

MINUTES OF MEETING

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING MINUTES

Monday, December 1, 2025, at 1:00 p.m.

3805 Shimmering Oaks Dr (Pavillion)

Parrish, FL 34202

Board Members in attendance via conference call or in person:

Paul Gressin	Chairperson	(via phone)
Lawrence Powell	Vice Chairperson	(via phone)
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.	
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. Davis, seconded by Mr. Abramski, with all in favor, the Board approved allowing Mr. Gressin and Mr. Powell to vote via phone.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of the Minutes of
the November 3, 2025, Board of
Supervisors Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Decker, seconded by Mr. Davis, with all in favor, the Board approved the Minutes of the November 3, 2025, Board of Supervisors Meeting.

**Update from Pond Professionals
LLC**

Mr. Davis recommended having a Q&A session, at a later date, with Pond Professionals LLC for the residents.

Pond Professionals noted that the grant planting will start this Friday.

Ms. Ripoll will contact the HOA regarding the no-mow zones around the ponds. It was noted this does not have to be in place prior to planting, but it does have to be in place prior to payment being issued.

Pond Professionals will be looking at the pond erosion and making recommendations. He gave an overview of the recommended methods. Proposals will be brought back to the January meeting.

There was discussion regarding the pond herbicide treatments and effects on the pond banks. It was noted there have been multiple complaints about the dead vegetation on the banks.

There was also brief discussion regarding the algae and debris in the pond inlet piping. Pond Professionals will follow up regarding the debris.

It was noted that Mr. Davis will be the liaison to get updates for the Board.

A resident commented regarding the pond issues. There was brief discussion regarding the issues and the location of the pond. It was noted the issues were related to Pond 1.

Pond Professional noted that Pond 1 has been uprooted as requested, and the remaining material could be raked out. This is a small cost. Pond Professionals will follow up.

Mr. Davis commented regarding the faulty aerator. It was noted it is still tripping. Pond Professionals will follow up. The estimated cost of a new aerator is \$650.00.

There was brief discussion regarding holding a Q&A session for the residents after the holidays. Pond Professionals agreed.

Pond Professionals gave an overview of the pond fish. He noted non-native fish can become more stressed than native fish. The colder weather also has an effect on the fish. There was brief discussion regarding clearing some of the fish; it was noted two ponds have been completed.

**Lake Bank Erosion Repair
Discussion**

This item will be kept on the agenda.

**Consideration of Payment
Authorization Nos. 248**

The Board reviewed the payment authorizations.

Ms. Ripoll noted these have been reviewed by District Staff.

ON MOTION by Mr. Davis, seconded by Mr. Abramski, with all in favor, the Board approved Payment Authorization Nos. 248.

**Review of District Financial
Statements**

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

Ms. Ripoll noted these will be on the District's website once approved.

ON MOTION by Mr. Abramski, seconded by Mr. Davis, 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-

- **Update on Falling Leaf and Deep Creek**

Mr. Rayl noted the updated bids for the swale work and Publix pond work have been put on hold due to the dry season. He noted District Counsel, District Management, and the Chair were provided examples for possible budget savings related to District engineering costs.

District Manager-

- **Next Meeting January 5, 2026**

Ms. Ripoll noted the next Board meeting is January 5, 2026.

**Supervisor Requests and
Audience Comments.**

Mr. Davis commented regarding the Publix pond engineering and the swale work. The swale is staying wet and not draining. It was noted the Publix pond will be held off for now, as it is the dry season.

There was brief discussion regarding the swale. It was noted that bids will be reviewed at the January meeting.

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. Gressin, seconded by Mr. Decker, with all in favor, the December 1, 2025, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:36 p.m.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson