

MINUTES OF MEETING

**SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING MINUTES**

Monday, August 7, 2023, at 1:00 p.m.

**3805 Shimmering Oaks Dr
Parrish, FL 34202**

Board Members in attendance via conference call or in person:

Paul Gressin	Chairperson	
Lawrence Powell	Vice Chairperson	(via phone)
Jackie Miller	Assistant Secretary	
Timothy Abramski	Assistant Secretary	
Jonathan Decker	Assistant Secretary	

Also present via conference call or in person:

Venessa Ripoll	PFM Group Consulting LLC	
Vivian Carvalho	PFM Group Consulting LLC	(via phone)
Jorge Jimenez	PFM Group Consulting LLC	(via phone)
Rick Montejano	PFM Group Consulting LLC	(via phone)
Alan Rayl	Rayl Engineering	
Caleb Wingo	Rayl Engineering	
Meredith Hammock	Kilinski Van Wyk	
Molly Maggiano	Kilinski Van Wyk	
Various Audience Members		

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The Board of Supervisors' Meeting of the Silverleaf Community Development District was called to order at 1:00 p.m., Ms. Ripoll proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above either in person or via speakerphone.

Public Comment Period

There were no comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the July 10, 2023, Board of Supervisors Meeting

The Board reviewed the Minutes of the July 10, 2023, Board of Supervisors' Meeting.

ON MOTION by Mr. Abramski, seconded by Ms. Miller, with all in favor, the Board approved the Minutes of the July 10, 2023, Board of Supervisors Meeting.

Public Hearing on the Adoption of the District's Annual Budget
a. Public Comments and Testimony
b. Board Comments
c. Consideration of Resolution 2023-05, Adopting the Fiscal Year 2024 Budget and Appropriating Funds

ON MOTION by Mr. Gressin, seconded by Mr. Decker, with all in favor, the Board opened the floor for the public hearing.

Homeowner asked that the Board put out 3 bids for the landscape maintenance. Homeowner had a comment concerning trees close to the preserve that have not been trimmed. Homeowner had a question about the trees and had some concerns of the trees falling onto property. Homeowner had a question about the wetlands and landscaping.

ON MOTION by Mr. Gressin, seconded by Mr. Abramski, with all in favor, the Board closed the floor for the public hearing.

ON MOTION by Ms. Miller, seconded by Mr. Decker, with all in favor, the Board approved Resolution 2023-05, Adopting the Fiscal Year 2024 Budget and Appropriating Funds.

**Consideration of Resolution 2023-06,
Imposing Special Assessments and
Certifying an Assessment Roll**

ON MOTION by Ms. Miller, seconded by Mr. Gressin, with all in favor, the Board opened the floor for the public hearing.

It was noted that there was no change to the assessment roll from the previous year.

ON MOTION by Ms. Miller, seconded by Mr. Gressin, with all in favor, the Board closed the floor for the public hearing.

ON MOTION by Mr. Gressin, seconded by Mr. Abramski, with all in favor, the Board approved Resolution 2023-06, Imposing Special Assessments and Certifying an Assessment Roll.

**Consideration of Resolution 2023-07,
Adopting the Annual Meeting Schedule
for Fiscal Year 2023-2024**

Ms. Ripoll stated that the meeting will take place on the first Monday of the month at 1:00 p.m. at 3805 Shimmering Oaks Drive, Parrish, FL 34219. A few meeting dates will change due to holidays. This schedule will be posted on the website for residents to view.

ON MOTION by Ms. Miller, seconded by Mr. Decker, with all in favor, the Board approved Resolution 2023-07, Adopting the Annual Meeting Schedule for Fiscal Year 2023-2024.

**Review and Consideration of Westcoast
Landscape & Lawns Proposal for Pond 20
Bank Repairs**

Mr. Rayl reviewed the Westcoast Landscape & Lawns Proposal for Pond 20 Bank Repairs and asked for the Board's approval for proposed amount of \$647.00.

ON MOTION by Mr. Gressin, seconded by Mr. Decker, with all in favor, the Board approved the Westcoast Landscape & Lawns Proposal for Pond 20 Bank Repairs of \$647.00 based on the engineer's review and recommendation.

Discussion Pertaining to Suspended Westcoast Landscape & Lawns Proposal

Mr. Rayl stated that he had reviewed the original design plans and interviewed the design engineer as to their intent when the community was designed. He mentioned that there is a storm sewer underground between the lots and goes underneath the roadway. Sometime after the original design was made, there have been some additional inlets and pipes that were installed around the rear lot lines, they appear to be retrofitted to the original design. He did not recommend that the Board spend money on re-doing the systems, but instead have the swales re-graded to re-establish positive drainage. He requested that the Board allow him to go out and get a similar quote to the pond repairs to have the swales re-graded. Homeowner asked how long swales usually last after they're installed. Mr. Gressin asked about the size of the pipe between the catch basin and the pond.

ON MOTION by Mr. Gressin, seconded by Mr. Abramski, with all in favor, the Board approved for Mr. Rayl to gather proposals for the re-grading of the swales to be presented at the next meeting.

Ratification of Payment Authorization #195

The Board reviewed Payment Authorization #195.

ON MOTION by Mr. Decker, seconded by Mr. Abramski, with all in favor, the Board ratified Payment Authorization #195.

Review of District Financial Statements

The Board reviewed the District Financials.

ON MOTION by Mr. Gressin, seconded by Mr. Decker, with all in favor, the Board accepted the District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel-

No report.

District Engineer-

Mr. Rayl stated that he reviewed all the plats for the community and mentioned that there is no regulatory or legal significance to any of the areas they reviewed. The only areas that are significant are the conservation areas. The maps have also been updated. He also updated the Board on the Wetland Mitigation issue, they have engaged with an environmental scientist to do a permit modification which involved constructing a mitigation area centered around wetlands D, E, and F. The wetland mitigation was abandoned around 2017/2018. He proposed getting credits from the mitigation bank to offset the original mitigation burden. They will be discussing credits more in depth at the next meeting.

District Manager-

Ms. Ripoll mentioned that there would be a shade meeting scheduled during the next Board meeting on September 11, 2023, at 1:00 p.m. Ms. Hammock requested a shade meeting between the Board, District Manager, District Counsel, and the District Engineer with the topics being confined to potential litigation to be filed on behalf of the District. A court reporter will need to be brought in to transcribe the minutes.

ON MOTION by Ms. Miller, seconded by Mr. Gressin, with all in favor, the Board authorized a shade meeting on September 11, 2023, at 1:00 p.m.

Supervisor Requests and Audience Comments

Homeowner had a comment regarding the issues with the ponds on Woodmont Drive, she asked that the Board get a second opinion on the condition of the ponds. Homeowner had a comment

about the swales. Homeowner had a comment about the finances concerning the ponds. Homeowner asked that a letter be sent to the Developer concerning the pond issues and that 3 bids be sent out to fix the issues. Homeowner suggested presenting the issue to the Developer.

FOURTH ORDER OF BUSINESS

Adjournment

There were no additional comments from the Board.

ON MOTION by Mr. Abramski, seconded by Mr. Decker, with all in favor, the August 7, 2023, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 2:01 p.m.



Secretary/Assistant Secretary



Chairperson/Vice Chairperson