

MINUTES OF MEETING

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

**Monday, May 4, 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	(via phone)
Andy Cohen	PCMF & J P.A.	
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.

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

Public Comment Period

A resident, living on Grass Pointe Drive, commented regarding their swale drainage ditch that needs to be cleaned out.

Mr. Davis gave an update and noted he has viewed the area. It was noted the swale has not been attended to and in the middle of the swale is a pepper tree that needs removal.

Mr. Rayl noted he has also viewed the area and noted this drainage ditch was created during Phase 2 of the development. It was noted this area is owned by the CDD but is to be maintained by the HOA according to the conveyance documents.

Mr. Gressin requested that a letter be sent to the HOA regarding the issue and noting their responsibility to maintain that ditch. A copy will be sent to the residents. District Management will follow up.

There was brief discussion regarding the areas of responsibility.

A resident requested an update regarding the swale project and feasibility study. It was noted that it would be reviewed during the District Engineer's report.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

Update from Pond Professionals LLC

There was no update at this time.

Discussion of Engineering Services

There was no discussion at this time.

**Consideration of the Minutes of the
April 6, 2026, Board of Supervisors
Meeting**

The Board reviewed the minutes.

It was noted the Mr. Cohen attended in person, not via phone.

ON MOTION by Mr. Davis, seconded by Mr. Abramski, with all in favor, the Board approved the Minutes of the April 6, 2026, Board of Supervisors Meeting, with noted changes.

**Consideration of Resolution 2026-03,
General Election**

Ms. Ripoll gave an overview of the resolution and noted that Seat 1, Seat 2, and Seat 4 will be up in the General Election. The qualifying period is June 8, 2026, through June 12, 2026. Anyone interested can contact the Supervisor of Elections Office.

ON MOTION by Mr. Abramski, seconded by Mr. Decker, with all in favor, the Board approved Resolution 2026-03, General Election.

FY 2027 Budget Discussion

Ms. Ripoll gave an overview. She noted any upcoming projects, such as a reserve study, need to be within the budget.

Mr. Davis gave an overview of a needed swale project. The estimated cost is \$50,000.00 to \$60,000.00. It was noted that area needs to be maintained by the landscaping company.

There was discussion regarding the projects needed within the District. It was noted there have been several unexpected projects this fiscal year.

There was brief discussion regarding the maintenance responsibilities and the budget.

Mr. Montejano gave an overview of the budget and recommended starting a reserve account. It was noted this would slightly increase the O&M assessments for the upcoming year.

There was discussion regarding the reserve account.

Mr. Montejano recommended having a beginning reserve of \$7,500.00, which would be a \$65.00 increase in assessments for the year.

There was discussion regarding the budget line items and the current fiscal year final financial statements. It was noted if certain line items are not used, those funds can be used for outstanding needs of the District.

Mr. Montejano noted that if hurricane related issues happen, the District can apply to FEMA for possible funding, although not a guarantee.

Mr. Cohen gave an overview of the budget timeline and required notices of the Public Hearing and assessments.

Ms. Ripoll noted the proposed budget will be reviewed by the Board at the June meeting, with the final budget being approved in August.

Lake Bank Erosion Repair Discussion Proposal

Ms. Ripoll noted a proposal has been received, but it does not have final cost. This item will need to be within the budget.

District Management will follow up regarding scheduling a resident seminar regarding the ponds.

This item will be kept on the agenda.

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

Mr. Cohen gave an overview and noted the rate is increasing by \$8.00.

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

**Ratification of Payment Authorization #
262**

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. Abramski, seconded by Mr. Decker, with all in favor, the Board ratified Payment Authorization No. 262.

**Review of District Financial
Statements**

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

Mr. Montejano gave an overview of the assessments collected.

ON MOTION by Mr. Gressin, seconded by Mr. Decker, with all in favor, the Board approved the District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel-

No report.

A resident commented regarding the assessment increase. It was noted these would be on the tax roll.

District Engineer-

- **Final Notice of As-Built Deviations**

Mr. Rayl noted the Crooked Creek rear yard swale project needs to be within the budget for the upcoming year. The previous survey has been reviewed, and it is feasible to relocate the swale. The infrastructure would remain the same. He recommended that this be presented to Southwest Florida Water Management District as a maintenance project. If approved, the estimated cost is less than \$5,000.00. If the permit modification is approved instead, the price would increase. This is a required project.

ON MOTION by Mr. Davis, seconded by Mr. Gressin, with all in favor, the Board authorized Mr. Rayl to work with the Southwest Florida Water Management District regarding relocated the swale.

There was brief discussion regarding the swale project. It was noted the HOA needs to maintain the landscaping around the swales.

Mr. Rayl noted there has been progress on the ZNS permit modifications. It is currently under review. It was noted this is under Phase 6.

Mr. Rayl commented regarding wetland maintenance. Mr. Montejano noted he receives monthly and quarterly invoices for the wetland maintenance. He will forward to Mr. Rayl to review as purchasing the mitigation credits relieved the CDD of their obligation to the wetlands. Mr. Rayl will follow up.

Mr. Rayl will send updated and corrected maps to District Management. It will include the maintenance responsibility map. It was noted there will be a cross-reference of the lot numbers with addresses included on the map.

District Manager-

- **Next Meeting June 1, 2026**

Ms. Ripoll noted the next meeting is scheduled for June 1, 2026, which will include the proposed budget.

Supervisor Requests and Audience Comments

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. Decker, seconded by Mr. Davis, with all in favor, the May 4, 2026, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:56 p.m.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson