

Silverleaf Community Development District

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www.silverleafcdd.com

The meeting of the Board of Supervisors for the **Silverleaf Community Development District** will be held **Monday, March 4, 2024, at 1:00 p.m. located at 3805 Shimmering Oaks Drive, Parrish, FL 34219.** The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 2538 286 6774 #

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

General Business Matters

1. Consideration of the Minutes of the February 5, 2024, Board of Supervisors Meeting
2. Update on Homeowners Association Request
3. Ratification of Payment Authorization #210
4. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - *Update on Resident Concerns*
- Audience Comments
- Supervisors Requests

Adjournment



**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Minutes of the February 5, 2024,
Board of Supervisors Meeting

MINUTES OF MEETING

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

Monday, February 5, 2024, 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
Frank Davis	Board Member
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)
Rick Montejano	PFM Group Consulting LLC	(via phone)
Alan Rayl	Rayl Engineering	(via phone)
Caleb Wingo	Rayl Engineering	(via phone)
Molly Maggiano	Kilinski Van Wyk	

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

Homeowners came forward in regard to the tree replacements that would block the view of the junkyard. There had been 48 trees that were taken out by the hurricane 2 years ago. It was explained that the CDD owns the land but the HOA is responsible for maintaining it. One of the homeowners asked for legal interpretation of Exhibit A of the legal document that explains the maintenance of the land. A homeowner also mentioned that the culverts has become overgrown

and would like to know when it would be addressed and also mentioned that there has been an issue with mosquitos. She also mentioned that there are issues with the overgrown algae in the ponds as well as a lot of overgrowth in the wetland conservation areas.

Administration of Oath of Office to new Board Member

Ms. Ripoll administered the Oath of Office to Mr. Davis. Mr. Davis elected to receive compensation.

SECOND ORDER OF BUSINESS

Consideration of the Minutes of the January 8, 2024, Board of Supervisors Meeting

The Board reviewed the Minutes of the January 8, 2024, Board of Supervisors' Meeting.

ON MOTION by Mr. Powell, seconded by Mr. Abramski, with all in favor, the Board approved the Minutes of the January 8, 2024, Board of Supervisors Meeting.

Consideration of Resolution 2024-04, Election of Officers

Ms. Ripoll stated that she would like to keep the existing slate the same with the addition of Mr. Davis as an Assistant Secretary.

ON MOTION by Mr. Gressin, seconded by Mr. Powell, with all in favor, the Board approved Resolution 2024-04, Election of Officers, with Paul Gressin as Chairperson, Lawrence Powell as Vice Chairperson, Venessa Ripoll as Secretary, Timothy Abramski, Jonathan Decker, Frank Davis, Vivian Carvalho, and Jorge Jimenez Orsini as Assistant Secretaries, Jennifer Glasgow as Treasurer, and Amanda Lane, Rick Montejano, Verona Griffith, and Amy Champagne as Assistant Treasurers.

Discussion Pertaining to Landscape – Tree Replacement

There was discussion of a drainage ditch with trees growing through it, but they have not impeded the flow of water. It was noted that a homeowner had removed landscaping around the area. The violation will be sent to the Architectural Review Board. Ms. Maggiano stated that no one should be removing anything from the conservation area other than the CDD. She suggested a notice be sent by the District to the residents regarding mowing in the area. There was also mention of conversing with the HOA about replanting new shrubs and trees in the areas affected by the hurricane and what would be allowed to be done.

Ratification of Payment Authorizations #208 – 209

The Board reviewed Payment Authorizations #208 – 209.

ON MOTION by Mr. Abramski, seconded by Mr. Davis, with all in favor, the Board ratified Payment Authorizations #208 – 209.

Review of District Financial Statements

The Board reviewed the District Financials as of December 2023.

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

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Engineer-

Mr. Wingo stated that they are working on getting back with West Coast in regard to the swell regrating as the work was insufficient. The Board would like confirmation from the engineer that states that the work has been completed to their satisfaction. The Board asked if Mr. Rayl could provide maps of the conservation areas.

District Manager-

Ms. Ripoll mentioned that the next meeting is scheduled for March 4, 2024, at 1:00 p.m.

District Counsel-

Ms. Maggiano reviewed the landscaping maintenance agreement between the CDD and the HOA.

Supervisor Requests and Audience Comments

There were no comments at this time.

FOURTH ORDER OF BUSINESS

Adjournment

There were no additional comments from the Board.

ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the February 5, 2024, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:57 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Update on HOA Request

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #210

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #210
2/9/2024

Item No.	Payee	Invoice	General Fund
1	Eco-Logic Services LLC January Wetland C Maintenance	3611	\$ 850.00
2	FPL Utility Payment 54780-86159	2024.02	\$ 29.47
3	McClatchy Company Legal Ads on 01/01/2024, 01/29/2024 (Ad: IPL01524720, IPL01564840)	234852	\$ 133.38
4	Supervisor Fees - 2/5/2024 Meeting Timothy Abramski Jonathan Decker Frank Davis Paul Gressin Lawrence Powell	2024.02.05 2024.02.05 2024.02.05 2024.02.05 2024.02.05	\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00
		TOTAL	\$ 2,012.85

Secretary / Assistant Secretary

Chairman / Vice Chairman

Rick Montejano

From: Paul <paulgressin@gmail.com>
Sent: Friday, February 9, 2024 10:35 AM
To: Rick Montejano
Subject: Re: PA 210

ALERT: This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Payment approved as attached

Sent from my iPhone

On Feb 9, 2024, at 10:08 AM, Rick Montejano <montejanor@pfm.com> wrote:

Hi Paul –

Attached is the latest payment authorization for review and approval of payment.

Thanks,

Rick Montejano
District Accountant
PFM Group Consulting LLC
407.723.5900 ext. 5951
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817
MontejanoR@pfm.com

<Silverleaf PA #210.pdf>

**SILVERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

District Financials

Silverleaf CDD
Statement of Financial Position
As of 1/31/2024

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018A	Long Term Debt Group	Total
<u>Assets</u>						
<u>Current Assets</u>						
General Checking Account	\$115,615.72					\$115,615.72
Assessments Receivable	6,611.58					6,611.58
Deposits	167.00					167.00
Accounts Rec. - Mitigation	159,900.00					159,900.00
Assessments Receivable		\$21,918.49				21,918.49
Debt Service Reserve 2014A1		23,187.50				23,187.50
Revenue Account 2014A		290,082.09				290,082.09
Revenue Account 2019A1		218,556.30				218,556.30
Prepayment Acct. 2019A2		94,273.26				94,273.26
Prepayment Acct. 2019A1		7,185.02				7,185.02
Debt Service Reserve 2019A1		82,496.87				82,496.87
Prepayment Acct. 2014A1		3,224.48				3,224.48
Debt Service Reserve 2014A2			\$84,318.75			84,318.75
Prepayment Account 2014A2			1,327.09			1,327.09
Sinking Fund 2014A2			0.01			0.01
Revenue 2018A Bond				\$174,347.93		174,347.93
Prepayment 2018A1 Bond				1,098.87		1,098.87
Debt Service Reserve 2018A1 Bond				46,550.18		46,550.18
Prepayment 2018A2 Bond				25,000.00		25,000.00
Assessments Receivable				104,073.36		104,073.36
Total Current Assets	\$282,294.30	\$740,924.01	\$85,645.85	\$351,070.34	\$0.00	\$1,459,934.50
<u>Investments</u>						
Amount Available in Debt Service Funds					\$1,051,648.35	\$1,051,648.35
Amount To Be Provided					5,893,351.65	5,893,351.65
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$6,945,000.00	\$6,945,000.00
Total Assets	\$282,294.30	\$740,924.01	\$85,645.85	\$351,070.34	\$6,945,000.00	\$8,404,934.50
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Deferred Revenue	\$6,611.58					\$6,611.58
Deferred Revenue		\$21,918.49				21,918.49
Deferred Revenue				\$104,073.36		104,073.36
Total Current Liabilities	\$6,611.58	\$21,918.49	\$0.00	\$104,073.36	\$0.00	\$132,603.43
<u>Long Term Liabilities</u>						
Revenue Bonds Payable LongTerm					\$6,945,000.00	\$6,945,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$6,945,000.00	\$6,945,000.00
Total Liabilities	\$6,611.58	\$21,918.49	\$0.00	\$104,073.36	\$6,945,000.00	\$7,077,603.43
<u>Net Assets</u>						
Net Assets, Unrestricted	(\$4,139.20)					(\$4,139.20)
Net Assets - General Government	210,317.73					210,317.73
Current Year Net Assets - General Govt	69,504.19					69,504.19
Net Assets, Unrestricted		\$932,289.71				932,289.71
Current Year Net Assets, Unrestricted		(213,284.19)				(213,284.19)
Net Assets, Unrestricted			\$85,871.95			85,871.95
Current Year Net Assets, Unrestricted			(226.10)			(226.10)
Net Assets, Unrestricted				\$335,778.72		335,778.72
Current Year Net Assets, Unrestricted				(88,781.74)		(88,781.74)
Total Net Assets	\$275,682.72	\$719,005.52	\$85,645.85	\$246,996.98	\$0.00	\$1,327,331.07
Total Liabilities and Net Assets	\$282,294.30	\$740,924.01	\$85,645.85	\$351,070.34	\$6,945,000.00	\$8,404,934.50

Silverleaf CDD
Statement of Activities
As of 1/31/2024

	General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service - 2018A	Long Term Debt Group	Total
Revenues						
On-Roll Assessments	\$142,630.21					\$142,630.21
Off-Roll Assessments	822.27					822.27
On-Roll Assessments		\$340,306.82				340,306.82
Other Assessments		12,096.43				12,096.43
Inter-Fund Group Transfers In		(61,569.93)				(61,569.93)
Inter-Fund Group Transfers In			\$61,569.93			61,569.93
On-Roll Assessments				\$165,910.91		165,910.91
Other Assessments				25,936.37		25,936.37
Total Revenues	\$143,452.48	\$290,833.32	\$61,569.93	\$191,847.28	\$0.00	\$687,703.01
Expenses						
Supervisor Fees	\$3,400.00					\$3,400.00
Public Officials' Insurance	3,222.00					3,222.00
Trustee Services	4,781.39					4,781.39
Management	14,116.68					14,116.68
Engineering	10,928.64					10,928.64
Disclosure Agent	3,750.00					3,750.00
District Counsel	6,924.04					6,924.04
Assessment Administration	12,500.00					12,500.00
Reamortization Schedules	750.00					750.00
Postage & Shipping	10.64					10.64
Legal Advertising	305.94					305.94
Miscellaneous	300.00					300.00
Web Site Maintenance	840.00					840.00
Dues, Licenses, and Fees	175.00					175.00
Wetland Maintenance Reserve	5,840.65					5,840.65
Wetlands Monitoring	117.96					117.96
General Insurance	3,938.00					3,938.00
General Repair & Maintenance	5,350.00					5,350.00
Principal Payment - 2019A1 Bond		\$65,000.00				65,000.00
Interest Payments - 2014A1 Bond		15,350.00				15,350.00
Interest Payments - 2019A1 Bond		61,112.50				61,112.50
Interest Payments - 2019A2 Bond		2,100.00				2,100.00
Assessment Refund		369,310.23				369,310.23
Interest Payments - 2014A2 bond			\$62,943.75			62,943.75
Principal Payment - 2018A2 Bond				\$75,000.00		75,000.00
Interest Payment - 2018A1 Bond				59,855.00		59,855.00
Interest Payment - 2018A2 Bond				11,357.50		11,357.50
Assessment Refund				136,834.99		136,834.99
Total Expenses	\$77,250.94	\$512,872.73	\$62,943.75	\$283,047.49	\$0.00	\$936,114.91
Other Revenues (Expenses) & Gains (Losses)						
Interest Income	\$3,302.65					\$3,302.65
Interest Income		\$8,755.22				8,755.22
Interest Income			\$1,147.72			1,147.72
Interest Income				\$2,418.47		2,418.47
Total Other Revenues (Expenses) & Gains (Losses)	\$3,302.65	\$8,755.22	\$1,147.72	\$2,418.47	\$0.00	\$15,624.06
Change In Net Assets	\$69,504.19	(\$213,284.19)	(\$226.10)	(\$88,781.74)	\$0.00	(\$232,787.84)
Net Assets At Beginning Of Year	\$206,178.53	\$932,289.71	\$85,871.95	\$335,778.72	\$0.00	\$1,560,118.91
Net Assets At End Of Year	\$275,682.72	\$719,005.52	\$85,645.85	\$246,996.98	\$0.00	\$1,327,331.07

