

MINUTES OF MEETING

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING MINUTES

Monday, July 7, 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)
Andy Cohen	PCMF & J P.A.	(via phone)
George Colbath	Pond Professionals	
Various Residents in Audience and via Zoom		

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 2, 2025, Board of Supervisors Meeting

The Board reviewed the minutes.

ON MOTION by Mr. Powell, seconded by Mr. Abramski, with all in favor, the Board approved the Minutes of the June 2, 2025, Board of Supervisors Meeting.

**Review and Consideration of the
Arbitrage Rebate Proposal for the Series
2019A-1 and 2019A-2 Capital
Improvement Revenue Bonds with GNP
Services**

Ms. Ripoll gave an overview of the rebate proposal and noted the next installment date is February 20, 2029. The installments are when the District owes money.

Mr. Cohen noted this is a bond requirement. As of now, everything is accurate.

ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the Board approved the Arbitrage Rebate Proposal for the Series 2019A-1 and 2019A-2 Capital Improvement Revenue Bonds with GNP Services.

Update from Pond Professionals LLC
• **Inspection of all stormwater structures**
• **Start Grant Program**

Mr. Gressin stated he met with an HOA representative and gave an overview. The meeting addressed several projects that the CDD has completed, and Mr. Gressin made a request that the HOA change the type of lawnmower being used for landscaping, in order for grass not to go into the ponds. Currently, a mulching mower is being used. He also noted there are many residents not paying HOA dues and he discussed the possibility of merging the list with those who have not paid their assessments.

Mr. Cohen noted there cannot be a cross over between HOA Dues and Assessments. The CDD cannot do anything if residents do not pay their HOA dues. The list can be viewed, but that would be the extent of using the list. There can be no restrictions made by the CDD.

Mr. Colbath gave an update on the grant program and the inspection of the stormwater structures. The inspection has been completed for the ponds. The wetlands inspection will happen later this week. He noted there have been no blockages found at this time, but a lot of skimmer plates are missing.

Mr. Colbath noted Pond Professionals is ready to move forward with the plantings under the grant program. The Start program is awaiting information on the no-mow zones. Ms. Ripoll noted everything was sent to them, but they have requested an interview/walkthrough. Mr. Colbath will follow up with them to schedule.

There was brief discussion regarding the type of lawnmowers being used and how that affects the ponds. This included discussion on the no mow zones. Mr. Colbath recommended areas of no more than 3 feet wide and 12 inches high. He noted there will not be any algaecide applied for 45-60 days after planting.

The Board requested a completion letter be sent to the District once all stormwater structures have been inspected Mr. Colbath confirmed.

There was discussion regarding the number of fish in the ponds. Pond Professionals will take care of this, but most likely this will not take place until August. He will notify Mr. Gressin when this will take place in order to notify the HOA.

A resident had a question regarding the Publix pond. It was noted this pond was included in the inspection.

Mr. Colbath reviewed the process of inspection and possible issues with drainage. Mr. Gressin recommended residents to send any issues with the ponds to himself or Ms. Ripoll via email in order to forward to Pond Professionals.

Discussion of Current Financial Position

Mr. Montejano gave an update on the District's current financial position. He noted that 74% of the Special Tax Assessments have been received. There are 187 outstanding payments that need to be paid, which account for approximately \$51,000.00. He gave an overview of the timeline for payments on the tax roll.

Mr. Cohen noted that delinquencies potentially being added to the tax roll was mentioned in the notice that just went out regarding the Public Hearing.

Mr. Montejano noted no payments have been received as of yet from Publix regarding the pond. Mr. Cohen noted this should be expected soon, as he and Ms. Ripoll have been communicating with their staff.

Ratification of Payment Authorization # 239-241

Ms. Ripoll noted these are for contractual obligations and previously approved by the Chair. These are solely for ratification.

ON MOTION by Mr. Decker, seconded by Mr. Abramski, with all in favor, the Board ratified Payment Authorization No. 239-241.

Review of District Financial Statements

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

Mr. Gressin noted he is still having issues with the approval system.

There was brief discussion regarding the payments to LMP. Mr. Montejano noted there are still outstanding invoices that were just approved.

ON MOTION by Mr. Gressin, 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-

No report.

District Engineer-

Mr. Rayl gave an update on the rear yard swale issues and noted that it is in a drainage easement. There should be no alterations done in that location, but they should only be restored to a functioning condition. The Deep Creek and the Crooked Creek swale will need a contractor to complete. The Board agreed to wait until the new fiscal year to start this project. If there is a significant increase in cost, it will be brought back before the Board.

Mr. Rayl noted Southwest Florida Water Management has not received a response from ZNS regarding the permit. This will continue to be pursued. He recommended District Counsel to reach out if needed, should no response be received by the next Board meeting.

Mr. Rayl noted he has coordinated with Southwest Florida Water Management about the tree removal at 3831 Woodmont in order to make sure they have no objection.

It was noted once the pond maps are provided, they will be available on the website.

District Manager-

- **Website Update**
- **LMP Proposal**

Ms. Ripoll stated the next meeting is scheduled for August 4, 2025, at the same location. She has updated the website with the Manager's update.

She noted that she received a landscaping proposal from LMP, but is also going to get two more proposals to bring before the Board.

Mr. Davis had a comment regarding the standing water that is not draining around 4722 Deep Creek. It was noted this is not CDD

and whose responsibility it is to fix. Rayl Engineering is working on a map to define what is HOA and what is CDD as it relates to the drainage.

Supervisor Requests and Audience Comments

There was a resident comment regarding the proposed increase in assessments. Ms. Ripoll noted this is due to the operating and maintenance budget needing an increase.

There were no other supervisor requests or audience comments 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 July 8, 2025, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:52 p.m.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson