

**MINUTES OF MEETING**

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

**Monday, March 2, 2026, at 1:00 p.m.  
Parrish United Methodist Church at 12180 US 301 N  
Parrish, FL 34219**

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         |             |
| 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**

A resident requested the schedule for the aquatic planting. Ms. Ripoll noted planting has not been started as of yet.

A resident commented on the algae in Pond 20. Ms. Ripoll will follow up with Pond Professionals.

There were no further public comments at this time.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Consideration of the Minutes of the  
February 2, 2026, Board of Supervisors  
Meeting**

The Board reviewed the minutes.

Ms. Ripoll noted the minutes 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 Minutes of the February 2, 2026, Board of Supervisors Meeting.

**Update from Pond Professionals  
LLC**

Ms. Ripoll noted an email update will be sent out to the Board.

It was noted four ponds will have aquatic planting completed this year.

**Update of Drainage on Deep Creek**  
**a. Publix Pond Outfall  
Maintenance**  
**b. Storm sewer Line Jetting  
Proposals**  
**i. Atlantic Pipe  
Services**  
**ii. Cloud 9**

Mr. Rayl gave an update. The area has been cleared up to the wetlands, and the Publix Pond is draining. The outfall may need to be lowered in the future, but this will require entering the wetlands with Southwest Florida Water Management District permission. Mr. Rayl will follow up with Southwest Florida Water Management District as needed.

There was discussion regarding the bubble-up structure at the end of the pipe and drainage.

Ms. Ripoll noted the expense for this project was \$6,072.12.

There was brief discussion regarding Southwest Florida Water Management District helping with subsidies. Mr. Rayl noted they usually do not cover operation and maintenance issues.

Mr. Rayl gave an overview of the two proposals for the storm sewer line in Pond 1. It was noted a diver is included in the proposals and both proposals are the same scope of work.

Ms. Ripoll noted the previous authorization was for \$7,500.00.

ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the Board approved Storm Sewer Line Jetting Proposal from Atlantic Pipe Services, in the amount of \$9,925.04.

Mr. Rayl will follow up to schedule and to notify the residents.

There was brief discussion regarding the location and irrigation system. It was noted the irrigation system is not affected.

A resident commented on the grading. Mr. Davis gave a historical overview related to the standing water and swale. Mr. Rayl gave an overview of the location and issues. It was noted the only solution is re-grading.

There was discussion regarding the grading. Ms. Ripoll noted the storm drains need to be maintained. Mr. Rayl recommended saw cutting slots in the side of the structures that are above the pond. Mr. Rayl will follow up with gathering quotes.

**Update on Crooked Creek Drainage**

Ms. Ripoll noted the work has been completed.

Mr. Davis gave an update. He commented regarding the HOA newsletter and resident notification. This project was listed in the Front Steps newsletter, sent out via email blast, and a letter was sent to the HOA President. It was noted anything needing to be sent out should be sent to George to distribute to the HOA Manager and residents.

Mr. Davis also gave an update on the tree trimming and noted residents need to join the email list and view the District's website for community updates.

Mr. Gressin noted he has asked to schedule a meeting with the new HOA President to review the responsibilities of the CDD and to confirm communication options.

Mr. Gressin thanked Mr. Davis for his hard work on these projects.

**Discussion of Engineering Services**

There was no update at this time.

**Lake Bank Erosion Repair Discussion**

Ms. Ripoll noted there has been no update. She will contact the HOA President to attend the next CDD meeting to discuss the erosion issues related to pool installations and encroachment on easements.

There was brief discussion regarding the required ARC deposit.

Ms. Ripoll will follow up with scheduling a pond workshop for residents, including the HOA.

This item will be kept on the agenda.

**Ratification of Payment  
Authorization Nos. 255-258**

The Board reviewed the payment authorizations.

Ms. Ripoll noted these were contractual obligations needing ratification.

ON MOTION by Mr. Decker, seconded by Mr. Powell, with all in favor, the Board approved Payment Authorization Nos. 255 - 258.

**Review of District Financial  
Statements**

The Board reviewed the District Financial Statements as of January 2026.

Ms. Ripoll noted any questions can be directed to Mr. Montejano.

Mr. Montejano noted approximately 95% of the special assessments have been paid.

ON MOTION by Mr. Davis, 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-** Not present.

**District Engineer-**

- **Update on Falling Leaf and Deep Creek**
- **Final Notice of As-Built Deviations**

Mr. Rayl gave an update and noted Falling Leaf Ct. should improve by the work that was completed.

Mr. Rayl gave an update on the final notice of as-built deviations. He noted that the flood plain pond is higher than originally designed and ZNS is going to submit new calculations. This has not been submitted as of yet. Once completed, permits will get transferred into the District's name.

**District Manager-**

- **Next Meeting April 6, 2026**

Ms. Ripoll noted the next Board meeting is April 6, 2026, at the Amenity Center.

Mr. Davis requested a standard communication letter to notify affected residents of projects.

Ms. Ripoll noted all information regarding the budget can be found on the District's website.

**Supervisor Requests and Audience Comments**

Ms. Ripoll noted she is working on scheduling a class for the required annual Ethics Training.

A resident commented regarding the Crooked Creek Ct. project and noted there is still standing water on Woodmont Dr. and still in disarray.

Mr. Davis gave an update and overview. He noted it has been raked, but extra fill-dirt is not within the budget. Seeds have been scattered in that location to help with vegetation. There is no further work being completed in that location.

There were no 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. Powell, with all in favor, the March 2, 2026, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 2:00 p.m.

Monessa Ripoll  
Secretary/Assistant Secretary

Paul Gressin  
Chairperson/Vice Chairperson