO BE ATTACHED TO THIS STRUCTURE (WALLS, COLUMN WRAPS, RAILINGS, ETC.) SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.

UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED ASSUMING A 20' SEPARATION BETWEEN ANY ADJACENT STRUCTURE WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE HEIGHT OF THIS STRUCTURE. IF THAT SEPARATION DOES NOT EXIST, POLIGON MUST BE CONTACTED SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.

STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL.

ALL WELDING IS PERFORMED BY AMERICAN WELDING CERTIFIED WELDERS AND CONFORMS TO THE LATEST AWS D1.1 OR D1.3 AS REQUIRED.

PARTS SHOWN MAY BE UPGRADED DUE TO STANDARD FABRICATION, REFER TO THE SHIPPING BILL OF MATERIALS FOR POSSIBLE SUBSTITUTIONS.

FOR PROPER FIELD INSTALLATION OF THE BUILDING RECOMMENDED THAT THE PRIMARY FRAME INSTALLER/ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS OF EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.

FOR PROPER FIELD INSTALLATION OF THE BUILDING RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED THROUGH THE STRUCTURAL MEMBERS BEFORE THE ERECTED.

Caution: This email originated from outside of Stantec. Please take extra precaution.

Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

5

Service Report



Work Order
Work Order Number 00330117
Created Date 8/28/2023

Account Silverado Ranch CDD
Contact Steve Stafford
Address 6010 Silverado Ranch Blvd
Zephyrhills, FL 33541

Work Details

Specialist Comments to Customer: Good morning Silverado ranch. During My visit today I checked several flow structures to ensure storm preparedness. I also performed a follow up algae treatment on site 11. I treated remaining sites 17 through 21 for algae and shorelineweeds. Applied dye per homeowner request. thank you for your continued buisness!!!!

Prepared By JAMES LAFAVE

Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Silverado Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	ALGAE CONTROL	
Silverado Ranch Cdd-Lake-ALL		



Work Order
 Work Order Number 00379284
 Created Date 9/5/2023

Account Silverado Ranch CDD
 Contact Kim Morales
 Address 6010 Silverado Ranch Blvd
 Zephyrhills, FL 33541

Work Details

Specialist Comments to Customer	Good afternoon Silverado ranch! During my visit today I performed a floating weed and algae treatment on sites 4,13, and 18. I treated shoreline weeds on 1 through 8 along with 11 through 18. No regrowth of algae visible on 11 at this time will check every visit ad pump system on site can influence the pond very quickly. Thank you for your continued buisness I'll be back next week for a bill follow up on sites 9 and 10 for submerged weed called slender spike rush.	Prepared By	JAMES LAFAVE
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Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	MONITORING	
Silverado Ranch Cdd-Lake-ALL		

Service Report



Work Order
 Work Order Number 00379310
 Created Date 9/12/2023

Account Silverado Ranch CDD
 Contact Kim Morales
 Address 6010 Silverado Ranch Blvd
 Zephyrhills, FL 33541

Work Details

Specialist Comments to Customer	Good morning Silverado ranch this is James your pond tech reporting on today's service. This was visit 2 of 3 for Sept. I performed follow up algae treatments on sites 7,8,11, and 22. I applied dye In areas it will hold. Site 23 and 25 received floating weed treatments. All sites have received shoreline weed treatments. Thank you for your buisness email me any time at james.lafave@solitudelake.com	Prepared By	JAMES LAFAVE
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Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Silverado Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	ALGAE CONTROL	
Silverado Ranch Cdd-Lake-ALL		



Work Order
 Work Order Number 00379311
 Created Date 9/19/2023

Account Silverado Ranch CDD
 Contact Kim Morales
 Address 6010 Silverado Ranch Blvd
 Zephyrhills, FL 33541

Specialist Comments to Customer: Good afternoon Silverado ranch, I stopped by today to perform follow up algaecide treatments on site 13. I'll be back next week!
 Prepared By: JAMES LAFAVE

Work Order Assets

Asset	Status	Product Work Type
Silverado Ranch Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Silverado Ranch Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Silverado Ranch Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	LAKE WEED CONTROL	
Silverado Ranch Cdd-Lake-ALL	ALGAE CONTROL	
Silverado Ranch Cdd-Lake-ALL		

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

**SILVERADO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 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	\$ 375,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,521
Investments							
Revenue	-	81,510	89,657	112,584	63,974	-	347,725
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	59,581	59,581
Due from Developer	1,375	-	-	-	-	-	1,375
Due from debt service funds	64	-	-	-	-	-	64
Utility deposit	2,881	-	-	-	-	-	2,881
Total assets	<u>\$ 379,841</u>	<u>\$136,930</u>	<u>\$142,982</u>	<u>\$184,659</u>	<u>\$316,612</u>	<u>\$ 59,581</u>	<u>\$ 1,220,605</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 6,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,635
Due to general fund	-	10	9	25	20	-	64
Accrued taxes payable	275	-	-	-	-	-	275
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>17,282</u>	<u>10</u>	<u>9</u>	<u>25</u>	<u>20</u>	<u>-</u>	<u>17,346</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	1,375	-	-	-	-	-	1,375
Total deferred inflows of resources	<u>1,375</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,375</u>
FUND BALANCES							
Restricted for							
Debt service	-	136,920	142,973	184,634	316,592	-	781,119
Capital projects	-	-	-	-	-	59,581	59,581
Assigned							
Working capital	193,064	-	-	-	-	-	193,064
Unassigned	168,120	-	-	-	-	-	168,120
Total fund balances	<u>361,184</u>	<u>136,920</u>	<u>142,973</u>	<u>184,634</u>	<u>316,592</u>	<u>59,581</u>	<u>1,201,884</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 379,841</u>	<u>\$136,930</u>	<u>\$142,982</u>	<u>\$184,659</u>	<u>\$316,612</u>	<u>\$ 59,581</u>	<u>\$ 1,220,605</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 725,122	\$ 724,358	100%
Developer funding	-	8,127	-	N/A
Miscellaneous	1,375	1,375	-	N/A
Total revenues	<u>1,375</u>	<u>734,624</u>	<u>724,358</u>	101%
EXPENDITURES				
Professional & administrative				
General administration				
Supervisors' fees and FICA	861	7,966	6,450	124%
Management consulting services	4,000	44,000	48,000	92%
Printing & binding	42	458	500	92%
Telephone	17	183	200	92%
Other current charges	-	215	500	43%
Auditing services	3,350	3,350	3,350	100%
Postage	-	106	500	21%
Insurance	-	5,988	7,900	76%
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	1,039	1,500	69%
Engineering	-	8,871	7,000	127%
Legal	2,306	24,417	25,000	98%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	-	810	-	N/A
Security patrol	-	339	-	N/A
Debt administration				
Dissemination agent	250	2,750	3,000	92%
DSF accounting	458	5,042	5,500	92%
Trustee fees	12,661	16,917	16,080	105%
Arbitrage rebate calculation	500	500	3,000	17%
Total professional & administrative	<u>24,445</u>	<u>123,831</u>	<u>129,570</u>	96%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Physical environment expenditures				
Streetpole lighting	11,286	81,094	99,600	81%
Electricity (irrigation & pond pumps)	541	3,200	3,600	89%
Landscaping maintenance	18,887	198,610	243,470	82%
Landscape replenishment	-	600	5,000	12%
Palms & tree trimming	-	613	15,000	4%
Irrigation maintenance	-	17,225	5,000	345%
Pond maintenance	2,721	34,161	35,000	98%
Bush hog mowing	-	-	6,000	0%
Fertilizer & mulch	-	15,415	20,880	74%
Property insurance	-	14,277	14,933	96%
Solid waste disposal	-	177	-	N/A
Comprehensive field tech services	1,200	12,000	14,400	83%
Field ops accounting	417	4,583	5,000	92%
Pet waste removal	241	2,343	2,100	112%
Signage	-	3,582	-	N/A
Wetland Maintenance	-	-	8,200	0%
Amenity center				
Pool service contract	1,150	12,650	17,600	72%
Pool maintenance & repairs	-	2,041	2,000	102%
Pool permit	-	280	275	102%
Flood insurance	-	-	2,800	0%
Cleaning & maintenance	1,000	17,000	14,140	120%
Internet	148	1,590	1,464	109%
Electricity	454	9,274	10,620	87%
Water	524	5,909	2,400	246%
Pest control	120	960	1,440	67%
Camera monitoring	189	4,901	3,600	136%
Refuse service	-	-	1,000	0%
Landscape maintenance - infill	-	-	5,000	0%
Holiday decorations	-	675	-	N/A
Miscellaneous repairs & maintenance	4,252	10,176	10,000	102%
Total field operations	<u>43,130</u>	<u>453,336</u>	<u>550,522</u>	82%
Other fees & charges				
Property appraiser	-	150	175	86%
Tax collector	-	14,502	15,091	96%
Total other fees & charges	<u>-</u>	<u>14,652</u>	<u>15,266</u>	96%
Total expenditures	<u>67,575</u>	<u>591,819</u>	<u>695,358</u>	85%
Excess/(deficiency) of revenues over/(under) expenditures	(66,200)	142,805	29,000	
Fund balances - beginning	<u>427,384</u>	<u>218,379</u>	<u>182,585</u>	
Fund balance - ending				
Assigned				
Working capital	193,064	193,064	193,064	
Unassigned	168,120	168,120	18,521	
Fund balances - ending	<u>\$ 361,184</u>	<u>\$ 361,184</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 AUGUST 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 57,845	\$ 57,784	100%
Interest	551	4,921	-	N/A
Total revenues	<u>551</u>	<u>62,766</u>	<u>57,784</u>	109%
EXPENDITURES				
Debt service				
Interest	-	42,210	42,660	99%
Principal	-	12,000	12,000	100%
Principal prepayment	-	5,000	-	N/A
Total debt service	<u>-</u>	<u>59,210</u>	<u>54,660</u>	108%
Other fees & charges				
Tax collector	-	1,157	1,204	96%
Total other fees and charges	<u>-</u>	<u>1,157</u>	<u>1,204</u>	96%
Total expenditures	<u>-</u>	<u>60,367</u>	<u>55,864</u>	108%
Excess/(deficiency) of revenues over/(under) expenditures	551	2,399	1,920	
Fund balances - beginning	<u>136,369</u>	<u>134,521</u>	<u>142,608</u>	
Fund balances - ending	<u>\$ 136,920</u>	<u>\$ 136,920</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 AUGUST 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ -	\$ 54,517	\$ 54,460	100%
Interest	575	5,070	-	N/A
Total revenues	<u>575</u>	<u>59,587</u>	<u>54,460</u>	109%
EXPENDITURES				
Debt service				
Interest	-	37,550	37,800	99%
Principal	-	10,000	10,000	100%
Total debt service	<u>-</u>	<u>47,550</u>	<u>47,800</u>	99%
Other fees & charges				
Tax collector	-	1,090	1,135	96%
Total other fees and charges	<u>-</u>	<u>1,090</u>	<u>1,135</u>	96%
Total expenditures	<u>-</u>	<u>48,640</u>	<u>48,935</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	575	10,947	5,525	
Fund balances - beginning	142,398	132,026	131,174	
Fund balances - ending	<u>\$ 142,973</u>	<u>\$ 142,973</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 AUGUST 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 147,372	\$ 147,217	100%
Interest	742	6,766	-	N/A
Total revenues	<u>742</u>	<u>154,138</u>	<u>147,217</u>	105%
EXPENDITURES				
Debt service				
Interest	-	105,275	105,275	100%
Principal	-	35,000	35,000	100%
Total debt service	<u>-</u>	<u>140,275</u>	<u>140,275</u>	100%
Other fees & charges				
Tax collector	-	2,947	3,067	96%
Total other fees and charges	<u>-</u>	<u>2,947</u>	<u>3,067</u>	96%
Total expenditures	<u>-</u>	<u>143,222</u>	<u>143,342</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	742	10,916	3,875	
Fund balances - beginning	183,892	173,718	169,615	
Fund balances - ending	<u>\$ 184,634</u>	<u>\$ 184,634</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 AUGUST 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 115,749	\$ 115,623	100%
Interest	1,273	11,819	-	N/A
Total revenues	<u>1,273</u>	<u>127,568</u>	<u>115,623</u>	110%
EXPENDITURES				
Debt service				
Interest	-	86,900	86,900	100%
Principal	-	25,000	25,000	100%
Total debt service	<u>-</u>	<u>111,900</u>	<u>111,900</u>	100%
Other fees & charges				
Tax collector	-	2,315	2,409	96%
Total other fees and charges	<u>-</u>	<u>2,315</u>	<u>2,409</u>	96%
Total expenditures	<u>-</u>	<u>114,215</u>	<u>114,309</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,273	13,353	1,314	
Fund balances - beginning	315,319	303,239	301,759	
Fund balances - ending	<u>\$ 316,592</u>	<u>\$ 316,592</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 AUGUST 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 86	\$ 86
Miscellaneous income	-	16,559
Total revenues	86	16,645
EXPENDITURES		
Capital outlay	-	7,500
Total expenditures	-	7,500
Excess/(deficiency) of revenues over/(under) expenditures	86	9,145
Fund balances - beginning	59,495	50,436
Fund balances - ending	\$ 59,581	\$ 59,581

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Silverado Community Development District held Public Hearings and a Regular Meeting on August 24, 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
Thomas Smith	Vice Chair
Francisco Alexander	Assistant Secretary
Martha O’Neal	Assistant Secretary
Lee Chamoff	Assistant Secretary

Also present were:

Jamie Sanchez	District Manager
Meredith Hammock	District Counsel
Corey Roberts	Kilinski Van Wyk
Alex Gormley	Access Management
Kim Morales	Breeze Management
Angel Rivera	Juniper Landscaping

Residents present were:

Bill Thagard	Anita Ford	Frederick Ford	Ed Vargas
Daisy Sanders	Matt Rush	Harold Wingard	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 6:03 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Anita Ford complained that the grass behind her home, near the pool, has grown to 6’ tall; she received no response from Juniper. She voiced her opinion that the pond looks better and asked how often the pond is treated. Mr. Rivera stated he will speak with the technician to ensure the issue is addressed. Ms. O’Neal stated she can show him the location on a map; there is a wildlife conservation area somewhat adjacent to the Ford property but there is an area around the retention pond that should be mowed. Regarding the pond in question,

42 the SOLitude Account Manager advised in a report that “we are very familiar with this site and
43 talked many times of recommendations to help improve the quality over the years. This site
44 receives multiple treatments a month, but it is so nutrient rich, algae growth in the summer is a
45 constant battle. With it being a shallow basin, our recommendations were limited to a few
46 things, such as aeration, which is out of the picture because the water level is so low. Another
47 issue being that it is so shallow the algae has little room to fall out or decompose, unlike many
48 other sites.” Ms. O’Neal stated SOLitude treats the ponds every 14 days; that pond is so shallow
49 that it does not look right year-round. SOLitude validates their service by sending a report every
50 time they are on property, indicating which ponds were treated and normally attach photos.

51 A Board Member asked if the Board can receive notifications when ponds are to be
52 treated. Ms. O’Neal stated all ponds are treated every 14 days. Ms. Sanchez stated she can
53 email a blind copy to all Board Members or, per Ms. Hammock’s suggestion, include the reports
54 in the agenda.

55 Resident Ed Vargas complained that the sidewalk has not been finished. Ms. Sanchez
56 stated that matter will be addressed during the meeting.

57 Resident Daisy Sanders stated the pond behind her home is also green.

58

59 **THIRD ORDER OF BUSINESS**

**Consideration of Amenity Center Related
Proposals**

60
61
62 Ms. Sanchez recalled that the Board requested a proposal for cleaning the Amenity
63 Center three times a week. Ms. Gormley stated Florida Field Services (FFS) amended the
64 previous proposal for twice a week cleaning; the same service level with three times a week
65 would cost \$1,000, including travel, cleaning restrooms and paper supplies.

66 Discussion ensued regarding offsetting costs, pool service and trash removal services.

67 Ms. Gormley stated trash removal and tote delivery were set up with the City of
68 Zephyrhills. It would be necessary to arrange who will put the trash out for pickup; it could fall
69 under the janitorial or pool contract, if the pool vendor is not changed. The vendor can be
70 asked if haul away is an option. If the pool vendor changes or the janitorial service removes the
71 trash, as part of its service, then the City service could be discontinued.

72 A Board Member stated the City requires a seven-day log of pool chemicals and
73 statistics. Ms. Gormley stated the Health Department advised that a non-pool certified
74 individual can take the readings on days when a pool service vendor is not on site.

75 Discussion ensued regarding waste removal.

76 Ms. Gormley stated she will speak with FFS. She expects FFS would agree to include haul
77 away service as part of its contract, particularly if they have the dog waste and pool janitorial
78 contracts. She can ask FFS to work the log book recordings into the pool visits.

79 Scheduling of days, overlap of services and the request for five days of trash removal,
80 including one weekend day, were discussed.

81 Ms. Gormley stated that amenity service providers work extra on heavy amenity traffic
82 days, such as the Fourth of July; specifics can be spelled out in the contract. She will ask for the
83 contract to include four trash days, one dog day, three janitorial days, trash haul away and
84 working holidays; the contract will be sent to Ms. Sanchez.

85 Costs and amounts budgeted for the various amenity services were discussed.

86 Ms. Gormley stated the contract includes three additional dog waste stations and
87 additional supplies. Ms. Sanchez stated the proposed Fiscal Year 2024 budget included the
88 additional dog waste stations; \$2,700 was budgeted for pet waste removal. Ms. Gormley stated
89 the current budget has \$2,100 for pet waste removal. The Board started a reserve fund for
90 unanticipated expenses.

91 Discussion ensued regarding scheduling, costs, amounts budgeted and scope of service.

92 Ms. Sanchez stated the Board would like the scope of services to be as detailed as
93 possible; she will present the current scope at the next meeting for further discussion. Access
94 Management was asked to provide three proposals for each contract but that is sometimes
95 difficult or impossible as vendors do not bid.

96 Ms. Gormley stated she will request bids for pool service with and without janitorial
97 service to compare to the current contract. She will verify the amount proposed for additional
98 dog waste removal and evaluate additional services offered and try to present them so that
99 waste removal, janitorial and full service can be evaluated individually.

100

101 **FOURTH ORDER OF BUSINESS**

Consideration of Proposals

102

103 **A. Additional Pet Waste Stations**

104 Ms. Gormley presented a bid for three pet waste stations at a per item cost of \$475,
105 plus installation, for a total cost of \$1,425. She believes the stipulation is that they must be
106 placed on CDD-approved property locations. Mr. Alexander stated that is correct; he believes
107 they will be installed on roundabouts. Ms. Sanchez stated District Counsel was never contacted
108 about that following the last meeting; no updates were provided.

109 Ms. Morales stated, if a proposal is approved, she can work with one designee to
110 determine if the proposed locations are on CDD property. She believes some previously
111 discussed locations might not be CDD property or utilities might be present on City easements.

112 A Board Member stated roundabouts are owned and landscaped by the CDD.

113 Discussion ensued regarding the need to confirm the locations and easement status,
114 whether to wait to have pet stations installed until the cleanup vendor is selected and whether
115 to have the current vendor provide a quote for three additional pet stations.

116 A Board Member's efforts to meet on site with the Operations Manager were discussed;
117 when they were unable to meet, he documented the locations in question and emailed the
118 information to Ms. Sanchez. Ms. Sanchez stated the Board needs another volunteer. Access
119 Management's last day is September 25, 2023 and Breeze Management will begin on
120 September 26, 2023. Mr. Alexander stated he will continue to assist and will prepare a map of
121 the current and proposed dog waste stations and email the information to Ms. Sanchez.

122 This item will be included on the next agenda.

123 **B. Juniper Sod/Mulch**

124 Mr. Rivera presented a proposal for installation of sod in locations where mulch is
125 washing away due to runoff. He recommended the solution to extend the lifetime of mulch
126 installed and prevent mulch from running into the street. The proposal includes sod and mulch.

127 Ms. Sanchez stated sod replacement was anticipated in the Fiscal Year 2024 budget,
128 with \$18,000 budgeted for mulch, which is optional and only installed with Board approval.

129 Discussion ensued regarding the proposal, whether to delay installing mulch until rainy
130 season ends, building reserves and the budgetary goal to increase the assessment this year and
131 not raise it over the next several years. The \$54,000 pool resurfacing proposal and building
132 reserves for the expense were discussed.

133 Ms. Gormley stated, to delay resurfacing, the pool vendor suggested draining the pool,
134 allowing it to sit for a day, patching the two existing delamination areas and identifying and

135 addressing any other weaknesses observed at that time. How many areas will need repair is
136 unknown.

137 Ms. Sanchez stated the \$18,000 budgeted for fertilizer and mulch can be used for sod,
138 because fertilizer is included in Juniper’s landscape maintenance contract. Ms. Hammock
139 stated, because Juniper is the CDD’s current landscape vendor, a Work Authorization is needed
140 specifying that the CDD’s standard contract terms and conditions apply to this scope of work.

141

On MOTION by Mr. Ozorowsky and seconded by Mr. Smith, with all in favor, Juniper Landscaping proposal #230964 for sod and mulch, in the amount of \$10,194.87, was approved.

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147 **FIFTH ORDER OF BUSINESS**

Discussion: Incomplete Sidewalks on Bellington Blvd.

148

149

150 Ms. Sanchez stated Mr. Alexander previously provided an update. No progress has been
151 made since the last meeting. Mr. Alexander will send the information he discussed to Ms.
152 Sanchez. This item will remain on the agenda.

153

154 **SIXTH ORDER OF BUSINESS**

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

155

156

157 **A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

158

159 **B. Consideration of Resolution 2023-10, Relating to the Annual Appropriations and**
160 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2023 and Ending**
161 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective**
162 **Date**

Ms. Hammock reviewed procedures for the public hearing.

163

164

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Public Hearing was opened.

165

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168

169 No members of the public spoke.

170

171

172

On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Public Hearing was closed.

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175

Ms. Sanchez presented Resolution 2023-10 and read the title.

176

177

Ms. Hammock discussed the budget process, CDD assessments and allocation of funding.

178

179

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181

Ms. Sanchez reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. She discussed the Board’s decision to postpone the pool resurfacing and other projects to build reserves and prevent a large assessment increase.

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On MOTION by Mr. Alexander and seconded by Ms. O’Neal, with all in favor, Resolution 2023-10, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

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SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law

191

192

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196

A. Proof/Affidavit of Publication

197

B. Mailed Notice(s) to Property Owners

198

C. Consideration of Resolution 2023-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

203

Ms. Hammock presented Resolution 2023-11, which allows the CDD to collect the assessments related to the adopted budget via the assessment rolls provided to the Property Appraiser and Tax Collector for placement on the tax bill.

204

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208

On MOTION by Ms. O’Neal and seconded by Mr. Chamoff, with all in favor, the Public Hearing was opened.

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211

Resident Ed Vargas asked for the difference in assessments from Fiscal Year 2023. Ms. Sanchez stated the information is on the Mailed Notice. For his unit type the assessment increased \$266.94. Asked how much it increased the previous year, Ms. Sanchez stated she will email the information, which is also available on the CDD website.

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Ms. Hammock stated assessments are comprised of two components. The annual Operations & Maintenance (O&M) portion of the assessment will never go away. The Debt Service portion of the assessment, to pay off the bonds, is part of the total amount shown on the property tax bill. Prepaying the Debt Service assessment should be taken into consideration if the home is sold.

220

Ms. Sanchez read Resolution 2023-11.

221

222

223

On MOTION by Mr. Alexander and seconded by Mr. Ozorowsky, with all in favor, the Public Hearing was closed.

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231

On MOTION by Mr. Ozorowsky and seconded by Mr. Chamoff, with all in favor, Resolution 2023-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2023

235

236

237

Ms. Sanchez presented the Unaudited Financial Statements as of July 31, 2023.

238

239

240

A Board Member questioned the “Camera monitoring” line item, which is currently at 131% of budget. Ms. Gormley believes it is related to the wi-fi upgrade at the amenity and recalled there was a DVR or a camera equipment failure.

241

Ms. Sanchez will review the expenditure and advise.

242

A Board Member asked about the “Water” line item, which is at 224% of budget.

243 Discussion ensued regarding pool repairs; it was noted that the pool was refilled once.
244 A Board Member asked if the Field Operations Manager still has a box of fobs. Ms.
245 Gormley believes approximately ten fobs remain and are to be given to Breeze.

246

247 **On MOTION by Ms. O’Neal and seconded by Mr. Smith, with all in favor, the**
248 **Unaudited Financial Statements as of July 31, 2023, were accepted.**

249

250

251 **NINTH ORDER OF BUSINESS**

Approval of July 27, 2023 Regular Meeting Minutes

252

253

254 Ms. Sanchez presented the July 27, 2023 Regular Meeting Minutes.

255 The following change was made:

256 Line 117: Delete “pet” after “and”

257 Line 118: Delete “pet” after “the”

258 Line 119: Delete “pet” after “for”

259

260 **On MOTION by Mr. Chamoff and seconded by Ms. O’Neal, with all in favor, the**
261 **July 27, 2023 Regular Meeting Minutes, as amended, were approved.**

262

263

264 **▪ Board Member Comments**

265 **This item was an addition to the agenda.**

266 This item will be added to future agendas, before Staff Reports.

267 Mr. Ozorowsky voiced his opinion that a second bid should have been obtained for the
268 electrical work approved at the last meeting; he believes the CDD was overcharged for a simple
269 job. A Board Member discussed the repair and stated the decision was made due to the
270 reputation of the company and the urgent need for the breaker repair.

271 Mr. Ozorowsky inquired about the entryway pillar repair. Ms. Gormley stated a
272 contractor has not been found.

273 Mr. Ozorowsky stated a resident reported a fence blown down just outside her property
274 at 6882 Silverado Ranch Boulevard. He asked someone to find out if it is CDD property and, if
275 so, ask for it to be moved or fixed. The consensus was that residents should be told to direct

276 those types of inquiries to the Management company. Ms. Sanchez stated she will research the
277 issue and contact Mr. Ozorowsky if she needs additional information.

278 Mr. Alexander stated the homeowner with the fence advised that he asked the builder
279 to install the fence as a safety precaution due to the presence of a dropoff and a retaining wall.
280 Mr. Alexander thinks part of the fence might sit on the foundation of those bricks and stated
281 some bricks might be damaged. He stated that Access Management is trying to find out who is
282 responsible. No repairs have been made and the homeowner believes that, if he is responsible
283 for the repair and it is not on CDD property, he has the option to remove the fence.

284 Discussion ensued regarding the need to determine who is responsible for this fence
285 and for another where a resident attached a portion of fence to the portion installed by the
286 builder. Ms. Sanchez will review her notes as this issue might have been previously addressed.

287 A Board Member stated the second light pole, near the entrance, is always on. Ms.
288 O'Neal stated residents can report light issues to Duke Energy on its website.

289 Mr. Alexander stated the HOA Board offered to fund a message center sign by the
290 mailboxes, at a cost of \$1,800; the HOA is asking for the CDD to maintain the sign.

291 Discussion ensued regarding the offer and the proposed location.

292 Ms. Hammock stated the proposal includes the sign and installation and, if approved,
293 she will prepare an easement agreement that allows the HOA vendor to install the sign. The
294 CDD would be responsible for maintenance and repairs in the event of damage.

295 Mr. Ozorowsky asked about the aesthetics and construction of the sign. Mr. Alexander
296 asked Ms. Morales to provide the information to Mr. Ozorowsky after the meeting.

297 Ms. Hammock stated the Board can wait to vote until the next meeting or approve the
298 proposal tonight and then distribute the aesthetic information later.

299

300 **On MOTION by Ms. O'Neal and seconded by Mr. Smith, with Ms. O'Neal, Mr.**
301 **Smith and Mr. Alexander in favor and Mr. Chamoff and Mr. Ozorowsky**
302 **dissenting, the HOA's proposal to fund the purchase and installation of a**
303 **message center sign, with the CDD maintaining the sign, and authorizing Staff**
304 **to prepare an easement agreement, was approved. [Motion passed 3-2]**

305

306

307 Upon receiving further information, the appearance and construction of the message
308 center sign was discussed and the consensus was that the sign is acceptable.

309

310 **TENTH ORDER OF BUSINESS****Staff Reports**

311

312 **A. District Counsel: Kilinski | Van Wyk**

313 Ms. Hammock recalled that, at the last meeting, the Board voted to terminate its
314 current agreement with Access Management and the termination letter was sent. She
315 distributed the Agreement with Breeze Management, on the CDD's standard form of
316 agreement, and noted that it was signed by Breeze. It is for the same price and scope as
317 proposed, with no changes.

318 **B. District Engineer: Stantec**

319 Ms. Sanchez stated she received two proposals for the mailbox covering and emailed
320 them to the Board. She suggested the Board Members review the proposals and submit
321 questions as soon as possible, in advance of the next meeting. Ms. Stewart might call into the
322 next meeting to respond to questions.

323 **C. Operations Manager: Access Management**

324 Ms. Gormley stated her report is mostly to assist Breeze, provide feedback from vendors
325 and provide status updates regarding projects.

326 Ms. Sanchez stated this is Ms. Gormley's last meeting with the CDD. Access
327 Management's last day is September 25, 2023. Breeze begins September 26, 2023 and Staff will
328 work with both companies to ensure a quick and easy transition.

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

330 • **NEXT MEETING DATE: September 28, 2023 at 6:00 PM**

331 ○ **QUORUM CHECK**

332

333 **ELEVENTH ORDER OF BUSINESS****Public Comments**

334

335 Resident Matt Rush asked for clarification of the previous discussion regarding having a
336 vendor at the pool seven days a week. It was noted that the water must be tested every day but
337 the current vendor is not contracted to be on site seven days a week. Proposals were requested
338 for a new pool vendor that can provide pool and other services seven days a week. Mr. Rush
339 recalled discussions about pool repairs and asked if warranties apply for the work. A Board
340 Member stated there is no warranty on the pool from the builder. Ms. Hammock stated, to the
341 extent that she has written the agreements for work performed, there is a warranty provision

342 in all CDD agreements; however, in an emergency, it might be that the CDD’s form of
343 agreement was not used.

344 Mr. Vargas asked if Staff reviewed camera footage of an incident at the pool. Ms.
345 Sanchez stated the matter was brought to her attention and she emailed the Board; if directed
346 by the Board, Staff will review the footage. Mr. Alexander expressed support for having the
347 footage reviewed. Ms. Sanchez discussed the information received and stated she did not
348 receive a formal call or emails. She noted that, in such cases, residents should call the police.
349 Ms. Hammock stated, in the event of any illegal, dangerous or illicit activity at the pool or CDD
350 property, residents should separate themselves from anything dangerous and call local law
351 enforcement. If there is camera footage and Staff is directed to review it, steps can be taken,
352 such as suspension of amenity privileges, if individuals can be identified.

353

**On MOTION by Mr. Alexander and seconded by Mr. Chamoff, with all in favor,
authorizing Staff to review camera footage of the incident, was approved.**

354

355

356

357

358 A resident stated she called the police non-emergency number one evening at 11:00
359 p.m. to report trespassing at the pool and was advised that they were very busy. She does not
360 believe the police responded.

361 Discussion ensued regarding follow up with the Police Department.

362

TWELFTH ORDER OF BUSINESS

Adjournment

363

364

365

**On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,
the meeting adjourned at 8:01 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

374
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379

Secretary/Assistant Secretary

Chair/Vice Chair

SILVERADO
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 26, 2023	Regular Meeting	6:00 PM
November 16, 2023*	Regular Meeting	6:00 PM
December 28, 2023	Regular Meeting	6:00 PM
January 25, 2024	Regular Meeting	6:00 PM
February 22, 2024	Regular Meeting	6:00 PM
March 28, 2024	Regular Meeting	6:00 PM
April 25, 2024	Regular Meeting	6:00 PM
May 23, 2024	Regular Meeting	6:00 PM
June 27, 2024	Regular Meeting	6:00 PM
July 25, 2024	Regular Meeting	6:00 PM
August 22, 2024	Regular Meeting	6:00 PM
September 26, 2024	Regular Meeting	6:00 PM

***Exception**

November meeting date is one (1) week earlier to accommodate the Thanksgiving holiday.