Silverleaf CDD
 Budget to Actual
 For the Month Ending 1/31/2024

	Year To Date			FY 2024 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
On-Roll Assessments	\$142,630.21	\$50,091.68	\$92,538.53	\$150,275.00
Off-Roll Assessments	822.27	-	822.27	-
Carry Forward Revenue	68,082.96	68,082.96	-	204,248.86
Net Revenues	\$211,535.44	\$118,174.64	\$93,360.80	\$354,523.86
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$3,400.00	\$4,000.00	\$(600.00)	\$12,000.00
Public Officials' Insurance	3,222.00	1,136.00	2,086.00	3,408.00
Trustee Services	4,781.39	4,450.00	331.39	13,350.00
Management	14,116.68	14,116.68	-	42,350.00
Engineering	10,928.64	5,000.00	5,928.64	15,000.00
Disclosure Agent	3,750.00	5,000.00	(1,250.00)	15,000.00
District Counsel	6,924.04	5,000.00	1,924.04	15,000.00
Assessment Administration	12,500.00	4,166.68	8,333.32	12,500.00
Reamortization Schedules	750.00	250.00	500.00	750.00
Audit	-	1,750.00	(1,750.00)	5,250.00
Arbitrage Calculation	-	333.32	(333.32)	1,000.00
Postage & Shipping	10.64	66.68	(56.04)	200.00
Legal Advertising	305.94	500.00	(194.06)	1,500.00
Miscellaneous	300.00	166.68	133.32	500.00
Office Supplies	-	83.32	(83.32)	250.00
Web Site Maintenance	840.00	940.00	(100.00)	2,820.00
Dues, Licenses, and Fees	175.00	58.32	116.68	175.00
Wetland Maintenance Reserve	5,840.65	6,654.20	(813.55)	19,962.60
Wetlands Monitoring	117.96	666.68	(548.72)	2,000.00
Stormwater Management	-	42,546.52	(42,546.52)	127,639.58
General Insurance	3,938.00	1,388.68	2,549.32	4,166.00
General Repair & Maintenance	5,350.00	1,666.68	3,683.32	5,000.00
Hardscape Maintenance	-	18,234.20	(18,234.20)	54,702.68
Total General & Administrative Expenses	\$77,250.94	\$118,174.64	\$(40,923.70)	\$354,523.86
Total Expenses	\$77,250.94	\$118,174.64	\$(40,923.70)	\$354,523.86
Income (Loss) from Operations	\$134,284.50	\$0.00	\$134,284.50	\$0.00
<u>Other Income (Expense)</u>				
Interest Income	\$3,302.65	\$0.00	\$3,302.65	\$0.00
Total Other Income (Expense)	\$3,302.65	\$0.00	\$3,302.65	\$0.00
Net Income (Loss)	\$137,587.15	\$0.00	\$137,587.15	\$0.00