

MINUTES OF MEETING

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

**Monday, May 5, 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 | (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) |
| Caleb Wingo | Rayl Engineering | |
| Andy Cohen | PCMF & J P.A. | |
| Various Audience Members | | |

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 called for a motion.

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

Public Comment Period

There were no public comments.

**Letter From Supervisor of Elections –
Manatee County**

Ms. Ripoll stated that there are 1,246 registered voters in the District as of April 15, 2025, as noted by the Letter from the Supervisor of Elections, Manatee County.

SECOND ORDER OF BUSINESS

General Business Matters

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

The Board reviewed the minutes. It was noted Missy Taylor was present for the April 7, 2025, meeting.

Ms. Ripoll called for a motion.

ON MOTION by Mr. Abramski, seconded by Mr. Davis, with all in favor, the Board approved the Minutes of the April 7, 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 noted this is required for financial compliance. The proposal has been reviewed by District Counsel.

Ms. Ripoll called for a motion.

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

Review and Consideration of Persson, Cohen, Mooney, Fernandez, & Jackson P.A., CPI Attorney Fees

Mr. Cohen gave an overview of the CPI fees. These do not go into effect until the upcoming Fiscal Year's budget in October. He noted this is approximately \$473.00 over the next fiscal year.

ON MOTION by Mr. Davis, seconded by Mr. Decker, with all in favor, the Board approved the Persson, Cohen, Mooney, Fernandez, and Jackson P.A., CPI Attorney Fees.

**Consideration of Payment Authorization
#’s 236-237**

Ms. Ripoll noted these are for contractual obligations and have been approved by the Chair.

ON MOTION by Mr. Davis, seconded by Mr. Decker, with all in favor, the Board approved Payment Authorization #’s 236-237.

Review of District Financial Statements

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

It was noted the bank wiring information was redacted.

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-

- **Discussion of Publix Pond**

Mr. Cohen gave an update on the Publix Pond. There has been ongoing communication with Publix Representatives. They have requested additional information and the pond contract which has all been sent. The amount they would pay is \$920.00 per year. District Counsel is awaiting a response.

- **Discussion of Litigation**

Mr. Cohen gave an update regarding the Pat Neal claim. He has reviewed the history and is not recommending pursuing litigation. It is ultimately up to the Board. He noted the Board is within the timeframe for the statutes of limitations.

There was discussion regarding the recommendation. Mr. Cohen will reach out to litigation attorneys for their opinion and give an update at the next Board Meeting.

- **LMP Contract**

Mr. Cohen reviewed the Board's previous LMP approved quote, with a not to exceed amount of \$10,000. The work from LMP came to \$10,220.00, for the landscaping needs. He requested a motion to ratify the agreement.

Mr. Davis noted he had met with Mr. Barry, from LMP, and this work will be started at the end of the second week of May. He noted that LMP is easy to work with.

ON MOTION by Mr. Davis, seconded by Mr. Powell, with all in favor, the Board ratified the LMP Agreement in the amount of \$10,220.00.

District Engineer-

Mr. Wingo gave an update on the FDOT lane widening projects. There is nothing noted on their schedule or the County's schedule for anything near the CDD. The County noted some signalization items that may be changed, but no lane widening.

There was brief discussion regarding the signalization and if a sound barrier could be recommended. Mr. Wingo noted with no lane widening taking place, the County would most likely not consider a sound barrier. He would recommend replanting the trees that were destroyed by the hurricane.

Mr. Wingo gave an update in regard to Southwest Florida Water Management District and Phase 6. He noted there has been no communication with ZNS since the original complaint letter. Another complaint letter must be sent out and if no response is received within 30 days, they can start issuing penalties and involving legal counsel.

There was brief discussion regarding Rayl Engineering billing Southwest Florida Water Management District or ZNS Engineering, for time invested. Mr. Rayl and Mr. Wingo will keep track of their time accordingly.

Mr. Wingo also gave an update on the Crooked Creek rear yard swale. He has been in contact with multiple companies. Only one company, Digging Deep, has provided a quote of \$60,000. He can reach out to additional contractors in order to bring other quotes back to the next Board Meeting. He gave an overview of the issue and what the project would include. Mr. Cohen suggested reaching out to Cross Creek.

There was discussion regarding the swale next to the Crooked Creek area. Mr. Wingo provided a maintenance exhibit of the areas that are currently able to be maintained. Mr. Davis will use that exhibit when meeting with LMP. There are a few locations that need

work which he is going to request bids for. These can be applied to the 2026 Fiscal Year budget.

Mr. Davis requested an update on the pond planting credits/grant for the 3 District ponds. Ms. Ripoll noted she will request to have George, from Pond Specialists, be at the next Board Meeting. She also noted the contract is complete, and applications have been filled out. George is following up with the landscapers on the no-mow zones.

District Manager-

Ms. Ripoll stated the next meeting is scheduled for June 2, 2025, at 1:00 p.m. This will be the proposed budget meeting.

Supervisor Requests and Audience Comments

Mr. Davis noted he will not be in attendance at the June meeting, but he will call in.

A homeowner requested an update on the wetland mitigation. Mr. Cohen noted the work relating to the drainage assessment has already been completed.

Ms. Ripoll noted that all information can be found on the District website. The District Engineer took care of all work relating to the wetland mitigation/special assessments.

There was a brief discussion regarding the Silverleaf Neighborhood Facebook page. Mr. Cohen noted the Facebook page should not be used for CDD business. Ms. Ripoll noted that if the Board desires changes to be made to the District website, they can be directed to her. Mr. Gressin will follow up with Ms. Ripoll.

Mr. Davis noted there has been lack of collaboration with the HOA, despite efforts to do so.

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. Abramski, seconded by Mr. Gressin, with all in favor, the May 5, 2025, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:29 p.m.

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Secretary

Paul Gressin