

MINUTES OF MEETING

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

Monday, June 2, 2025, 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	
Gazmin Kerr	PFM Group Consulting LLC	(via phone)
Rick Montejano	PFM Group Consulting LLC	(via phone)
Alan Rayl	Rayl Engineering	(via phone)
Caleb Wingo	Rayl Engineering	
Andy Cohen	PCMF & J P.A.	

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 May
5, 2025, Board of Supervisors Meeting**

The Board reviewed the minutes. It was noted any recommended changes by District Counsel will be made prior to being placed on the website.

ON MOTION by Mr. Powell, seconded by Mr. Gressin, with all in favor, the Board approved the Minutes of the May 5, 2025, Board of Supervisors Meeting.

**Consideration of Resolution 2025-09,
Approving a Preliminary Budget for
Fiscal Year 2026 and Setting a Public
Hearing Date**

Ms. Ripoll recommended August 4, 2025, 1:00 p.m., at the same location, for the Public Hearing.

Mr. Montejano gave an overview of the Preliminary Budget line items. It was noted the bond repayment is reported in the Debt Services Budget. The residents get a notice of both the Debt Services Budget and the Operating and Maintenance Budget. Mr. Montejano stated about 75% of the assessments have been collected. He also noted there was about a 10-15% increase for insurance.

There was brief discussion regarding the District Management fee. The line item was increased to \$44,500.00.

Mr. Montejano gave an overview of the District Engineer fee, which was noted to remain the same. He also reviewed the Disclosure Fee for the bonds.

There was discussion regarding the District Counsel fee, which included discussion on litigation against Neal for mitigation credit. Mr. Cohen has found a firm that does not have a conflict of interest, and that firm's fee is \$450.00 per hour. This law firm would review the information that the Districts have and give their recommendation to the Board.

Mr. Gressin noted the majority of the community does not want to litigate. The Board discussed and agreed not to pursue litigation. It was noted District Counsel fees within the budget would remain the same.

Mr. Montejano continued review of the preliminary budget line items. The Office Supplies line item was changed to \$0.00. It was noted there was a change in the Website Maintenance line item to \$185.00 a month. There was brief discussion regarding the website maintenance vendor. Ms. Ripoll noted they do a good job keeping the District in line with ADA compliance.

There was discussion regarding Pond Professionals service and timelines of billing. The Pond line item was increased to \$40,000.00. The Wetlands Monitoring line item was lowered to \$1,000.00.

Mr. Montejano reviewed the Stormwater Management line items. Mr. Gressin reviewed the recent costs related to the stormwater management. This line item was increased to \$30,000.00.

There was discussion regarding the tree removal. This line item was increased to \$20,000.00.

Mr. Montejano gave an overview of the budget number and noted assessments would increase by \$91.58 per household. The current assessment is \$205.57. This will need legal advertisement and notice to all residents. It was noted this is a not-to-exceed budget amount.

There was discussion regarding the special assessment process, the O&M assessments and trying to lower the proposed increase in assessments.

Mr. Montejano reviewed all the increases in the proposed budget that had been determined.

It was recommended to add a Hurricane line item for \$20,000.00, to clarify the residual funds. This would leave the Pond line item at \$20,000.00. This will give a better explanation for the increase in assessments.

ON MOTION by Mr. Powell, seconded by Mr. Decker, with all in favor, the Board approved Resolution 2025-09, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date for August 4, 2025 at 1:00 p.m. at 3805 Shimmering Oaks Drive, Parrish, FL 34219.

Review and Consideration of PFM Fee Increase Letter

It was noted that District Management is requesting a fee increase from \$42,350.00 to \$44,500.00. The rate has been the same since 2019 and this increase is already included in the budget.

ON MOTION by Mr. Gressin, seconded by Mr. Abramski, with all in favor, the Board approved the PFM Fee Increase Letter.

Discussion of Litigation

The Board agreed to not move forward with litigation.

ON MOTION by Mr. Gressin, seconded by Mr. Powell, with all in favor, the Board approved to not pursue litigation.

Update from Pond Professionals LLC

Mr. Gressin gave an update on Pond Professionals LLC. It was noted the service, communication, and timelines has gone down in the last few months.

Ms. Ripoll has recommended another vendor who will be providing the Board a proposal at the next Board meeting.

There was a brief discussion regarding the budget for this line item.

**Ratification of Payment Authorization #
238**

Ms. Ripoll noted these are for contractual obligations.

Mr. Gressin noted he is not seeing all the monthly invoices to approve in the system. Mr. Montejano noted there is nothing in the system pending.

There was brief discussion regarding Pond Professionals billing timelines.

ON MOTION by Mr. Gressin, seconded by Mr. Abramski, with all in favor, the Board ratified Payment Authorization No. 238.

Review of District Financial Statements

Ms. Ripoll stated the financials are as of April 2025.

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

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel-

- **Update on Publix Pond**

Mr. Cohen gave an update on the Publix Pond. There has been ongoing communication with them. He is still awaiting a response. He also reminded the Board of their Form 1 deadline of July 1, 2025. It is all done online. Ms. Ripoll will follow up.

District Engineer-

Mr. Wingo gave an overview of the updated maps notating the Publix Pond. He also noted the ZNS deadline to report to Swift Mud for the Phase 6 deviations is Friday. He will follow up.

Mr. Wingo received a proposal for the swale areas that need regrading. He gave an overview of the proposal. The proposal is for

the Crooked Creek rear year swale in the amount of \$20,543.75. Another vendor had quoted \$60,000.00. He noted this is the ninth vendor he has been in communication with.

There was discussion regarding the proposal. Mr. Cohen will prepare the agreement.

ON MOTION by Mr. Powell, seconded by Mr. Gressin, with all in favor, the Board approved the Crooked Creek Rear Yard Swale Proposal from A1 Earth Works in the amount of \$20,543.75, subject to District Counsel's agreement preparation and the Chair's final execution.

Mr. Wingo received a proposal for the drainage issues on Deep Creek. He gave an overview of the proposal and addresses affected. He recommended correcting the area and the proposal is for \$11,000.00. Mr. Gressin noted the water can be standing for 72 hours with no issue. Mr. Gressin will review the area. This will be kept on the agenda.

Mr. Cohen reviewed the proposed expenses.

District Manager-

- **Website Update**

Ms. Ripoll stated the next meeting is scheduled for July 7, 2025, at 1:00 p.m., at the same location. She will follow up regarding the Form 1.

She noted that she has started putting monthly updates on the website for residents.

Supervisor Requests and Audience Comments

Mr. Gressin noted he is writing a letter to the HOA regarding houses that have underground critters causing issues.

There were no other supervisor requests at this time.

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 2, 2025, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 2:11 p.m.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson