

MINUTES OF MEETING

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

**Monday, June 3, 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	Assistant Secretary
Timothy Abramski	Assistant Secretary
Jonathan Decker	Assistant Secretary

Also present via conference call or in person:

Venessa Ripoll	PFM Group Consulting LLC
Rick Montejano	PFM Group Consulting LLC (via Webex @1:13p.m.)
Alan L. Rayl	Rayl Engineering
Savannah Hancock	Kilinski Van Wyk
Various Audience Members	

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The Board of Supervisors Meeting for the Silverleaf Community Development District was called to order at 1:00 p.m. Ms. Ripoll proceeded with roll call and confirmed quorum. Those in attendance are outlined above.

Public Comment Period

There were no public comments.

SECOND ORDER OF BUSINESS

Consideration of the Minutes of the May 6, 2024, Board of Supervisors Meeting

The Board reviewed the minutes.

ON MOTION by Mr. Powell, seconded by Mr. Gressin, with all in favor, the Board approved the Minutes of the May 6, 2024, Board of Supervisors Meeting.

Consideration of the Minutes of the May 6, 2024, Audit Selection Meeting

The Board reviewed the minutes.

ON MOTION by Mr. Gressin, seconded by Mr. Decker, with all in favor, the Board approved the Minutes of the May 6, 2024, Audit Selection Meeting.

Update on Stormwater Drains

Mr. Rayl stated all fieldwork has been completed and Stormwater Management System Condition Inventory Report is being compiled. This will include the twenty ponds that have control structures and 236 stormwater inlets. Ms. Ripoll will receive this report to distribute to the Board. This will be kept on the Agenda for the next meeting.

Mr. Rayl gave an update on Deep Creek. The swale issue has been fixed, but sod needs replacement. There was a brief discussion regarding the sod. It was agreed that West Coast needs to replace the sod in order to complete the job. It is no additional cost to the District.

The Board reviewed a map for flood plain compensation. This included record drawings with design elevation, post-construction. The current flood plain compensation area does not have a connection with the adjacent ditch and flood plain at seasonal high. The seasonal high is in the wetland. This will be kept on the Agenda for the next meeting.

Update on District Council Letter to HOA Regarding ARC Applications

Ms. Hancock emailed a sample Easement Variance Policy to the Board. This is in place in other Districts and would require homeowners to apply before putting up any fencing or structures within a District easement. According to Rayl Engineering, there should be no fences allowed in drainage easements as it can impact flow, swale, etc. There is a fee in place in other Districts for this application. This covers the easement recording cost and the District's cost for reviewing the applications. This fee would need to be decided upon by the Board. The two recommended options are to adopt the fee or to not allow fencing/structure in a District easement at all.

The HOA/ARC Committee is not responsible for these particular fencing situations. As the ARC Committee receives these applications, they would review the location to see if it is part of the District's or not. If needed, they would let the homeowner know that it is not a part of the HOA's approval area and refer them to apply with the District.

There was a discussion regarding those who already have fencing in these areas based on "grandfathered" previous approval. This would be reviewed on a case-by-case basis to see what areas are blocked or accessible. Homeowners would be notified if any of their fencing or structures would need to be removed and the reasons why. The main concern is that the drainage areas and the swift mud permits are not being blocked. It was agreed that Mr. Gressin would meet with the ARC Committee in order to review this process and the plats that affect the CDD. He would bring any questions and concerns back to the Board.

Mr. Rayl stated that in other Districts, he has done a field review of fences vs. easements. This review found those that were potential issues. This could be done if desired.

This will be kept on the Agenda for the next meeting.

**Ratification of Payment Authorizations
Nos. 215 & 216**

The Board reviewed the payment authorizations.

ON MOTION by Mr. Powell, seconded by Mr. Decker, with all in favor, the Board ratified Payment Authorizations Nos. 215 and 216.

Review of District Financial Statements

Ms. Ripoll stated the financials are as of April 30, 2024.

Mr. Gressin stated there was a payment section that was red lined. This was regarding the fee paid monthly to the company who maintains the wetland. It is not approved as a pending breakout from Ecologic is forthcoming.

ON MOTION by Mr. Davis, seconded by Mr. Abramski, with all in favor, the Board accepted the District Financial Statements as of April 30, 2024.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel-

No report.

District Engineer-

No report.

District Manager-

Ms. Ripoll stated the Form 1 forms will be coming to the Board's respective emails. If there are any issues, contact her.
Two companies, Brightview and LMP, went to 4836 Deep Creek. A proposal was received from LMP. This proposal is for nine red cedar trees to be installed behind the residents' home, where the trees are currently dead. Mr. Davis will spearhead this project and the proposed cost is \$2916.00.

ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the Board approved the proposal from LMP to plant new trees.

Mr. Gressin stated that Mr. Davis would talk with Tina about the irrigation issues. Ms. Ripoll will coordinate with Mr. Davis for all necessary information.

Ms. Ripoll stated the next Board Meeting is scheduled for July 8, but she is unable to attend. The Board agreed to reschedule the Board Meeting for July 1, 2024, at 1:00 p.m.

Supervisor Requests and Audience Comments

Mr. Gressin reviewed issues within the community regarding several of the trees near residents' homes. There are two trees that Brightview has recommended for removal. The proposal from BrightView is for \$1900.

ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the Board approved the proposal from Brightview for the removal of the trees.

In regard to the previous fire pit complaints, they have been unfounded.

On Falling Leaf Court there were trees that were planted too close to a residents' home by the builder. He has been advised to discuss this with the landscaper on a proper course of action.

Mr. Gressin would like to request a letter from Pond Professionals listing the first five ponds they would like planted to defer the algae. The goal is to have seven ponds done by the end of the year.

If anyone would like a map, please contact Mr. Gressin to pickup and review.

A homeowner from Deep Creek had a question regarding the fence barrier that was discussed previously. There will be trees/shrubs planted by the CDD. The other option for homeowners is to apply to the ARC Board to gain permission to install a fence on their own property.

FOURTH ORDER OF BUSINESS

Adjournment

There were no additional comments from the Board.

Ms. Ripoll called for a motion to adjourn.

ON MOTION by Mr. Powell, seconded by Mr. Abramski, with all in favor, the June 3, 2024, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:46 p.m.

Venessa Ripao
Secretary/Assistant Secretary

Paul Theiss
Chairperson/Vice Chairperson