MINUTES OF MEETING
SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Silverlake Community Development District held a Regular Meeting on June 2, 2025 at 5:00 p.m., at Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850.

Present:

Brady Lefere	Chair
Melisa Sgro	Assistant Secretary
Connor Gallagher	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates LLC
Ryan Dugan (via telephone)	District Counsel
Jason & Katie Walters	Residents
Laura & Nathan Kellerman	Residents
Ashley Murphy	Resident
Steve Schulte	Resident
Alicia Flynt	Resident
Josh Cidoni	Resident

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

Ms. Suit called the meeting to order at 5:01 p.m.

Supervisors Lefere, Sgro and Gallagher were present. Supervisors Aponte and Diggs were not present.

SECOND ORDER OF BUSINESS **Public Comments**

Ms. Suit reviewed the protocols for public comments.

Resident Laura Kellerman asked about the cost and hours of the weekend security officer stationed at the pool. Mr. Dugan stated details regarding security services, such as officer work schedules or anything else related to the District's security plan are confidential; the intention is to protect the District and its residents.

Mr. Lefere discussed a past incident that led to engaging a security officer on an as-needed basis. The cost is $29 per hour.

Discussion ensued regarding amenity rental fees, operating budget, key fobs for the pool, amenity suspension process, front gate, illegally parked vehicles, current towing policy, parking tickets issued by the City of Lake Alfred Police and the status of the Phase 2 turnovers.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2025-03, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date**

Ms. Suit presented Resolution 2025-03. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

Mr. Lefere explained the budget process.

Ms. Suit stated total expenditures for the Fiscal Year 2026 budget is $486,650, plus the reserve amount of $8,848, equates to the total revenue amount of $495,498.

Mr. Lefere stated the Board's goal is to look out for the community and make sure that only reasonable expenses are incurred. The Developer-controlled Board does not like to exponentially increase assessments and believes that residents should make those decisions, once the Board transitions to residents.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-03, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon for August 4, 2025 at 5:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-04. The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete September 2026 meeting

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026m as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-05.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Air-Conomics LLC Estimate #388 for Custom Mini Split Cover to Protect Equipment from Mosquitoes**

Ms. Suit presented the Air-Conomics LLC Estimate #388 for Custom Mini Split Cover to Protect Equipment from Mosquitoes.

> **On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Air-Conomics LLC Estimate #388 for Custom Mini Split Cover to Protect Equipment from Mosquitoes, in the amount of $2,086.50, was approved.**

SEVENTH ORDER OF BUSINESS **Consideration of Tropitone® Quote #1033 for Portofino II, Hexagon 8' Manual Lift Umbrella**

Ms. Suit presented the Tropitone® Quote #1033 for Portofino II, Hexagon 8' Manual Lift Umbrella.

> **On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Tropitone® Quote #1033 for Portofino II, Hexagon 8' Manual Lift Umbrella, in the amount of $1,878.28, was approved.**

EIGHTH ORDER OF BUSINESS **Ratification Items**

Ms. Suit presented the following:

A. Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

B. Eco-Logic Services, LLC Agreement for Wetland Mitigation and Maintenance Services

C. CSS Clean Star Services of Central Florida, Inc. First Amendment to the Janitorial Maintenance Services Agreement

D. Webby Enterprises, Quote #24 [Cameras and Wi-Fi]

E. Freeman Security Service, Inc. Agreement for the Provision of Security Services

> **On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Items 8A through 8E, as listed, were ratified.**

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

Ms. Suit presented the Perpetual Access and Maintenance Easement Agreement for Silverlake Phase 2 Lakes and Stormwater Drainage Facilities, Water Management Berms, Irrigation and Landscape Improvements.

Mr. Dugan stated the Agreement stipulates that the CDD is responsible for maintaining certain landscape improvements located outside the CDD boundaries on property owned by the Rohlfing Groves Company. In order to have the proper real property rights to maintain the improvements, this Agreement was prepared by the private party and the CDD to make sure everyone is in agreement with regard to maintenance of the improvements. Per the private party's attorney, the Agreement is still under review. There is a plat requirement by the County for the CDD to maintain these improvements. Mr. Dugan recommended approval, in substantial form, and stated, if any substantial changes are made to the Agreement, it will be brought back to the Board for consideration at a future meeting.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Perpetual Access and Maintenance Easement Agreement for Silverlake Phase 2 Lakes and Stormwater Drainage Facilities, Water Management Berms, Irrigation, and Landscape Improvements, in substantial form, was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Electing Jordan Lansford as Assistant Secretary of the District, and Providing for an Effective Date**

Ms. John presented Resolution 2025-06. The sole purpose of this Resolution is to add Jordan Lansford as an Assistant Secretary; all prior appointments by the Board remain unaffected by this Resolution.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-06, Electing Jordan Lansford as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2025**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS **Approval of Minutes**

A. February 3, 2025 CDD 101 Workshop

B. February 3, 2025 Regular Meeting

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the February 3, 2025 CDD 101 Workshop Minutes and the February 3, 2025 Regular Meeting Minutes, both as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Dugan stated, given that there is an interest in going through the rulemaking process for parking and towing, Staff will prepare a simple set of Rules and send mailed notices for a public hearing to coincide with the August budget adoption hearing.

Discussion ensued regarding establishing a towing timeframe, establishing the Parking Policy, whether to allow overnight parking, the lack of guest parking spaces and whether the CDD falls under the same towing statutes as HOAs.

The Board authorized the Chair to coordinate with District Counsel to draft and review the Parking Rules and to schedule the rulemaking public hearing for August 4, 2025 at 5:00 p.m.

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

There was no report.

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

- **NEXT MEETING DATE: July 7, 2025 at 5:00 PM**
  - **QUORUM CHECK**

The July 7, 2025 meeting will be cancelled.

The next meeting will be held on August 4, 2025.

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

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

The Board and Staff responded to questions regarding the holiday decorations budget, buildout percentage, Pulte turnover to the HOA, timing of the transition from a Developer-controlled Board to a resident-controlled Board, if the CDD owns a lake directly outside of the community and trespassers boating on the lake.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 5:58 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair