

MINUTES OF MEETING

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

**Monday, August 4, 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	(via phone)

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	
Alan Rayl	Rayl Engineering	
Andy Cohen	PCMF & J P.A.	
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.

Ms. Ripoll introduced District Staff.

ON MOTION by Mr. Powell, seconded by Mr. Davis, with all in favor, the Board allowed Mr. Decker to vote via phone.

Public Comment Period

A few residents commented regarding the ponds. It was noted there will be an update given.

Several residents commented regarding the increase in assessments.

There were no further comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the July 7, 2025, Board of Supervisors Meeting

The Board reviewed the minutes.

Ms. Ripoll noted all changes by District Counsel have been made and minutes will be available on the District's website.

ON MOTION by Mr. Davis, seconded by Mr. Abramski, with all in favor, the Board approved the Minutes of the July 7, 2025, Board of Supervisors Meeting, as amended.

Public Hearing on the Adoption of the District's Annual Budget

a. Public Comments and Testimony

b. Board Comments

c. Consideration of Resolution 2025-10, Adopting the Fiscal Year 2026 Budget and Appropriating Funds

ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Annual Budget and Levying of Assessments.

Mr. Montejano reviewed the increase in the budget. It was noted that any increase is kept in the carryover for the District. This year's increase is due to Wetland Mitigation Credit fees and increased expenses. He stated that about 25% of residents did not pay the \$275.00 assessment. This is charged to those residents via their tax bill at the end of the year. If residents choose not to pay their fees, the Tax Collector takes over and collects the unpaid Assessments.

Mr. Montejano reviewed a few of the increased expenses for the District, including Hurricane Cleanup and Tree Removal. The goal is to have the District break even on the budget. It can be adjusted in the future, which would then adjust assessments.

Mr. Cohen gave an overview of the public comment period.

It was noted that two letters have been sent out to residents who have not paid their fees. Mr. Cohen reviewed the process of collecting assessments via the tax roll. The \$100.00 increase in assessments is for increased expenses for the District.

A resident had a comment regarding the tax bill breakdown. Mr. Montejano gave an overview of the O&M Assessments and the Debt Service Assessments that are on the tax bill. It was noted the O&M is the CDD fee, where the Debt Service goes towards the bond.

Another resident had a comment regarding the mitigation and fees paid. Mr. Rayl gave an overview of the mitigation credits and noted the mitigation is over. Mr. Cohen noted the Board and District Counsel determined it would not be beneficial to pursue litigation with Neal Development. Mr. Montejano noted the special assessment went towards District Counsel and District Engineer for the cost of mitigation.

There was discussion regarding the previous District Counsel and fees. Mr. Montejano gave an overview of the mitigation credit, District Counsel fees, the special tax assessment fees, and the additional District expenses.

There was discussion regarding the budget process and assessment amounts. There was also discussion regarding the deficit in the budget. Mr. Montejano gave an overview of the budget line items.

A resident had a comment regarding the CDD owned trees. Mr. Gressin gave an overview of the history of the maintenance of the trees in the various parts of the community. He noted that the Board had the District Engineer map out the trees within the community and note those that were CDD responsibility versus HOA responsibility. He stated that the HOA has been given those maps for reference.

Mr. Gressin reminded the residents of the monthly meetings and encouraged them to attend in order to be informed.

Mr. Montejano gave an overview of the insurance costs. Ms. Ripoll noted liability insurance is for anyone that could get hurt on CDD property.

Ms. Ripoll noted the District maps are located on the District website. They are color coded. Mr. Rayl gave an overview of the maps and how the areas are depicted.

There was a brief discussion regarding the areas and trees located around the ponds. Mr. Gressin noted that the general rule is that from the water line out into the pond is the responsibility of the CDD, and from the shoreline into the land is the responsibility of the HOA.

There was continued discussion regarding the maps on the District website. Mr. Gressin requested an updated map from the District Engineer that lists areas of responsibility.

A resident had a comment regarding those who had not paid the assessments. It was noted that information is public record. Ms. Ripoll stated any public record requests can be made to her via email. It was also noted all District financials are located on the District website.

It was noted the additional \$100.00 in assessments will be placed on the tax roll automatically.

Several residents had comments regarding the issues with the ponds.

There was discussion regarding the District Engineer's fees and duties. Mr. Cohen noted the District Engineer's fee varies depending on the work required. Mr. Gressin gave an overview of

the Publix pond and other examples of the District Engineer's duties. Mr. Rayl noted the various permits that have had to be transferred.

It was noted the District is frugal in how they allocate and spend the budgeted money. A resident requested a further breakdown within the line items in the future.

Ms. Ripoll noted that the monthly meetings include information for all residents and the minutes are placed on the District website.

There was brief discussion regarding the area behind Crooked Creek. Mr. Rayl noted there was a violation of the permit regarding the rear yard swale and gave an overview. He stated next month would be a good time to do an RFP for that area.

It was noted the Disclosure Report line is a requirement for the bonds.

A resident had a comment regarding the timing of the meetings. Mr. Gressin noted any questions can be sent to Ms. Ripoll via email and all meeting minutes are located on the website. He also stated that having meetings in the evenings would increase the cost of renting out space. Mr. Gressin also noted he consistently has tried to be in communication with the HOA, with no response.

ON MOTION by Mr. Powell, seconded by Mr. Gressin, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Annual Budget and Levying of Assessments.

There were no further Board comments.

ON MOTION by Mr. Gressin, seconded by Mr. Abramski, with all in favor, the Board approved Resolution 2025-10, Adopting the Fiscal Year 2026 Budget and Appropriating Funds.

**Consideration of Resolution 2025-11,
Certifying an Assessment Roll**

Ms. Ripoll noted that the resolution was reviewed by District Counsel.

ON MOTION by Mr. Gressin, seconded by Mr. Abramski, with all in favor, the Board approved Resolution 2025-11, Certifying an Assessment Roll.

**Consideration of Resolution 2025-12,
Adopting the Annual Meeting Schedule
for Fiscal Year 2025-2026**

Ms. Ripoll noted the monthly meeting schedule will be posted on the District's website and advertised in the newspaper as required per statutory requirements.

ON MOTION by Mr. Powell, seconded by Mr. Davis, with all in favor, the Board approved Resolution 2025-12, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026.

Update from Pond Professionals LLC

Mr. Davis gave an update on the ponds. He noted that the biggest issues are with Pond 1 and Pond 20. He reviewed the issues and noted the various native aquatic plant life as reported by Pond Professionals. It was noted many issues with Pond 20 are due to the debris from the landscapers. Mr. Davis also reviewed the treatments that Pond Professionals have completed.

Mr. Davis gave an overview of the START grant program. It was noted this will be for 3 ponds. Any questions regarding the ponds can be directed to Pond Professionals. Ms. Ripoll noted she applied for the grant program to add additional ponds.

Mr. Gressin noted the pond barrier requirements have changed and the issues are being addressed.

A resident gave an overview of the issues with Pond 17. She noted the landscapers came a week ago and destroyed the pond barrier by weed eating. Mr. Gressin agreed and noted he has tried to contact the HOA regarding using the proper mowers.

There was discussion regarding the maintenance of the ponds. Mr. Davis will follow up regarding the pond behind the Villas on Deep Creek Terrace.

Mr. Gressin noted it is the HOA's responsibility to communicate the needs for the ponds with the landscapers. Mr. Gressin also noted there has to be cooperation between the CDD and the HOA to meet with Pond Professionals to work out a plan. Residents should contact the HOA President regarding these issues.

A resident commented regarding Plecos, an invasive species in a pond. Pictures were submitted to Ms. Ripoll. Mr. Gressin noted that there has been discussion with Pond Professionals and the fish in the pond. Ms. Ripoll will follow up.

There was brief discussion regarding adding aeration in the ponds. Mr. Gressin noted that one pond has aeration, but they are constantly assessed for need of aeration.

A resident requested more signage for "No Fishing"/"No Swimming" around the ponds. Mr. Gressin noted the police have been contacted in the past. Mr. Cohen noted many police will trespass the perpetrator, but it has to be requested by a Board member or designee.

Review of District Financial Statements

Ms. Ripoll stated the financials are as of June 2025. She also noted there is a tab on the website for the District financials.

Any resident wanting more details can contact Mr. Montejano.

ON MOTION by Mr. Powell, seconded by Mr. Gressin, 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 regarding the permitting for Phase 6 and the communication with ZNS. A permit modification is going to be submitted, but it has not yet been completed.

He also gave an update regarding the trenching happening behind a home on Crooked Creek. Photos have been sent to Ms. Ripoll. This has been done by the homeowner, but is encroaching on CDD property.

District Manager-

- **Tree Proposal Update**
- **Silverleaf Community Updates July 25**

Ms. Ripoll reviewed the tree proposals behind Deep Creek. The first proposal was for \$2,239.84 and the second proposal was for \$735.00. The resident has been notified this was on the agenda.

Mr. Davis gave an overview of the issues with the rear yard swales and the sitting water. It was noted this is still going to be part of the new fiscal year's budget.

ON MOTION by Mr. Abramski, seconded by Mr. Powell, with all in favor, the Board approved the Tree Proposal from SRQ in the amount of \$735.00.

Ms. Ripoll noted the next meeting is scheduled for Labor Day and needs to be rescheduled or canceled.

ON MOTION by Mr. Powell, seconded by Mr. Davis, with all in favor, the Board approved the cancellation of the September meeting, and authorized the Chair to execute any emergency costs not to exceed \$1,500.00.

Ms. Ripoll reminded the Board that the next meeting will be October 6, 2025.

Supervisor Requests and Audience Comments.

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 August 4, 2025, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 2:40 p.m.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson