

MINUTES OF MEETING

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

**Monday, April 6, 2026, at 1:00 p.m.
3805 Shimmering Oaks Drive (Pavillion)
Parrish, FL 34219**

Board Members in attendance via conference call or in person:

Paul Gressin	Chairperson	
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	
Andy Cohen	PCMF & J P.A.	(via phone)
Various members of the public 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, living on Crooked Creek Ct., commented regarding the drainage project being completed behind the homes in that area. The resident recommended moving the drainage to a common area.

Mr. Davis requested an update from Mr. Rayl.

Mr. Rayl gave an update regarding the drainage. It was noted this was an original permitting requirement by the Southwest Florida Water Management District (SWFWMD). This was a design by the original engineer. This was brought to the attention of the District by SWFWMD by a Notice of Deviation because the rear yard swale was not functioning as originally constructed. Relocation of the rear yard swale is possible, but Mr. Rayl did not recommend relocating the storm sewer or inlets.

There was brief discussion regarding the scope of work.

Mr. Gressin requested Mr. Rayl complete a feasibility study for moving the rear yard swale. This will be reviewed at the next meeting.

A resident commented regarding the drainage on Deep Creek Terrace. Mr. Davis gave an update on the process thus far. Mr. Rayl gave an overview of the projects completed and noted drainage improvements are possible for that location. It was noted this is an HOA issue.

There was brief discussion regarding the swale and re-grading the area.

A resident commented regarding significant algae in Pond 20. Mr. Gressin noted there is recent and continuing plant installation in that pond and treatment cannot be completed for 30 days. Pond Professionals gave an update. Algaecide cannot be sprayed at this time, until the plants take root.

A resident recommended having an educational class regarding the pond treatment. Pond Professionals will work with the HOA to get the class scheduled.

A resident commented regarding the pond clarity. Pond Professionals gave an overview of the pond designs and how that affects clarity.

ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the Board approved to allow Mr. Powell to vote via phone.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the March 2, 2026, Board of Supervisors Meeting

The Board reviewed the minutes.

ON MOTION by Mr. Gressin, seconded by Mr. Abramski, with all in favor, the Board approved the Minutes of the March 2, 2026, Board of Supervisors Meeting.

Update from Pond Professionals LLC

Ms. Ripoll requested a map for the erosion repair issues in order to notify the HOA. Pond Professionals will follow up.

There was brief discussion regarding French drain installation.

Pond Professionals noted there are 925 plants being installed in Pond 20, with the remaining 926 plants going into the other ponds.

There was brief discussion regarding the plants that have died due to the drought and freeze. It was noted it is possible they will regrow.

Discussion of Engineering Services

This item will be kept on the agenda.

Lake Bank Erosion Repair Discussion

Ms. Ripoll noted updated pricing has been received for erosion repair.

Pond Professionals noted the recommended methods (A & B) for erosion repair are approved by SWFWMD. He advised that when a washout is homeowner related, a French drain should be installed.

Consideration of Options to Restore a Sound and Visual Barrier between US 301 and the Silverleaf Community

Mr. Davis noted the CDD and HOA are not responsible for any sound barrier. Neal Communities would have been the responsible party. The approximate cost is \$1.16 million, which is not within the budget.

It was noted there has been discussion with the HOA regarding the invasive and native species in that area. The native species can be used as a possible sound barrier, and the HOA will follow up.

Review and Consideration of Arbitrage Rebate Capital Improvement Revenue Bonds, Series 2018A-1 and 2018A-2 with Tax Exempt Compliance Services

Ms. Ripoll noted this is a mandated requirement and the District is in compliance.

ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the Board approved the Arbitrage Rebate Capital Improvement Revenue Bonds, Series 2018A-1 and 2018A-2 with Tax Exempt Compliance Services.

**Ratification of Payment
Authorization Nos. 259-261**

The Board reviewed the payment authorizations.

Ms. Ripoll noted these were contractual obligations needing ratification and they have been reviewed by District Staff.

ON MOTION by Mr. Decker, seconded by Mr. Davis, with all in favor, the Board approved Payment Authorization Nos. 259 - 261.

**Review of District Financial
Statements**

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

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

ON MOTION by Mr. Gressin, 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-

Mr. Cohen gave an update on the legislative session bills regarding the recall of CDD Supervisors and the increase to sovereign immunity.

There was brief discussion regarding scheduling an Ethics Training session. District Management will follow up with scheduling.

District Engineer-

• Final Notice of As-Built Deviations

Mr. Rayl gave an update on the final notice of as-built deviations. ZNS has not submitted the calculation modification as of yet.

Mr. Rayl will follow up regarding the rear yard swales.

District Manager-

• Next Meeting May 4, 2026

There was brief discussion regarding a map representation of community issues. District Management will follow up.

Supervisor Requests and Audience Comments

A resident commented regarding the sound barrier and noted US 301 is not a County issue; it is a State issue.

There was brief discussion regarding the sound barrier.

There were no further 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. Abramski, seconded by Mr. Decker, with all in favor, the April 6, 2026, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:54 p.m.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson