MINUTES OF MEETING
SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Silverlake Community Development District held a Regular Meeting on February 3, 2025 at 5:00 p.m., at Mackay Gardens and Lakeside Preserve, 945 Mackay Boulevard, Lake Alfred, Florida 33850.

Present at the meeting:

Brady Lefere	Chair
Melisa Sgro	Assistant Secretary
Connor Gallagher	Assistant Secretary

Also present:

Kristen Suit	District Manager
Alyssa Willson (via telephone)	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Brandon Mudget	Resident
Tiffany Gonzalez	Resident
Kalena Saunders	Resident

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Suit called the meeting to order at 5:14 p.m. Supervisor Lefere and Supervisors-Elect Melisa Sgro and Connor Gallagher were present. Supervisor Aponte and Supervisor-Elect Katarina "Kat" Diggs were not present.

SECOND ORDER OF BUSINESS **Public Comments**

Ms. Suit reviewed the protocols for public comments.

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Newly Elected Supervisors (Kat Diggs - Seat 3, Melisa Sgro - Seat 4, Connor Gallagher - Seat 5) (the following to be provided under separate cover)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Melisa Sgro and Mr. Connor Gallagher. Both are familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

The Oath of office will be administered to Ms. Kat Diggs at or before the next meeting.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-01 and the following Landowners' Election results:

Seat 3	Katarina Diggs	208 Votes	4-Year Term
Seat 4	Melisa Sgro	208 Votes	4-Year Term
Seat 5	Connor Gallagher	207 Votes	2-Year Term

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-02. Mr. Lefere nominated the following:

Brady Lefere	Chair
Melisa Sgro	Vice Chair
Connor Gallagher	Assistant Secretary
Ray Aponte	Assistant Secretary
Katarina "Kat" Diggs	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by the Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Ratification Items**

A. Fiscal Year 2024/2025 Deficit Funding Agreement

B. Sunrise Landscape Proposals

I. Round About Bed Refresh 2024 [$3,763]

II. Mulch 2024 [$19,930.84]

C. Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement

D. Air-Conomics, LLC Addendum to Proposal for Air Conditioning Maintenance Services

The cost for added services is $320 quarterly, equating to $1,280 annually.

E. SR Landscaping, LLC Second Amendment to Agreement for Landscape and Irrigation Maintenance Services

The cost for Phase 2 is $70,452 annually.

F. Eco-Logic Services, LLC First Amendment to Agreement for Wetland Mitigation and Maintenance Services

The scope is six events per year at $2,675 per event, equating to $16,050 annually.

G. Polk County Property Appraiser Items

I. 2025 Data Sharing and Usage Agreement

II. Contract Agreement

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Items 6A through 6G, as listed, were ratified.

Ms. Suit distributed a revised agenda letter with additional agenda items and supporting documents for the new Seventh, Eighth and Ninth Orders of Business.

SEVENTH ORDER OF BUSINESS **Consideration of Amended and Restated Second Amendment to Landscape Maintenance Agreement**

Ms. Suit stated that this Amendment combines Phases I and II landscape services.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Amended and Restated Second Amendment to Sunrise Landscape Maintenance Agreement, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Corrective Special Warranty Deed**

Ms. John presented the Corrective Special Warranty Deed that removes two Phase II tracts that Rohlfing Goves Company owns from the deed. She noted that the CDD might maintain certain areas in these tracts and asked if the CDD is maintaining anything on those tracts, as the next item, a draft Easement Agreement, might not be necessary.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Corrective Special Warranty Deed, was approved.

NINTH ORDER OF BUSINESS **Consideration of Perpetual Access and Maintenance Easement Agreement for Silverlake Phase 2 Lakes and Stormwater Drainage Facilities, Water Management Berms, Irrigation, and Landscape Improvements**

This item was deferred.

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of December 31, 2024**

Mr. Lefere stated this information is public record and is posted on the CDD website.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Unaudited Financial Statements as of December 31, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS **Approval of Minutes**

A. August 5, 2024 Public Hearings and Regular Meeting

B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the August 5, 2024 Public Hearings and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): Colliers Engineering & Design

C. District Manager: Wrathell, Hunt and Associates, LLC

There were no District Counsel, District Engineer or District Manager reports.

- **Update: CDD 101 (immediately following adjournment)**
- **NEXT MEETING DATE: March 3, 2025 at 5:00 PM**
  - **QUORUM CHECK**

The March 3, 2025 meeting will be cancelled. The next meeting may be in April or May.

Mr. Lefere asked for the next meeting date to be e-blasted once the agenda is finalized.

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

There were no Board Member' comments or requests.

FOURTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 5:29 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair