

MINUTES OF MEETING

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

**Monday, July 1, 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 Phone)
Alan L. Rayl	Rayl Engineering
Caleb Wingo	Rayl Engineering (Via Phone)
Savannah Hancock	Kilinski Van Wyk
Meredith Hammock	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

General Business Matters

Consideration of the Minutes of the June 3, 2024, Board of Supervisors Meeting

The Board reviewed the minutes.

ON MOTION by Mr. Gressin, seconded by Mr. Abramski, with all in favor, the Board approved the Minutes of the June 3, 2024, Board of Supervisors Meeting.

Update on Stormwater Drains

Mr. Rayl gave an update on the stormwater drains. A draft was sent out to all supervisors last week and is awaiting final approval. All stormwater inlets are organized by streets on the report given. Most updates needing to be done are landscaping/maintenance based. Some locations that have an elevation differential may need dirt obstruction removed, but those will be assessed on a case-by-case basis and are fairly easy to resolve. If anyone would like the report to be in a different format or would like other information for clarification, please contact Rayl.

Mr. Gressin requested a more detailed clarification be sent to the HOA Board, specifically the President, the Landscaping Chair, and the Property Manager.

Mr. Rayl confirmed this would be done.

There was a discussion between the Landscaping Chair, Ms. Kneebone, and Mr. Rayl regarding stormwater drain issues on Woodmont. Mr. Rayl stated he would look at this area to confirm the need and issue.

Update on District Counsel Letter to HOA Regarding ARC Applications

Mr. Gressin had a meeting with the HOA Board regarding the Easement Variance Policy. They had no issues with policy. They understand that they are responsible for assessing the easement areas and that the District must be kept in communication of any areas needing a ruling.

Ms. Hancock stated that policy would need to be enacted and the fee decided upon for the application.

There was discussion regarding what the fee should be. The range could be from \$25 - \$100. This fee needs to cover the recording cost.

Ms. Hammock stated most Districts have a \$50 - \$100 range for this fee.

The Board agreed on \$75 application fee.

Ms. Hancock will bring back the final policy, with the stated non-refundable fee, to the next Board Meeting. This policy will need to be voted up on and approved. The District will have to give a notice to residents and hold a Public Hearing as well.

Review of District Financial Statements

Ms. Ripoll stated the financials are as of May 2024.

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

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel-

No report.

District Engineer-

Mr. Rayl stated the CDD is listed as the O&M entity on the various permits placed during the duration of the community buildout. Most of these permits are based on the construction phase. These will eventually get transferred from the construction phase to the operation phase.

There is then a certification obligation that the CDD must uphold. For dry stormwater ponds, this is usually every five years and for wet stormwater ponds, this is usually every three years, depending on the filtration systems. Maintenance must be done and kept up as Southwest Florida Water Management District will reach out for confirmation. There have been incomplete mitigation issues with this.

One of these issues include Permit Modification 031, which is the Flood Plain Mitigation Compensation Area at the northern end of the community. The hydraulic connection was never established between the wetland elevations and the storage area that has been partially constructed. This is incomplete construction left behind by the Developer and Swiftmud wants it resolved.

There is another issue with Permit Modification 032, Rear Yard Swales. These swales are supposed to be installed between homes and the environmental lands in order to slow down fertilized runoff going into them. In this particular instance, the swales run into multiple yard drains that are then connected via storm sewer out to the street and then go into the stormwater pond. These swales are no longer in place and need to be restored. This is most likely due to various construction.

Rayl Engineering will take survey elevations in order to see what rework is needed and will report back with quotes from contractors. There are some locations where metal rear yard fences are in conflict with the inlet features and will be included with the report.

There was a brief discussion regarding the deadline to accomplish these items and confirming the contact address that Southwest Florida Water Management District has on file.

Ms. Ripoll reminded the Board of the Wetlands Mitigation Credits. This money has not been received as of yet and there has been difficulty in receiving it.

Ms. Hammock stated that it may be time for legal to take action with the Board's authorization. District Counsel would work with the Staff to send a Demand Letter to the Developer for the expense of the Mitigation Credit, and put the Surety on notice that if there is no reimbursement the District will call that bond.

ON MOTION by Mr. Gressin, seconded by Powell, with all in favor, the Board approved Kilinski Van Wyk to write a Demand Letter to the Developer and put the Surety company on notice for the bond.

Mr. Gressin stated the work that has been done by West Coast for the houses on Deep Creek needs to be reviewed. There was a moderate rain and it overflowed the drainage ditch. He would like this to be a priority to fix, as it has been an issue for over a year.

Mr. Rayl stated it may be an issue with an obstruction in the pipes and will need to be looked at.

There was a brief discussion on what company is responsible for that issue, along with billing amounts.

District Manager-

Ms. Ripoll reminded the Board that the next meeting is August 5, 2024.

Supervisor Requests and Audience Comments

Mr. Davis stated that LMP Landscaping will be planting 9 cedar trees today. There is a concern that there is not enough irrigation already in place for those trees. Blooming's has been contacted to confirm the irrigation already in place. The HOA Manager has been emailed and Mr. Davis is awaiting a response.

Mr. Gressin asked Ms. Kneebone, the Landscaping Chair, to contact the HOA Manager, in order to make this irrigation issue a priority. She stated she has sent multiple emails to him and is awaiting a response.

There was a brief discussion regarding the reasoning behind the tree planting.

Ms. Prevette, a homeowner, asked where minutes of the meetings could be found.

It was noted that all minutes can be found on the Silverleaf CDD main website.

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. Gressin, with all in favor, the July 1, 2024, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:49 p.m.

Wionessa Ripoll
Secretary/Assistant Secretary

Paul Gressin
Chairperson/Vice Chairperson