MINUTES OF MEETING

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING MINUTES
Monday, June 1, 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	
Frank Davis	Assistant Secretary	
Timothy Abramski	Assistant Secretary	
Jonathan Decker	Assistant Secretary	(via phone)

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)
Andy Cohen	PCMF & J P.A.	(via phone)
George Colbath	Pond Professionals	(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 1:02 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. Powell, with all in favor, the Board allowed Mr. Decker to vote by phone.

Public Comment Period

The President of the HOA commented regarding the “no mow zones” communication. He noted there should have been a Q&A session prior to the implementation.

Several residents also commented regarding the “no mow zones” communication and lack of information provided. There were also several comments regarding the START grant.

Mr. Gressin noted he was unable to respond to emails due to being in the hospital. He also noted there have been no meetings or communication between the CDD and the HOA until a few weeks ago, although multiple attempts were previously made.

Mr. Gressin noted there are no extra funds within the budget.

A resident commented regarding the Crooked Creek swale. It was noted this will be discussed within the agenda by the Engineer.

A resident, from the Deep Creek Villas, commented regarding previous drainage issues in the ponds due to overgrowth. She noted her concern that it will happen again due to the “no mow zones”.

It was noted that the pond map is located on the District’s website.

Ms. Ripoll thanked the HOA for their cooperation.

A resident commented regarding the culverts and the maintenance of the roadway trees. Ms. Ripoll noted District Management has contacted the County regarding the issues with the trees.

There were no further public comments at this time.

Letter From Supervisor of Elections – Manatee County

Ms. Ripoll noted that as of April 15, 2026, there are 1,217 registered voters within the District.

SECOND ORDER OF BUSINESS **General Business Matters**

Update from Pond Professionals LLC

a. Discussion of Holding a Q&A Meeting with Residents

Mr. Colbath gave an overview of the “no mow zones”. He noted these zones are only needed on Ponds 17 and 20, until the Start Grant Inspector verifies the plantings have been installed. This should take place within the next couple of weeks.

There was discussion regarding the reasons for the “no mow zones”. It was noted this was required to have a natural filter for the plantings and help with the erosion issues. No other ponds should have this requirement.

Pond Professionals noted that although these zones stop the lawn mowers from spraying debris into the ponds, that should not be an ongoing issue.

Several residents commented regarding the grant.

Mr. Gressin gave an overview of the grant. He noted the District is paying for aquatic planting in three ponds and the grant covers an additional three ponds. Additional ponds will be completed each year.

District Management will send the grant out to the residents who have requested a copy.

There was discussion regarding the lawn equipment spraying debris into the ponds.

It was noted the “no mow zones” should be kept at 12–18 inches high, three to five inches wide. District Management noted those ponds will not be touched until the Start Grant Inspector approves the plantings.

Update from Engineer on Meeting with Southwest Florida Water Management

Mr. Rayl gave an update. He noted he has discussed the Crooked Creek swale with the Southwest Florida Water Management District. He noted the recommendation is to move the swale into Tract 403. This will be listed as a maintenance activity, not a permit modification.

Mr. Rayl will be working with Southwest Florida Water Management on the design of the relocated swale. There will still be connections to the storm structures in the rear yards, which should not need maintenance.

Consideration of the Minutes of the May 4, 2026, Board of Supervisors Meeting

The Board reviewed the minutes.

Ms. Ripoll noted that once approved, the minutes will be posted on the District’s website.

ON MOTION by Mr. Davis, seconded by Mr. Abramski, with all in favor, the Board approved the Minutes of the May 4, 2026, Board of Supervisors Meeting, with noted changes.

Consideration of Resolution 2026-04, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing date

Ms. Ripoll noted the recommended date for the Public Hearing is August 3, 2026, at 1:00 p.m., at the current location.

Mr. Montejano gave an overview of the budget and noted the FY 2027 budget will include a reserve line item. It was noted the assessments will increase by $77.00 per resident.

Mr. Montejano noted a reserve study costs approximately $5,000.00 to $7,000.00.

Mr. Davis commented regarding the budget and noted the Board is very frugal and takes their fiduciary responsibility seriously.

Mr. Gressin noted the bond has been refinanced to save money.

There was brief discussion regarding the budget.

Mr. Montejano gave an overview of the reserves.

Ms. Ripoll reviewed the increases within the budget. It was noted the budget can be decreased, but it cannot be increased. Line items can be adjusted as needed.

Mr. Cohen noted a notice of assessment increase will be sent to all residents.

> ON MOTION by Mr. Gressin, seconded by Mr. Davis, with all in favor, the Board approved Resolution 2026-04, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing Date for August 3, 2026, at 1:00 p.m., at 3805 Shimmering Oaks Drive, Parrish, FL 34219.

Lake Bank Erosion Repair Discussion Proposal

Ms. Ripoll noted Pond Professionals will attend the next meeting to discuss the lake bank erosion repair. It was noted the HOA is in favor of having a Q&A meeting with residents regarding this item.

Ratification of Payment Authorization # 263 - 268

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. Gressin, with all in favor, the Board ratified Payment Authorization Nos. 263-268.

Review of District Financial Statements

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

Mr. Montejano gave an overview of the assessments.

Ms. Ripoll noted that the District Engineer reviewed the Pond Professionals contract and noted the Preserve pond management service is no longer needed.

Mr. Rayl gave an overview and noted the District's wetland requirements are no longer an obligation.

It was noted that District Counsel will work on the termination letter solely for the Preserve management.

There was brief discussion regarding the structures within the wetlands.

ON MOTION by Mr. Davis, seconded by Mr. Abramski, with all in favor, the Board approved the Termination of the Preserve Pond Management Quarterly Service.

ON MOTION by Mr. Gressin, seconded by Mr. Powell, 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-
- **Final Notice of As-Built Deviations**

Mr. Rayl noted the final notice of completion for the as-built deviations permit modifications has been received by ZNS.

Mr. Rayl gave an update on the maps. He noted these have been sent out and a lot number spreadsheet has been sent to District Management.

Mr. Rayl noted the Crooked Creek swale will be completed as a maintenance item and therefore will stay within the $5,000.00 approved budget. He gave an overview of the scope of work.

Mr. Davis noted he will inform all residents that will be impacted when the time comes.

District Manager-
- **Next Meeting July 6, 2026**

Ms. Ripoll noted the next meeting is scheduled for July 6, 2026, at 1:00 p.m.

Supervisor Requests and Audience Comments

Mr. Davis noted there is pipe coming out of a resident's pool area draining into the pond.

District Management will work with District Counsel and the HOA to send a letter of violation to the resident.

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. Abramski, with all in favor, the June 1, 2026, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 2:25 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson