

# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

**February 22, 2024**

**BOARD OF SUPERVISORS**

## **REGULAR MEETING AGENDA**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Silverado Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

February 15, 2024

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

Board of Supervisors  
Silverado Community Development District

Dear Board Members:

The Board of Supervisors of the Silverado Community Development District will hold a Regular Meeting on February 22, 2024 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. Acceptance of Resignation of Supervisor Martha O'Neal [Seat 4]
4. Consider Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2024*
  - Administration of Oath of Office (*the following to be provided in a separate package*)
    - A. Memorandum Regarding Required Ethics Training and Disclosure Filing
    - B. Sample Form 1 2023/Instructions
    - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - D. Membership, Obligations and Responsibilities
    - E. Form 8B: Memorandum of Voting Conflict
5. Consideration of Resolution 2024-02, Appointing and Removing Officers of the District and Providing for an Effective Date
6. Discussion Items
  - A. Electric Bill Solar Options
  - B. Relocation of Sprinkler Heads
7. Consideration of Proposals/Quotes/Estimates
  - A. Juniper Proposal No. 256224 [January 2024 Wet Check Diagnostic \$360]

- B. Catherine ProCleaners, LLC Proposal [Cleaning Amenity Center \$16,350]
  - C. Florida Brother's Maintenance & Repair, LLC Estimates
    - I. 1151 [Annual Janitorial Services \$14,984.55]
    - II. 1237 [Sign Installation \$184]
    - III. 1243 [Repair Street Sign \$75]
  - D. Sign Solutions of Tampa Bay, Inc. Estimate 24246 [Sign Installation \$305]
  - E. H2 Lagoon Solutions Proposal 11022023 B [Janitorial Services \$7,680]
  - F. Consolidated Land Services, Inc. Estimate #00000199 [Control Structure Repair \$5,874.91]
  - G. Anthony's Tampa Bay Pressure Washing DBA Trimmers Holiday Decor Tampa Estimate #652 [Entrance and Clubhouse \$5,625]
  - H. Breeze Home, Estimate #SCDD013024C [Replace and Install Bench \$1,200]
- 8. Consideration of Resolution 2024-03, Designating the Primary Administrative Office of the District and Providing an Effective Date
  - 9. Consideration of Resolution 2024-04, Designating the Location of the Local District Records Office and Providing an Effective Date
  - 10. Update: SOLitude Lake Management, LLC Service Reports
  - 11. Acceptance of Unaudited Financial Statements as of January 31, 2024
  - 12. Approval of January 25, 2024 Regular Meeting Minutes
  - 13. Board Member Comments
  - 14. Staff Reports
    - A. District Counsel: *Kilinski | Van Wyk*
    - B. District Engineer: *Stantec*
    - C. Operations Manager: *Breeze Home*
      - Inspection Report
    - D. District Manager: *Wrathell, Hunt & Associates, LLC*
      - NEXT MEETING DATE: March 28, 2024 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		<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

15. Public Comments

16. 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**

**3**

February 13, 2024

Board of Silverado Community District,

Effective today, February 13, 2024. I am resigning from my board seat. My family and I have enjoyed being part of the Silverado Community. We have moved out of state, and I can no longer continue my duties for the board.

Sincerely,

Martha O'Neal

# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

**5**



**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Silverado Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors desires to appoint and remove Officers of the District.

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

**SECTION 1.** The following is/are appointed as Officer(s) of the District effective February 22, 2024:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of February 22, 2024:

Martha O’Neal                      Assistant Secretary

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Jamie Sanchez is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 22ND DAY OF FEBRUARY, 2024.**

ATTEST:

**SILVERADO COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6A**

**DE Contact:** Laura Stapleton <laura.stapleton@duke-energy.com>  
**Address:** 3300 Exchange Place Lake Mary, FL 32746  
**Phone:** 407.942.9205

**WR 52564385**

February 2, 2024

Project Details	
<b>Customer:</b>	SILVERADO COMM DEV DISTRICT
<b>Account:</b>	910082890215
<b>Premise:</b>	520667423
<b>Site:</b>	ZEPHYRHILLS, EILAND BLVD - SILVERADO PH1
<b>Contact:</b>	Angie Lynch <angie@breezehome.com>
<b>Phone:</b>	813.732.5468

Scope of Request
<b>REMOVE:</b> 100W HPS Monticello light fixtures
<b>REMOVE:</b> 100W HPS Biscayne light fixtures
<b>INSTALL:</b> 50W LED Monticello light fixtures
<b>Existing Poles to Remain</b>
<i>Note: Quantities &amp; Wattages subject to Field Verification</i>

**EXISTING INVENTORY**

Quantity	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Monthly Charge	Maint.	Fuel & Energy	Unit Total	
20	100W HPS MONTICELLO BLK S49PM	\$12.59	\$1.84	\$4.44	\$18.87	\$377.40
14	100W HPS BISCAYNE S49PY	\$13.21	\$1.84	\$4.44	\$19.49	\$272.86
2	50W LED Monticello 3K Type III L17BLT3	\$17.49	\$1.39	\$1.54	\$20.42	\$40.84
					\$0.00	\$0.00
36	16' VICTORIAN II SNGL GRAY P499	\$12.49	\$0.00	\$0.00	\$12.49	\$449.64
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$921.36	\$65.34	\$154.04		
<b>Existing Estimated Monthly Rates</b>						<b>\$1,140.74</b>

**PROPOSED INVENTORY**

Quantity	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Monthly Charge	Maint.	Fuel & Energy	Unit Total	
36	50W LED Monticello 3K Type III L17BLT3	\$17.49	\$1.39	\$1.54	\$20.42	\$735.12
					\$0.00	\$0.00
36	16' VICTORIAN II SNGL GRAY P499	\$12.49	\$0.00	\$0.00	\$12.49	\$449.64
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$1,079.28	\$50.04	\$55.44		
<b>Proposed Estimated Monthly Rates</b>						<b>\$1,184.76</b>

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

◇ <b>CIAC</b> ONE TIME PAYMENT	<b>\$0.00</b>
* <b>MLDF</b> MONTHLY PAYMENT	<b>\$0.00</b>

**Estimated Monthly Rates** excludes any applicable taxes, franchise fees or customer charges.

◇ **CIAC** - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.

**OR**

\* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.08% of the Underground or Overhead Service feed and pole installation.

**In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.**

*Thank you for your lighting request. We look forward to working with you on this project.*

Authorized Signature \_\_\_\_\_

Date \_\_\_\_\_

*(Please sign and date to approve this estimate and return via email or the mailing address above)*

**DE Contact:** Laura Stapleton <laura.stapleton@duke-energy.com>  
**Address:** 3300 Exchange Place Lake Mary, FL 32746  
**Phone:** 407.942.9205

**WR 52564805**

February 2, 2024

Project Details	
<b>Customer:</b>	SILVERADO COMM DEV DISTRICT
<b>Account:</b>	910082939405
<b>Premise:</b>	5206756377
<b>Site:</b>	ZEPHYRHILLS, SILVERADO RANCH BLVD - SILVERADO PH 7
<b>Contact:</b>	Angie Lynch <angie@breezehome.com>
<b>Phone:</b>	813.732.5468

Scope of Request
<b>REMOVE:</b> 100W HPS Monticello light fixtures
<b>INSTALL:</b> 50W LED Monticello light fixtures
<b>Existing Poles to Remain</b>
<i>Note: Quantities &amp; Wattages subject to Field Verification</i>

**EXISTING INVENTORY**

Quantity	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Monthly Charge	Maint.	Fuel & Energy	Unit Total	
10	100W HPS MONTICELLO BLK S49PM	\$12.59	\$1.84	\$4.44	\$18.87	\$188.70
					\$0.00	\$0.00
10	16' VICTORIAN II SNGL GRAY P499	\$12.49	\$0.00	\$0.00	\$12.49	\$124.90
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$250.80	\$18.40	\$44.40		
<b>Existing Estimated Monthly Rates</b>						<b>\$313.60</b>

**PROPOSED INVENTORY**

Quantity	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Monthly Charge	Maint.	Fuel & Energy	Unit Total	
10	50W LED Monticello 3K Type III L17BLT3	\$17.49	\$1.39	\$1.54	\$20.42	\$204.20
					\$0.00	\$0.00
10	16' VICTORIAN II SNGL GRAY P499	\$12.49	\$0.00	\$0.00	\$12.49	\$124.90
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
	<b>Fixture &amp; Pole Charge, Maintenance, F&amp;E Totals:</b>	\$299.80	\$13.90	\$15.40		
<b>Proposed Estimated Monthly Rates</b>						<b>\$329.10</b>

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

◇ <b>CIAC</b> ONE TIME PAYMENT	<b>\$0.00</b>
* <b>MLDF</b> MONTHLY PAYMENT	<b>\$0.00</b>

**Estimated Monthly Rates** excludes any applicable taxes, franchise fees or customer charges.

◇ **CIAC** - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.

**OR**

\* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.08% of the Underground or Overhead Service feed and pole installation.

**In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.**

*Thank you for your lighting request. We look forward to working with you on this project.*

Authorized Signature \_\_\_\_\_

Date \_\_\_\_\_

*(Please sign and date to approve this estimate and return via email or the mailing address above)*

# Outdoor Lighting



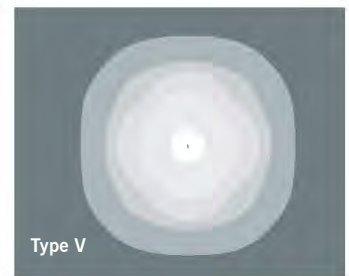
MONTICELLO LED

**Light source:** LED (*white*)  
**Wattage:** 50 watts  
**Lumens:** 4,646  
**Light pattern:** IESNA Type III, IESNA Type V  
**IESNA cutoff classification:** Semi-cutoff  
**BUG rating:** Type III B2U3G3 | Type V B3U3G3  
**Color temperature:** 3,000K

<b>LED</b> (Light-emitting diode)	50 watts
<b>Mounting height</b>	12'
<b>Color</b>	Black
<b>Pole</b>	Aluminum Colonial concrete Victorian concrete Washington concrete
<b>Applications</b>	Neighborhoods Parks Shopping centers Streets



Type III



Type V

light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12'	Black
Colonial concrete	12'	Black
Victorian concrete	12'	Black, Gray-green
Washington concrete	12'	Black, Gray

## FEATURES

**Turnkey operation**

**Little or no installation cost**

**Design services by lighting professionals included**

**Maintenance, electricity & warranty included**

**One low monthly cost on your electric bill**

## BENEFITS

Provides hassle-free installation and service

Frees up capital for other projects

Meets industry standards and lighting ordinances

Eliminates high and unexpected repair bills

Convenience and savings for you

For additional information, contact us at [ODLFlorida@duke-energy.com](mailto:ODLFlorida@duke-energy.com).



BUILDING A SMARTER ENERGY FUTURE®

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6B**



## Proposal

**Proposal No.:** 250541

**Proposed Date:** 12/18/23

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	Issues found during wet check

During our wet check we found this issues below.

### Clock 1

Zone 21- 36213 shady bluff loop : need to move 5 sprinkler about 3 ft away from new fence Homeowner is installing.

### Clock 2

Zone 25- need to rebuilt 2" hunter ICV valve, it take long to shut off.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Control Components</b>					<b>\$952.70</b>
Irrigation Tech Labor	6.00	HR	\$75.00	\$450.00	
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control FIPT x FIPT	1.00	EA	\$353.28	\$353.28	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	5.00	EA	\$16.06	\$80.28	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	20.00	EA	\$2.03	\$40.57	
Misc Fittings - up to 1"	10.00	EA	\$2.86	\$28.57	
<b>Total:</b>					<b>\$952.70</b>



Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7A**



## Proposal

**Proposal No.:** 256224

**Proposed Date:** 01/29/24

PROPERTY:	FOR:
Silverado CDD - Maintenance Alex Gormley 6270 Silverado Ranch Blvd Zephyrhills, FL 33541	January 2024 wet check diagnostic

**During wet check the following stations did not operate. Will need to troubleshoot the stations below, after troubleshooting will submit a repairs proposal.**

### Clock 1

zone 3- Alarm

zone 11- Alarm

zone 21- move 5 sprinklers. pending from December. proposal # 250541

### Clock 2

zone 25- Hunter ICV 2". pending from December. proposal # 250541

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Control Components</b>					<b>\$360.00</b>
Irrigation Diagnostic Labor	4.00	HR	\$90.00	\$360.00	
				<b>Total:</b>	<b>\$360.00</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7B**

*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**

Nov 11th 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

<b>OPTION C</b>
-----------------

	Price Daily	#Days	Total
SUMMER (MAY-NOV) 5 d/w	\$75	155	\$11625
WINTER (DIC-APRIL) 3 d/w	\$75	63	\$4725
Taxes	7%		n/a
			<b>\$16350</b>



# **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**

**7CI**

**Florida Brother's Maintenance & Repair, LLC.**

820 Old Windsor Way  
 Spring Hill, FL 34609 US  
 (813) 476-1933  
 floridabrothersllc@gmail.com



**Estimate**

ADDRESS  
 Silverado CDD  
 1540 International Pkwy  
 Suite 2000  
 Lake Mary, FL 32746 USA

ESTIMATE 1151  
 DATE 09/24/2023  
 EXPIRATION DATE 11/25/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	This estimate is for Janitorial Services for the Silverado Community - Based on coverage for a full year.			
	Services	Summer (May - Nov) 5 days a week visit (135 visits during this time) @ \$74.55 per visit = \$10,064.25	135	74.55	10,064.25
	Services	Estimate continued - Winter (Dec. - April) 3 days a week visit (66 visits during this time) @ \$74.55 per visit = \$4,920.30 Total overall = \$14,984.55	66	74.55	4,920.30
	Services	After one full year of our janitorial services, and signed into a second year of our janitorial services, we will provide a one time courteous "free" deep clean of your clubhouse restrooms, within the first 6 months of service in year 2.  To note - A deep clean (pressure cleaned floors/grout, pressure clean toilets/urinals underneath and behind, pressure clean walls & deep cleaning ceiling where needed) can be added at anytime, for additional charges. Please let us know.			

Thank you for your business opportunity.

This estimate provides a detailed description of janitorial cleaning services to be provided for a full year.

Restrooms- Clean & Sanitize Toilets, Urinals, Walls, Partitions, Doors, Counters, Sinks & Mirrors. Sweep & Mop Floors & Drains. Empty trash clean and reline. Fill and restock restroom supplies.

Pool Area

SUBTOTAL	14,984.55
TAX	0.00
<b>TOTAL</b>	<b>\$14,984.55</b>

Clean, empty and line trash cans. Clean & sanitize doors & handles, Sweep, trash pickup and return pool furniture to proper locations. Clean/Dust lighting/fans as needed.

Other advanced cleaning options available upon request (pressure washing in restrooms, floor grout cleaning with pressure, etc.).

To note - This janitorial service is another Florida Brothers branch, providing you quality service and customer satisfaction, with professional handyman & janitorial needs.

Invoicing is conducted on a biweekly basis

Customer is tax exempt.

Accepted By

Accepted Date

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7C11**

# Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way  
Spring Hill, FL 34609 US  
(813) 476-1933  
floridabrothersllc@gmail.com



## Estimate

ADDRESS  
Silverado CDD  
1540 International Pkwy  
Suite 2000  
Lake Mary, FL 32746 USA

ESTIMATE 1237  
DATE 02/01/2024  
EXPIRATION DATE 03/09/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Install Sign	Estimate to install (2) "CAUTION - USE AT YOUR OWN RISK" signs. Signs will be with a yellow background to show awareness of caution. Total covers the cost in supplies, materials and labor to install with proper supplies.	2	92.00	184.00

Thank you for your business opportunity!

SUBTOTAL 184.00

Estimate to install (2) "CAUTION - USE AT YOUR OWN RISK" signs. Signs will be with a yellow background to show awareness of caution.  
Total covers the cost in supplies, materials and labor to install with proper supplies.

TAX 0.00

Customer is tax exempt.

TOTAL **\$184.00**

Accepted By

Accepted Date

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7CIII**



# Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way  
Spring Hill, FL 34609 US  
(813) 476-1933  
floridabrothersllc@gmail.com



## Estimate

ADDRESS  
Silverado CDD  
1540 International Pkwy  
Suite 2000  
Lake Mary, FL 32746 USA

ESTIMATE 1243  
DATE 02/15/2024  
EXPIRATION DATE 03/09/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Repair	Repair street sign as the signs are leaning and soon to breakaway. To install new street sign hardware (2 new hardware pieces) to pole, holding these pieces up. Total covers cost in supplies, materials and labor.	1	75.00	75.00

Thank you for your business opportunity.

SUBTOTAL 75.00

Repair street sign as the signs are leaning and soon to breakaway.  
To install new street sign hardware (2 new hardware pieces) to pole, holding these pieces up.

TAX 0.00

Total covers cost in supplies, materials and labor.

TOTAL **\$75.00**

Customer is tax exempt.

Accepted By

Accepted Date

SILVERADO RANCH BLVD

EZRA LOFT PL

STOP



**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7D**

# Estimate



## Sign Solutions of Tampa Bay, Inc.

3921 West MLK Blvd

Tampa, FL 33614

ph. (813) 269-5990

fax (813) 269-5991

email: sales@SignSolutionsTB.com

Estimate:

24246

Printed

2/7/2024 2:32:18PM

Description: **SILVERADO CDD - Use at Your Own Risk Sign**

Prepared For: Accounts Payable

ph: (321) 263-0132 x 4203

Company: Silverado CDD

Estimate Date: 2/7/2024 2:31:55PM

email: breezeinvoices@payableslockbox.com

Thank you for considering Sign Solutions for your signage needs. Please call us at 813.269.5990 if you have questions or need further information. We look forward to hearing from you and working with you on this project.

Product	Font	Qty	Sides	Height	Width	Unit Cost	Install	Item Total
1 Alum, White - .063		1	1	18	12	\$42.50	\$0.00	\$42.50
<b>Color:</b>	Full Color on White							
<b>Description:</b>	18" x 12" x .063 aluminum w/ full color print.							
<b>Text:</b>	Caution - Use at Your Own Risk							
2 Post-U-Channel 8'		1	1	1	1	\$42.50	\$0.00	\$42.50
<b>Color:</b>								
<b>Description:</b>	8' U-Channel Post - Galvanized.							
<b>Text:</b>								
3 Installation		1	1	1	1	\$220.00	\$0.00	\$220.00
<b>Color:</b>								
<b>Description:</b>	Installation / Time and Materials							
<b>Text:</b>								

Notes:

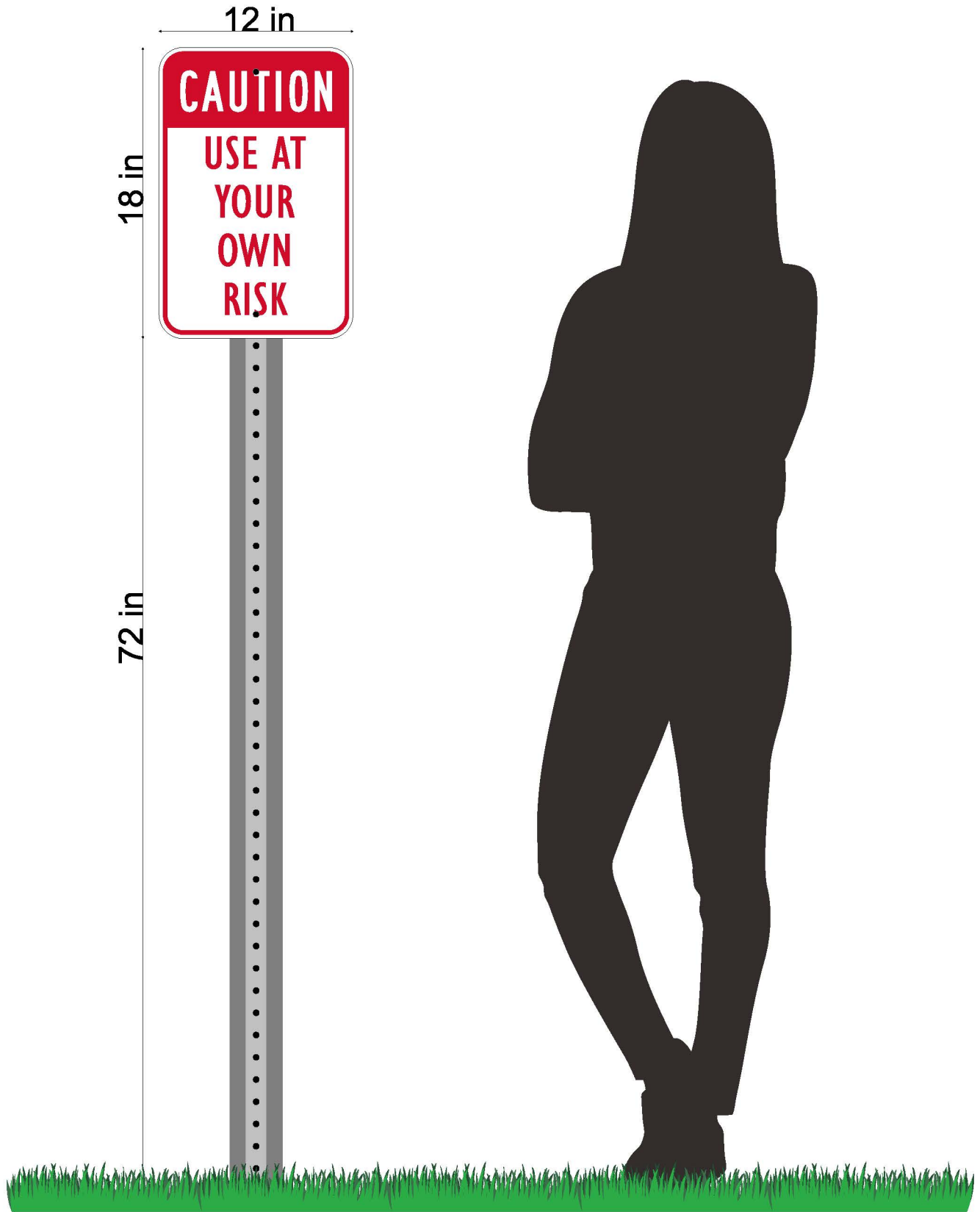
Line Item Total:	<b>\$305.00</b>
Tax Exempt Amt:	<b>\$305.00</b>
Subtotal:	<b>\$305.00</b>
Taxes:	<b>\$0.00</b>
Total:	<b>\$305.00</b>

Company: Silverado CDD  
1540 International Parkway  
Suite 2000  
Lake Mary, FL 32746

Received/Accepted By:

/ /

# Silverado CDD



2402 Silverado CDD 12x18 [Caution] (SET UP).fs

2/6/2024

## CUSTOMER APPROVAL

Customer Signature

Date

Original designs are the property of Sign Solutions® and cannot be reproduced in whole or in part, without prior written approval.

**Sign Solutions**  
premium signs and graphics

3921 W. Dr MLK Blvd, Tampa FL 33614  
Tel: 813.269.5990 Fax: 813.269.5991  
www.SignSolutionsTB.com

**PROJECT MANAGER:**  
Keith C.

## REVISIONS



Disclaimer: After 3 revisions, additional charges may apply.

## Materials, Colors & Finishes - Disclaimer

Materials, Colors & Finishes represented above either in digital or printed format may not match finished product. Client needs to provide exact color samples, specify custom colors or approve Sign Solutions samples.

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7E**



**H2 Lagoon Solutions**

7015 Martha Drive  
Parrish, FL 34219

**Proposal - 11022023 B**

**Breeze Management Company**

Comprehensive Janitorial Services for Silverado Clubhouse, Zephyrhills, FL

**Date:** 11/02/2023

**Contract Period**

**Duration:**

January 1, 2023 - December 31, 2023

**Scope of Services**

1. Bathroom Cleaning and Maintenance
2. Common Area Maintenance
3. Supply Management
4. Additional Janitorial Responsibilities

**Detailed Scope of Services**

1. **Bathroom Cleaning and Maintenance:**
  - Sanitization of all surfaces, including sinks, countertops, mirrors, toilets, and urinals.
  - Restocking of consumables such as toilet paper, paper towels, and hand soap.
  - Floor cleaning using disinfectant cleaners.
  - Regular trash removal and waste bin liner replacement.
2. **Common Area Maintenance:**
  - Daily leaf blowing to maintain deck cleanliness.
  - Dusting and wiping down tables, chairs, and other surfaces.
  - Organizing and resetting furniture including pool chairs and lounges.
  - Regular trash management in common areas.
3. **Supply Management:**
  - Monitoring and restocking of cleaning supplies and chemicals.



- Selection of high-quality, eco-friendly cleaning agents.

4. **Additional Janitorial Responsibilities:**

- Monthly intensive cleaning sessions for comprehensive sanitation.
- Providing monthly service reports and adapting to feedback for service improvement.

**Financial Terms**

- **Monthly Service Fee: \$640**
- **Total Annual Cost for Janitorial Services: \$7,680**
- **Payment Terms:** Monthly invoicing, due within 30 days.

**Cancellation Policy:** Either party may terminate with a 30-day written notice. Cancellation fees may apply.

**Signature of Service Provider:** \_\_\_\_\_

**Accepted By:** \_\_\_\_\_

**Printed Name** \_\_\_\_\_

**Date** \_\_\_\_\_



**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7F**



Consolidated Land Services, Inc.

# Estimate

Mailing Address:  
 P.O. Box 2593  
 Dade City, FL 33526

Date	Estimate #
11/10/2023	00000199

Name / Address
Silverado CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746

Project				
Control Structure Repair				

Description	Qty	U/M	Rate	Total
Control Structure Repair Located near 6527 Payden Wheel St:  CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin excavation of materials and vegetation obstructing structure to restore proper water flow. Once proper water flow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around south end of control structure where erosion has occurred in order to return to pre-existing grade. Once completed, area around control structure where erosion occurred will be re-vegetated with sod.  **CLS, Inc. will utilize a track mat system to minimize disturbances to access points and work areas. If Customer prefers CLS, Inc. to restore disturbed areas, change order will be provided. In this event, Access Points will be identified and pre-approved by CDD and/or Homeowner.  1. Mobilize 2. Excavate materials and vegetation 3. Restore proper water flow 4. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade. 5. Re-vegetate with Sod 6. De-mobilize	1	ea	5,874.91	5,874.91

Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>	
	<b>Total</b>	\$5,874.91

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7G**

Anthony's Tampa Bay Pressure Washing DBA  
Trimmers Holiday Decor Tampa  
2234 Lithia Center Lane #1  
Valrico, FL 33596  
8135454782  
patrick@trimmersholidaydecor.com



# Estimate

**ADDRESS**

Steve Stafford  
Silverado Ranch CDD  
6270 Silverado Ranch Blvd  
Zephyrhills, FL 33541

**SHIP TO**

Steve Stafford  
Silverado Ranch CDD  
6270 Silverado Ranch Blvd  
Zephyrhills, FL 33541

**ESTIMATE #** 652

**DATE** 03/07/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Entrance</b>	- Install lighted garland and bows across front roofline of entrance sign. - Install 60" lighted wreath and bow under garland and above sign.	1	850.00	850.00
	<b>Clubhouse</b>	- Install lighted garland and bows across front of center tower. - Install 72" lighted wreath above doorway, around window. - Install lighted garland and bows across front of 2 gazebos (1 on each side of tower) - Install lighted garland around entrance to clubhouse - Install C9 lights across front of building and down each side of building. (1st story only) - Install multi color lights on 6 Palm trees in front of the building	1	4,775.00	4,775.00

TOTAL

**\$5,625.00**

By signing and accepting this estimate you also agree to our Terms and Conditions. Please see attachment for Terms and Conditions.

Accepted By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

\*Please print and sign, then email back to Patrick@trimmershd.com

Accepted By

Accepted Date

By signing and accepting this estimate you also agree to our Terms and Conditions. Please see attachment for Terms and Conditions.

Accepted By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

\*Please print and sign, then email back to [Patrick@trimmershd.com](mailto:Patrick@trimmershd.com)

-Contract will automatically renew unless notification by either party by April 1st following decorating season.

-Please have palms trimmed prior to October 1st.

-Trimmers Holiday Decor retains ownership of all merchandise.

-All lighting will be commercial grade LED lighting.

-Customer is responsible for working power outlets.

-Customer agrees to make sure irrigation is turned OFF during the time the lights are on. This is usually from dusk to dawn. If customer fails to do so, this will trip the breakers. We will not be responsible for lights not working due to irrigation running at this time.

-Customer is responsible for informing any landscapers when the lights are installed so they can avoid damaging lights or cords. We are not responsible for these companies causing damage to the material, and there will be an extra service charge to replace any damaged material.

-Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).

-Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

\*Installation of Lighting

\*Service calls

\*Take down and storage

-For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.

-For all contracts signed between May 2nd and September 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.

-For all contracts signed after October 1st, payment will be due in full prior to installation.

5% late fee for payment received later than 15 day later than due date.

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7H**



2161 East County Road 540A #225

Lakeland, FL 33813

Phone: (813) 565-4663

DATE

1/30/2024

**BILL TO**

Silverado CDD  
5322 Primrose Lake Cricle Suite C  
Tampa, FL 33647

**ESTIMATE NUMBER**

SCDD013024C

DESCRIPTION	AMOUNT
Replace and install bench	1,200.00
<i>Thank you for your business!</i>	1,200.00
	<b>\$ 1,200.00</b>

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

If you have any questions about this invoice, please contact

**Michael Sakellarides, Michael@BreezeHome.com**



# **SILVERADO**

## **COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RESOLUTION 2024-03**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Silverado Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*.

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

- 1. PRIMARY ADMINISTRATIVE OFFICE.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.
- 2. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 22nd day of February, 2024.

ATTEST:

**SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2024-04**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Silverado Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Zephyrhills, Pasco County, Florida; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

**SECTION 1.** The District’s local records office shall be located at: \_\_\_\_\_  
\_\_\_\_\_.

**SECTION 2.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

**SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10**



Work Order  
 Work Order Number 00488416  
 Created Date 1/25/2024

Account Silverado Ranch CDD  
 Contact Jamie Sanchez  
 Address 6010 Silverado Ranch Blvd  
 Zephyrhills, FL 33541

Work Details

Specialist Comments to Customer: Debris removal in ponds 4,8,17,18. Inspected pond 3, 13. Treated pond 8 for filamentous algae, submerged weeds. Treated ponds 22,23 for grasses. Water levels lower then last visit. Thank you.

Prepared By: Kenten Emerson

Work Order Assets

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

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 00491943  
 Work Order 00491943  
 Number  
 Created Date 2/9/2024

Account Silverado Ranch CDD  
 Contact Jamie Sanchez  
 Address 6010 Silverado Ranch Blvd  
 Zephyrhills, FL 33541

Work Details

Specialist Comments to Customer: Treated grasses in ponds 9,10,12,13,14. Treated algae in ponds 9,10,12,13. Treated floating weeds in pond 10. Site is in decent condition, with receding water levels, and 3 feet water clarity. Thank you.

Prepared By: Kenten Emerson

Work Order Assets

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

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  
JANUARY 31, 2024**

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2024**

	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
<b>ASSETS</b>							
Cash	\$ 888,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 888,279
Investments							
Revenue	-	105,416	110,718	169,083	137,881	-	523,098
Reserve	-	55,360	53,325	72,075	252,638	-	433,398
Prepayment	-	60	-	-	-	-	60
Construction	-	-	-	-	-	49,767	49,767
Due from general fund	-	465	438	1,184	930	-	3,017
Utility deposit	2,908	-	-	-	-	-	2,908
Total assets	<u>\$ 891,187</u>	<u>\$ 161,301</u>	<u>\$ 164,481</u>	<u>\$ 242,342</u>	<u>\$ 391,449</u>	<u>\$ 49,767</u>	<u>\$ 1,900,527</u>
<b>LIABILITIES</b>							
Liabilities:							
Due to debt service fund 2016A-1	\$ 465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465
Due to debt service fund 2017A-1	438	-	-	-	-	-	438
Due to debt service fund 2018A-1	1,184	-	-	-	-	-	1,184
Due to debt service fund 2018A-2	930	-	-	-	-	-	930
Developer advance	10,372	-	-	-	-	-	10,372
Total liabilities	<u>13,389</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>13,389</u>
<b>FUND BALANCES</b>							
Restricted for							
Debt service	-	161,301	164,481	242,342	391,449	-	959,573
Capital projects	-	-	-	-	-	49,767	49,767
Assigned							
Working capital	227,821	-	-	-	-	-	227,821
Unassigned	649,977	-	-	-	-	-	649,977
Total fund balances	<u>877,798</u>	<u>161,301</u>	<u>164,481</u>	<u>242,342</u>	<u>391,449</u>	<u>49,767</u>	<u>1,887,138</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 891,187</u>	<u>\$ 161,301</u>	<u>\$ 164,481</u>	<u>\$ 242,342</u>	<u>\$ 391,449</u>	<u>\$ 49,767</u>	<u>\$ 1,900,527</u>

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 807,880	\$ 827,178	98%
Total revenues	-	807,880	827,178	98%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
General administration				
Supervisors' fees and FICA	-	3,014	12,918	23%
Management consulting services	4,000	16,000	48,000	33%
Printing & binding	42	167	500	33%
Telephone	17	67	200	34%
Other current charges	-	-	500	0%
Auditing services	-	-	3,450	0%
Postage	23	54	500	11%
Insurance	-	7,006	6,586	106%
Regulatory and permit fees	-	175	175	100%
Legal advertising	-	141	1,500	9%
Engineering	-	9,521	20,000	48%
Legal	326	6,491	25,000	26%
Website hosting	705	705	705	100%
ADA website compliance	-	-	210	0%
Meeting room rental	-	-	720	0%
Debt administration				
Dissemination agent	250	1,000	3,000	33%
DSF accounting	458	1,833	5,500	33%
Trustee fees	-	4,256	16,080	26%
Arbitrage rebate calculation	-	-	3,000	0%
Total professional & administrative	5,821	50,430	148,544	34%

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations</b>				
Physical environment expenditures				
Streetpole lighting	3,826	24,289	110,500	22%
Electricity (irrigation & pond pumps)	367	1,137	4,134	28%
Landscaping maintenance	16,088	65,106	205,192	32%
Landscape replenishment	-	-	20,000	0%
Palms & tree trimming	-	-	15,000	0%
Irrigation maintenance	-	-	25,000	0%
Pond maintenance	2,802	11,210	38,000	30%
Bush hog mowing	-	-	6,300	0%
Fertilizer & mulch	-	-	18,000	0%
Property insurance	-	22,746	21,416	106%
Solid waste disposal	-	190	540	35%
Comprehensive field tech services	1,260	6,300	15,120	42%
Field ops accounting	500	2,000	6,000	33%
Pet waste removal	241	723	2,700	27%
Wetland maintenance	1,200	2,400	8,200	29%
Storm readiness	-	-	5,000	0%
Amenity center				
Pool service contract	2,500	4,900	20,240	24%
Pool maintenance & repairs	-	-	8,500	0%
Pool resurfacing	-	-	20,000	0%
Pool Furniture	-	-	12,000	0%
Pool permit	-	-	275	0%
Flood insurance	-	-	4,200	0%
Cleaning & maintenance	7,000	9,000	16,000	56%
Internet	153	597	1,500	40%
Electricity	935	4,456	12,197	37%
Water	441	1,412	6,672	21%
Pest control	240	480	1,440	33%
Camera monitoring	189	756	3,600	21%
Refuse service	-	-	1,000	0%
Landscape maintenance - infill	-	-	5,000	0%
Contingency	84	84	25,000	0%
Miscellaneous repairs & maintenance	1,530	5,112	10,000	51%
Total field operations	<u>39,356</u>	<u>162,898</u>	<u>648,726</u>	25%
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	175	0%
Tax collector	-	16,138	17,233	94%
Total other fees & charges	<u>-</u>	<u>16,138</u>	<u>17,408</u>	93%
Total expenditures	<u>45,177</u>	<u>229,466</u>	<u>814,678</u>	28%
Excess/(deficiency) of revenues over/(under) expenditures	(45,177)	578,414	12,500	
Fund balances - beginning	<u>922,975</u>	<u>299,384</u>	<u>230,360</u>	
Fund balance - ending				
Assigned				
Working capital	193,064	227,821	227,821	
Unassigned	684,734	649,977	15,039	
Fund balances - ending	<u>\$ 877,798</u>	<u>\$ 877,798</u>	<u>\$ 242,860</u>	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2016A-1 BONDS  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 56,436	\$ 57,784	98%
Interest	577	2,145	-	N/A
Total revenues	<u>577</u>	<u>58,581</u>	<u>57,784</u>	101%
<b>31-Jan-24</b>				
<b>Debt service</b>				
Interest	-	20,850	41,610	50%
Principal	-	13,000	13,000	100%
Total debt service	<u>-</u>	<u>33,850</u>	<u>54,610</u>	62%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,127	1,204	94%
Total other fees and charges	<u>-</u>	<u>1,127</u>	<u>1,204</u>	94%
Total expenditures	<u>-</u>	<u>34,977</u>	<u>55,814</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	577	23,604	1,970	
Fund balances - beginning	160,724	137,697	133,639	
Fund balances - ending	<u>\$ 161,301</u>	<u>\$ 161,301</u>	<u>\$ 135,609</u>	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2017A-1 BONDS  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 53,190	\$ 54,460	98%
Interest	596	2,239	-	N/A
Total revenues	<u>596</u>	<u>55,429</u>	<u>54,460</u>	102%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
31-Jan-24	-	18,650	36,925	51%
Principal	-	15,000	15,000	100%
Total debt service	<u>-</u>	<u>33,650</u>	<u>51,925</u>	65%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,062	1,135	94%
Total other fees and charges	<u>-</u>	<u>1,062</u>	<u>1,135</u>	94%
Total expenditures	<u>-</u>	<u>34,712</u>	<u>53,060</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	596	20,717	1,400	
Fund balances - beginning	<u>163,885</u>	<u>143,764</u>	<u>139,799</u>	
Fund balances - ending	<u>\$ 164,481</u>	<u>\$ 164,481</u>	<u>\$ 141,199</u>	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2018A-1 BONDS  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 143,783	\$ 147,217	98%
Interest	763	2,707	-	N/A
Total revenues	<u>763</u>	<u>146,490</u>	<u>147,217</u>	100%
<b>31-Jan-24</b>				
<b>Debt service</b>				
Interest	-	52,200	103,525	50%
Principal	-	35,000	35,000	100%
Total debt service	<u>-</u>	<u>87,200</u>	<u>138,525</u>	63%
<b>Other fees &amp; charges</b>				
Tax collector	-	2,872	3,067	94%
Total other fees and charges	<u>-</u>	<u>2,872</u>	<u>3,067</u>	94%
Total expenditures	<u>-</u>	<u>90,072</u>	<u>141,592</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	763	56,418	5,625	
Fund balances - beginning	241,579	185,924	180,528	
Fund balances - ending	<u>\$ 242,342</u>	<u>\$ 242,342</u>	<u>\$ 186,153</u>	

**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2018A-2 BONDS  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 112,930	\$ 115,623	98%
Interest	1,443	5,212	-	N/A
Total revenues	<u>1,443</u>	<u>118,142</u>	<u>115,623</u>	102%
<b>31-Jan-24</b>				
<b>Debt service</b>				
Interest	-	42,762	85,525	50%
Principal	-	-	25,000	0%
Total debt service	<u>-</u>	<u>42,762</u>	<u>110,525</u>	39%
<b>Other fees &amp; charges</b>				
Tax collector	-	2,256	2,409	94%
Total other fees and charges	<u>-</u>	<u>2,256</u>	<u>2,409</u>	94%
Total expenditures	<u>-</u>	<u>45,018</u>	<u>112,934</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	1,443	73,124	2,689	
Fund balances - beginning	390,006	318,325	309,928	
Fund balances - ending	<u>\$ 391,449</u>	<u>\$ 391,449</u>	<u>\$ 312,617</u>	



**SILVERADO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2018 A-1 BONDS  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 234	\$ 976
Total revenues	<u>234</u>	<u>976</u>
<b>31-Jan-24</b>		
Capital outlay	<u>-</u>	<u>11,040</u>
Total expenditures	<u>-</u>	<u>11,040</u>
Excess/(deficiency) of revenues over/(under) expenditures	234	(10,064)
Fund balances - beginning	49,533	59,831
Fund balances - ending	<u>\$ 49,767</u>	<u>\$ 49,767</u>

**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 a Regular Meeting on January 25, 2024 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 |
| Lee Chamoff         | Assistant Secretary |

**Also present:**

- |                               |                                       |
|-------------------------------|---------------------------------------|
| Jamie Sanchez                 | District Manager                      |
| Meredith Hammock              | District Counsel                      |
| Cory Roberts                  | Kilinski   Van Wyk PLLC               |
| Gaby Arroyo                   | Community Director, Breeze Management |
| Angie Lynch                   | Breeze Management (Breeze)            |
| Angel Rivera                  | Juniper                               |
| Several Members of the public |                                       |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 6:03 p.m.  
Supervisors Ozorowsky, Smith, Alexander and Chamoff were present. Supervisor O’Neal was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Ms. Sanchez explained the protocols for public comments.  
A resident stated he owns a power-washing company and voiced his interest in servicing the CDD. Mr. Rivera referenced a vendor document and noted a baseline.

**THIRD ORDER OF BUSINESS**

**Discussion: Electric Bill Solar Options**

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Ms. Lynch provided the following update:

- She conferred with Duke Energy about the CDD’s solar options.
- Duke Energy opened a work ticket and is willing to come on site to evaluate the CDD’s lighting and consider changing the lights to solar.
- She also contacted a company that specializes in LED lighting and obtained a quote from another company regarding solar lights.
- She compiled her findings and distributed an informational sheet to the Board.
- Duke Energy would come on site and remove the existing lights and the other company would then install the solar lights, which are similar to the lighting in the lobbies of neighboring communities.

Discussion ensued regarding the informational sheet, light pole installation, electric usage, Illuminating Engineering Society (IES) standards and Duke Energy’s maintenance costs and cancellation policy.

Ms. Sanchez will coordinate with District Counsel regarding contract termination, examine if the CDD could be liable for any penalties and report her findings at the next meeting.

Ms. Lynch will request proposals from additional vendors and compare warranties and ask vendors to submit sample agreements.

This item will be carried over to the next agenda.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal(s)**

**A. Juniper Proposals**

Mr. Rivera presented the following:

**I. No. 216573 [Annual Season Change Out]**

Discussion ensued regarding the proposal, labor, landscaping, the \$1,500 total cost, the mailbox covers and the budget.

The consensus was to remove this item from the agenda at this time.

**II. No. 247060 [Installation of Rain Sensors on Clocks \$658.45]**

69 Discussion ensued regarding the proposal, reclaimed water, the amount budgeted for  
70 irrigation maintenance and the budget.

71 This item would be removed from the agenda.

72 **III. No. 250541 [Irrigation Maintenance Following Wet Check \$952.70]**

73 Ms. Sanchez stated Juniper was asked to move five sprinklers 3' away from a new fence  
74 that a homeowner is installing and asked if the CDD is responsible. Ms. Hammock stated the  
75 homeowner should not be installing a fence within a CDD easement and questioned why the  
76 sprinklers need to be moved.

77 Discussion ensued regarding the location of the home and the sprinklers, if an Irrigation  
78 Specialist should be engaged and obtaining proposals and a vendor to perform the work.

79 Mr. Rivera will photograph the area and transmit the photos to Ms. Sanchez.

80 Ms. Sanchez will contact an Irrigation Specialist, schedule a conference call and invite  
81 them to attend the next meeting either in person or via telephone.

82 Ms. Hammock stated, in case this needs to be done and it is determined that sodding is  
83 necessary, the work is below the threshold so it can be approved outside of a meeting and the  
84 Chair can sign off on the project and it can be presented for ratification at a future meeting.

85 This item was tabled.

86 **IV. No. 254716 [1 Year Fire Ant Control \$7,966.20]**

87 Mr. Rivera presented Proposal No. 2544716 for the elimination of fire ants for one year.

88 The consensus was to remove this item from the agenda.

89 **B. Catherine ProCleaners, LLC Proposal to Cleaning Amenity Center**

90 Referencing handouts, Ms. Lynch presented proposals for canine waste station  
91 maintenance from Poop 911, Doodie Calls and Tampa Bay Poop Patrol.

92 Discussion ensued regarding the current maintenance contract, the proposals, pricing,  
93 affordability, homeowners taking bags from the stations and the cleanliness of the liners.

94 Ms. Lynch will obtain a fixed cost and report her findings.

95 Ms. Sanchez recalled that the Board previously asked to leave Item 4B on the agenda  
96 and stated that a few additional proposals were obtained. Ms. Lynch stated she is unfamiliar

97 with Catherine ProCleaners but was informed that Florida Brothers has a contract with a  
98 neighboring community and does a good job there.

99 **C. Florida Brother's Maintenance & Repair, LLC Estimates**

100 **I. 1151 [Annual Janitorial Services \$14,984.55]**

101 The Board and Staff compared the Catherine ProCleaners proposal for \$16,350 versus  
102 the Florida Brothers proposal for janitorial services.

103 Discussion ensued regarding the current pool service contract, whether to hire a new  
104 cleaning vendor and how that will impact the H2O contract, the Bandu LLC pool vendor  
105 proposal, the chemical balance of the pool, a Health Department requirement for pool  
106 maintenance seven days per week, shutting down the pool and withholding payment.

107 Ms. Lynch will contact H2O, request an updated proposal of the cost for pool service  
108 seven days per week all year long, seek additional cleaning proposals and report her findings.

109 **II. 1195 [Paint Bathroom Floors \$1,275]**

110 Ms. Lynch stated she obtained a quote to paint the floors but it is incorrect.

111 Ms. Sanchez stated this item will be deferred and a correct proposal will be presented at  
112 the next meeting.

113 **D. Consolidated Land Services, Inc. Estimate #00000199 [Control Structure Repair  
114 \$5,874.91]**

115 Ms. Sanchez presented Estimate #00000199 for control structure repairs. It is being  
116 presented because a bridge was removed and the control structure underneath shifted and is  
117 eroding.

118 A Board Member asked about the value. Ms. Hammock stated, if this item is part of the  
119 stormwater pond, the CDD must make the repairs because the stormwater pond must operate  
120 in accordance with the CDD's permits with jurisdictions having authority with the local Water  
121 Management District.

122 Ms. Hammock asked if the District Engineer is aware of this and stated her only concern  
123 is if this has any impact on the functionality of the stormwater management system and the  
124 CDD being out of its current compliance. She stated, if it is an emergency situation and there is  
125 potential damage to the stormwater pond or anything outside of compliance that will put the

126 CDD at risk, this expense would fall within the threshold for approval outside of a Regular Board  
127 Meeting.

128 Discussion ensued regarding repair costs, permits and a funding source.

129 This item was tabled.

130 **E. Bandu, LLC EST0035 [Swimming Pool Maintenance and Cleaning]**

131 This item was discussed during Item 4C1.

132 **F. Pothole Heroes [Patch Repair \$1,900]**

133 Ms. Sanchez stated that a pothole is growing in front of the mailboxes and the Board  
134 would like to guard against residents having damaged tires, so Ms. Lynch was asked to obtain  
135 proposals for pothole repairs.

136 Discussion ensued regarding the scope of work, roadway depressions, cost, a funding  
137 source and setting a not-to-exceed (NTE) amount for the pothole repairs.

138 Ms. Sanchez will confer with the District Engineer to determine if the pothole repairs  
139 qualify for usage of the construction funds.

140

**On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, adopting a not-to-exceed amount of \$2,600 for repair of a 150-square-foot pothole, directing Staff to obtain additional proposals, and proceeding with the lowest bidder, was approved.**

145

146

147 **G. Breeze Estimate SHOA01222024 [Install Motion Lights at Mailbox Covering \$335]**

148 Ms. Sanchez presented the Breeze estimate to install motion lights at the mailbox  
149 covering.

150 Discussion ensued regarding whether to approve the proposal, the installation process,  
151 and where to store the lights prior to installation.

152 Staff to order lights closer to project completion.

153

**On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, Breeze Estimate SHOA01222024 to install motion lights at the mailbox covering, in the amount of \$335, was approved.**

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**FIFTH ORDER OF BUSINESS**

**Update: SOLitude Lake Management, LLC, Service Reports [November 2023 – January 2024]**

The SOLitude Lake Management, LLC, Service Reports from November 2023 to January 2024 were included for informational purposes.

Discussion ensued regarding the reports, the ponds and debris removal.

**SIXTH ORDER OF BUSINESS**

**Discussion/Update: Egis Insurance and Risk Advisors Site Visit Report**

Ms. Sanchez presented the Egis Insurance and Risk Advisors Site Visit Report and reviewed the “Important Recommendations” on Pages 3 through 9 of the Report.

The Board and Staff discussed pool signage, benches, dog park gate, tree swings, resurfacing the playground, removing the tree lighting protection cable, pool equipment storage, setting a NTE amount to level the diaper changing stations, the electrical outlets and the Volunteer Guidelines.

**On MOTION by Mr. Ozorowsky and seconded by Mr. Smith, with all in favor, authorizing Staff to purchase two additional “No Lifeguard on Duty” signs, was approved.**

District Staff was directed to:

- Obtain bench proposals/quotes ahead of the next meeting.
- Facilitate removal of the swings, obtain and present proposals for wood mulch and rubberizing the playground, send an e-blast to the community and have “swing at your own risk” signage installed.
- Obtain and present proposals to remove the tree cable.
- Ms. Sanchez will input the CDD’s information in the Volunteer Guidelines and transmit it to District Counsel for review and finalization.



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**On MOTION by Mr. Ozorowsky and seconded by Mr. Chamoff, with all in favor, authorizing Staff to purchase two diaper changing stations, in a not-to-exceed amount of \$1,000, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Ms. Sanchez presented Resolution 2024-01 and read the title. Seats 3 and 4, currently held by Mr. Chamoff and Ms. O’Neal, respectively, will expire on November 5, 2024. Interested candidates should contact the Supervisor of Elections’ (SOE) Office and apply during the candidate qualifying period.

**On MOTION by Mr. Chamoff and seconded by Mr. Ozorowsky, with all in favor, Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2023**

**On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor, the Unaudited Financial Statements as of December 31, 2023, were accepted.**

**NINTH ORDER OF BUSINESS**

**Approval of November 16, 2023 Regular Meeting Minutes**

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**On MOTION by Mr. Chamoff and seconded by Mr. Ozorowsky, with all in favor, the November 16, 2023 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Board Member Comments**

238 A Board Member asked for an update on the mailbox covers. Ms. Sanchez will follow up  
239 with the vendor about the estimated timing and report her findings at the next meeting.

240 The Board reconsidered the prior NTE amount for the changing stations.  
241

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**On MOTION by Mr. Ozorowsky and seconded by Mr. Alexander, with all in favor, amending the prior motion to purchase two diaper changing stations, in a not-to-exceed amount of \$1,500, instead of the previously approved amount of \$1,000, was approved.**

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A Board Member voiced their opinion that the pool furniture covers need to be changed. Ms. Lynch will obtain proposals for pool furniture covers and present them at the next meeting.

251 Discussion ensued regarding an agreement to remove the bridge and install cam lights  
252 at the Amenity Center, the proposed Fiscal Year 2025 budget, potential date and time for a  
253 workshop to address the next budget, publicizing the workshop meeting and Zoom calls.

254 Ms. Sanchez will coordinate with Admin Staff to schedule a workshop in March.

255 In response to Mr. Ozorowsky’s comments regarding the parallel parking spaces at the  
256 Clubhouse and the pavers, Ms. Sanchez stated that, per the District Engineer, it would cost  
257 approximately \$20,000 to \$30,000 to construct five parallel parking spaces. As for the pavers, a  
258 site visit report from a surveyor would cost \$1,750.

259

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

- 263 • **Updates and Reminders: Required Ethics Training for Special District**
- 264 **Supervisors and Form 1**

265 Ms. Hammock presented a Memorandum from her firm regarding the ethics training  
266 requirement for CDD Supervisors and filing Form 1.

267 **B. District Engineer: Stantec**

268 There was no report.

269 **C. Operations Manager: Breeze Home**

270 The Breeze Home Inspection Report was included for informational purposes.

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

- 272 • **NEXT MEETING DATE: February 22, 2024 at 6:00 PM**

- 273 ○ **QUORUM CHECK**

274 The next meeting will be held on February 22, 2024.

275

276 **TWELFTH ORDER OF BUSINESS**

**Public Comments**

277

278 There were no public comments.

279

280 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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283 **On MOTION by Mr. Chamoff and seconded by Mr. Alexander, with all in favor,**  
284 **the meeting adjourned at 8:15 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**C**



# Silverado

Angie Lynch

Complete

<b>Score</b>	81 / 103 (78.64%)	<b>Flagged items</b>	0	<b>Actions</b>	0
--------------	-------------------	----------------------	---	----------------	---

Feb 15, 2024 2:00 PM EST

## Prepared by

Angie Lynch

Ponds

29 / 33 (87.88%)

Ponds 1

2 / 3 (66.67%)

## Ponds

Fair



Photo 1

## Pond Location

Next to amenity center south side

Ponds 2

3 / 3 (100%)

## Ponds

Good

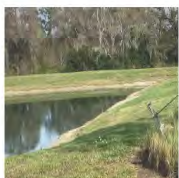


Photo 2



Photo 3

## Pond Location

Next to amenity center north side

Ponds 3

2 / 3 (66.67%)

## Ponds

Fair



Photo 4

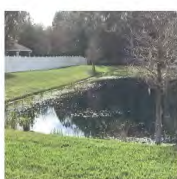


Photo 5

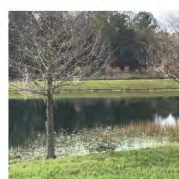


Photo 6

**Pond Location**

Across from amenity center

Ponds 4

2 / 3 (66.67%)

**Ponds**

Fair



Photo 7



Photo 8

**Pond Location**

Cobble Bliss

Ponds 5

3 / 3 (100%)

**Ponds**

Good

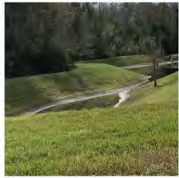


Photo 9



Photo 10

**Pond Location**

Behind Paden Wheel

Ponds 6

2 / 3 (66.67%)

**Ponds**

Fair



Photo 11

**Pond Location**

Across from Saddle Palm

Ponds 7

3 / 3 (100%)

**Ponds**

Good

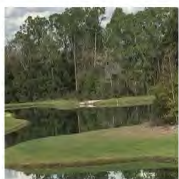


Photo 12

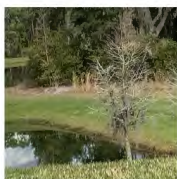


Photo 13

**Pond Location**

East side Silverado Ranch Blvd.

Ponds 8

3 / 3 (100%)

**Ponds**

Good



Photo 14



Photo 15

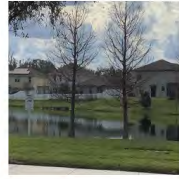


Photo 16

**Pond Location**

West side Silverado Ranch Blvd.

Ponds 9

3 / 3 (100%)

**Ponds**

Good



Photo 17



Photo 18

**Pond Location**

Corner Silverado Ranch and Rider Way

Ponds 10

3 / 3 (100%)

**Ponds**

Good



Photo 19



Photo 20

**Pond Location**

Morse Willow

Ponds 11

3 / 3 (100%)

**Ponds**

Good



Photo 21



Photo 22



Photo 23

**Pond Location**

Corner of Stella Vast



Landscaping

28 / 36 (77.78%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 24

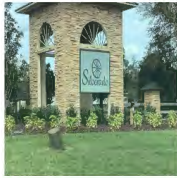


Photo 25

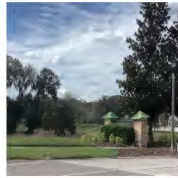


Photo 26

Landscaping Location

Front entrance

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair



Photo 27

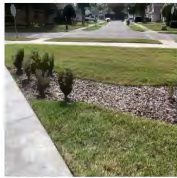


Photo 28



Photo 29



Photo 30



Photo 31

Landscaping Location

Amenity Center

Landscaping 3

3 / 3 (100%)

Landscaping

Good



Photo 32

Landscaping Location

Cobble Bliss Island

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 33



Photo 34



Photo 35

Landscaping Location

Serengeti Blvd

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair



Photo 36



Photo 37

Landscaping Location

Carriage Pine island

Landscaping 6

2 / 3 (66.67%)

Landscaping

Fair



Photo 38



Photo 39

Landscaping Location

Silverado Ranch island

Landscaping 7

3 / 3 (100%)

Landscaping

Good



Photo 40



Photo 41

Landscaping Location

Paden Wheel island

Landscaping 8

2 / 3 (66.67%)

Landscaping

Fair



Photo 42



Photo 43

Landscaping Location

Saddle Palm island

Landscaping 9

2 / 3 (66.67%)

**Landscaping**

Fair



Photo 44



Photo 45

**Landscaping Location**

Wagon Trail island

Landscaping 10

2 / 3 (66.67%)

**Landscaping**

Fair



Photo 46



Photo 47



Photo 48

**Landscaping Location**

Ezra Loft island

Landscaping 11

2 / 3 (66.67%)

**Landscaping**

Fair



Photo 49



Photo 50

**Landscaping Location**

Morse Willow island

Landscaping 12

2 / 3 (66.67%)

**Landscaping**

Fair



Photo 51



Photo 52

**Landscaping Location**

Stella Vast island

Mailbox

Fair



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59

**Mailbox Location**

Amenity center

**Streetlights**

Working



Photo 60

**Streetlights Location**

Throughout community Duke Energy

**Entrance Monument - Main**

Fair



Photo 61



Photo 62

**Gates - Main**

Good



Photo 63

**Sidewalks**

Good

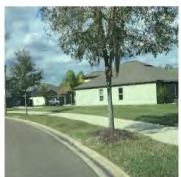


Photo 64



Photo 65



Photo 66

**Sidewalks Location**

Silverado Blvd. recently pressure

**Common Area Fence**

**Roads**

**Roads Location**

Amenities 13 / 15 (86.67%)

Amenities 1 13 / 15 (86.67%)

**Clubhouse**

Good



Photo 67



Photo 68



Photo 69

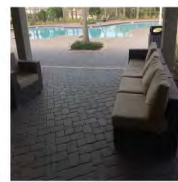


Photo 70

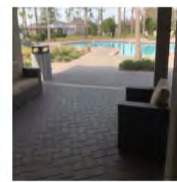


Photo 71



Photo 72



Photo 73

**Clubhouse Restrooms**

Fair



Photo 74



Photo 75

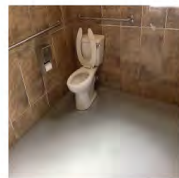


Photo 76

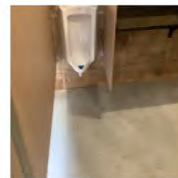


Photo 77

**Pool**

Good

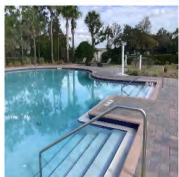


Photo 78



Photo 79



Photo 80



Photo 81

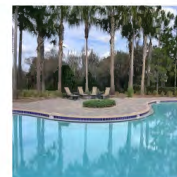


Photo 82

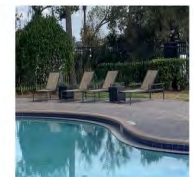


Photo 83

**Tot Lot**

Fair



Photo 84



Photo 85



Photo 86



Photo 87

### WiFi Speeds at Clubhouse

### Dog Park

Good



Photo 88



Photo 89

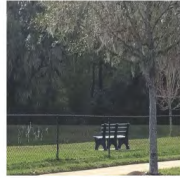


Photo 90

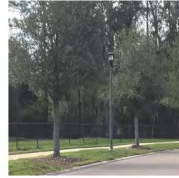


Photo 91

### Sign Off

*Ange Lynch*

Feb 15, 2024 5:45 PM EST

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14





Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73

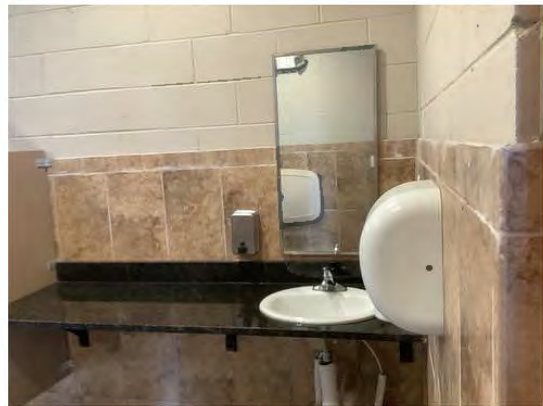


Photo 74



Photo 75



Photo 76

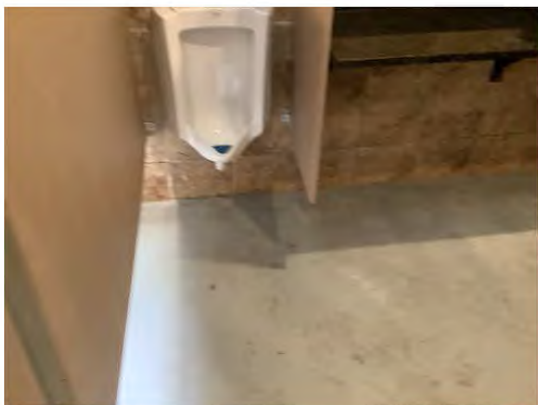


Photo 77



Photo 78





Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91

### SILVERADO CDD TASK LIST

Date	Project/Maintenance Item	District Manager/ Vendor/ Board Member	Status	Field Service comments
In Progress	On Hold By Board	Approved	Completed	Color table
1/25/2024	Painting bathroom floors	Breeze Field		
1/25/2024	Pothole repairs	Breeze Field		
1/25/2024	Baby Changing Stations	Breeze Field		
1/25/2024	Order 3 no lifeguard signs	Breeze Field		
1/25/2024	Poop Stations Contract	Breeze Field		
1/25/2024	Itemized Bill from Duke Energy	Breeze Field		
1/25/2024	Pool Vendor updated proposals for checking log 7 days	Breze Field		
1/25/2024	Depressions on Carriage Pine	Breeze Field		
1/25/2024	Apollo Lighting Street Signs	Breeze Field		
1/25/2024	Electric Outlets in bathroom repairs	Breeze Field		
1/25/2024	Pressure Washing by mail kiosk	Breeze Field		
1/25/2024	Pool furniture covers	Breeze Field		
1/25/2024	Holiday lighting proposals	Breeze Field		
1/25/2024	Bench Quote	Breeze Field		
1/25/2024	Mulch by tree swing	Breeze Field		
1/25/2024	Sign proposal for use at own risk by tree swing	Breeze Field		
1/25/2024	Remove Tree Lightening protection cable	Breeze Field		
1/25/2024	Proposal for playground mulch	Breeze Field		

Field Manager's Report

1/25/2024	Have pool chemicals moved from outside.	Breeze Field		
1/25/2024	Fire Extinguisherts	Breeze Field		
1/25/2024	Warning signs at pool NO Lifeguard and at ponds of Alligators	Breeze Field		

**SILVERADO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**D**

**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*

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

**\*Exception**

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