

MINUTES OF MEETING

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING MINUTES

**Monday, January 5, 2026, 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	(via phone)
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.	
Various Residents in Audience and via webex		

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 at this time.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the December 1, 2025, Board of Supervisors Meeting

The Board reviewed the minutes.

ON MOTION by Mr. Gressin, seconded by Mr. Powell, with all in favor, the Board approved the Minutes of the December 1, 2025, Board of Supervisors Meeting.

Update from Pond Professionals LLC

Ms. Ripoll noted that Pond Professionals has been working on various work orders and the HOA no-mow zones have been implemented.

Pond Professionals has requested to hold a community meeting to give updates. Ms. Ripoll will follow up with the HOA to invite the community.

This item will be kept on the agenda.

Update on Drainage on Deep Creek

Mr. Davis gave an update. He noted that area is still holding water.

It was noted two proposals have been received from ProGreen related to the street flooding issue.

Mr. Rayl is waiting on updated proposals for the Deep Creek issue, as the work was deferred due to budget. Once received, he will review the scope of work.

Mr. Davis reviewed the issue and noted an immediate fix is needed.

There was brief discussion regarding the proposals and costs. It was noted the problem at Deep Creek has been identified by the District Engineer.

Mr. Cohen recommended approving a not-to-exceed amount.

There was discussion regarding the scope of work and the issues at Deep Creek, the Publix Pond, and Crooked Creek. Mr. Rayl provided an overview. This scope of work would include regrading the swales and removing the blockage from the Publix Pond and U.S. Route 301.

It was noted the blockage should be addressed first. The re-grading will be a separate project.

ON MOTION by Mr. Gressin, seconded by Mr. Decker, with all in favor, the Board approved a not-to-exceed amount of \$12,500.00 for the Drainage on Deep Creek.

There was brief discussion regarding the timing of the project. Mr. Rayl will proceed with surveying the area to prepare the scope of work by the end of next week.

Mr. Cohen noted the not-to-exceed amount includes the surveying and the contractor's drainage work.

There was lengthy discussion regarding the cost, timing, and other projects related to this issue. Mr. Gressin recommended waiting until the first project is completed before proceeding with the vacuum truck. It was noted the vacuum truck should be a budgeted maintenance line item as it is needed every few years.

Discussion of Engineering Services

Ms. Ripoll noted there has been a reduction in the overall engineering services costs.

This item will be kept on the agenda.

Lake Bank Erosion Repair Discussion

It was noted this will be discussed at the next meeting and is related to two ponds.

Ms. Ripoll noted water was coming from the nearby residential dwelling and the resident is working on the issue.

This item will be kept on the agenda.

Consideration of Payment Authorization Nos. 249-252

The Board reviewed the payment authorizations.

Ms. Ripoll noted the District has received 92% of funding thus far.

ON MOTION by Mr. Powell, seconded by Mr. Abramski, with all in favor, the Board approved Payment Authorization Nos. 249 - 252.

Review of District Financial Statements

Ms. Ripoll stated the financials are as of November 2025 and noted any questions can be directed to Mr. Montejano.

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

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-

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

Mr. Rayl will email an update. He noted that ZNS has had technical issues to resolve and once those are completed, the permit transfer will take place.

Mr. Rayl noted the vacuum truck would cost approximately \$5,000.00 a day to use.

ON MOTION by Mr. Gressin, seconded by Mr. Powell, with all in favor, the Board approved a not-to-exceed amount of \$7,500.00 for a vacuum truck for Deep Creek drainage issues.

Ms. Ripoll noted that three proposals have been received for the drainage and debris clearing on Falling Leaf.

Mr. Davis gave an overview of the proposals. The Board reviewed the scope of work.

Ms. Ripoll will get a revised proposal from Harley's Tree Service.

ON MOTION by Mr. Davis, seconded by Mr. Gressin, with all in favor, the Board approved the proposal from Harley's Tree Service for \$15,800.00.

There was brief discussion regarding the cost.

District Manager-

- **Next Meeting February 2, 2026**

Ms. Ripoll noted the next Board meeting is February 2, 2026.

Supervisor Requests and Audience Comments.

A resident commented regarding the swale design and drainage.

There was brief discussion regarding the surveying by the District Engineer. Mr. Rayl noted the swale has been previously surveyed. He will get proposals for the re-grading and bring back for the Board's review.

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. Abramski, with all in favor, the January 5, 2026, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:48 p.m.

Jessica Ree
Secretary/Assistant Secretary

Paul Gressin
Chairperson/Vice Chairperson