MINUTES OF MEETING

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING MINUTES
Monday, July 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:

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 Management Servies LLC	
Gazmin Kerr	PFM Management Services LLC (via phone)	
Andy Cohen	PCMF & J P.A.	
Alan Rayl	Rayl Engineering	(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

There were no public comments at this time.

SECOND ORDER OF BUSINESS — **Administrative Matters**

Review and Consideration of the
- **Minutes of the June 1, 2026 Board of Supervisors Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Powell, seconded by Mr. Abramski, with all in favor, the Board approved the Minutes of the June 1, 2026, Board of Supervisors Meeting.

THIRD ORDER OF BUSINESS **Business Matters**

Update from Pond Professionals LLC

Ms. Ripoll presented this item and noted Mr. Colbath was unable to attend the meeting.

Mr. Cohen noted that the addendum for termination of services to The Preserve has been completed.

Lake Bank Erosion Repair Discussion Proposal

Ms. Ripoll noted that proposals were received from Pond Professionals and have been sent to the HOA.

Ms. Ripoll noted that a violation letter was sent out to a resident regarding the gutters. The resident is addressing the issue and will be sending out an application to the ARC.

This item will be kept on the agenda.

Discussion of District Current Projects

Ms. Ripoll gave an overview of current issues that are being worked on. This will continue to be updated. Maps with issue locations have been included.

Mr. Davis requested that it be sent monthly to the HOA President.

Review and Acceptance of the Fiscal Year 2025 Audit Report

Ms. Ripoll noted that the report has been reviewed by the Chair and District Staff. It is completed by a third party vendor. It was noted that once approved, the report will be on the District's website.

ON MOTION by Mr. Powell, seconded by Mr. Decker, with all in favor, the Board accepted the Fiscal Year 2025 Audit Report.

Ratification of Payment Authorization # 269 - 270

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. Davis, seconded by Mr. Abramski, with all in favor, the Board ratified Payment Authorization Nos. 269-270.

Review of District Financial Statements

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

There was brief discussion regarding the tentative increase in assessments.

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

FOURTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel- Mr. Davis commented regarding a resident's issues with tree roots. It was noted this is an HOA issue. Mr. Cohen noted not everyone knows the responsibilities of the CDD versus the HOA. Mr. Davis noted the map is extremely helpful as a resource.

District Engineer- Mr. Rayl noted the Crooked Creek swale bids should come through by next month. He will email the report to District Management for distribution to the Board.

District Manager-

- **Next Meeting August 3, 2026**

Ms. Ripoll noted the next meeting is scheduled for August 3, 2026, which will include the Public Hearing on the budget.

Ms. Ripoll noted that everyone has filled out their Form 1.

Supervisor Requests and Audience Comments

A resident commented regarding communication. Mr. Cohen noted that there is erosion going on in several of the ponds, but a resident is causing additional erosion in one of the ponds due to their pool overfill drainage, which needs to be repaired. This has been addressed and the resident is going to rectify the issue.

There was brief discussion regarding the erosion.

The Board thanked Ms. Ripoll for all that she does for the District.

There were no further Supervisor requests or audience comments at this time.

<u>FOURTH ORDER OF BUSINESS</u> **Adjournment**

There were no additional comments from the Board.

Ms. Ripoll called for a motion to adjourn.

ON MOTION by Mr. Powell, seconded by Mr. Abramski, with all in favor, the July 6, 2026, Meeting of the Board of Supervisors of the Silverleaf Commúnity Development District was adjourned at 1:21 p.m.

Vanessa Ripoll
Secretary/Assistant Secretary

Paul
Chairperson/Vice Chairperson