MINUTES OF MEETING

SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING MINUTES
Monday, October 5, 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	Chair	(via phone)
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)
Rick Montejano	PFM Management Services	(via phone)
Alan Rayl	Rayl Engineering	
Karla Armstrong	PCMF & J P.A.	
George Colbath	Pond Professionals	
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 commented on the erosion of pond 20 and the herbicides used.

There was brief discussion regarding pond regulations, removal of invasive species and erosion.

Ms. Ripoll informed the residents she will add the erosion on pond 20 to the list of current District projects.

A resident shared photos of the pond edge in its current state. She also noted dead fish in the pond.

There was continued discussion regarding the maintenance of pond 20.

A resident had questions regarding CDD and HOA maps.

There was brief discussion regarding the clarification of maps.

A resident asked when will the algae will be treated.

Mr. Colbath stated the Pond was treated the week prior.

There was continued discussion regarding water lettuce.

SECOND ORDER OF BUSINESS **Administrative Matters**

Review and Consideration of the Minutes of the August 3, 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 August 3, 2026, Board of Supervisors Meeting.

THIRD ORDER OF BUSINESS **Old Business Matters**

Update from Pond Professionals LLC

Mr. Colbath noted that the Ponds will continue to be monitored through the winter. Cold snaps will kill off the shad.

Mr. Davis noted an incident regarding not being properly informed about fish netting in the community.

Mr. Colbath explained the reasons for the lack of notification and moving forward, there will be timely notifications.

Lake Bank Erosion Repair Discussion Proposal

Mr. Colbath gave a brief overview regarding lake bank erosion maintenance throughout the community.

Discussion of District Current Projects

Ms. Ripoll noted the addition of pond 20 regarding mowing.

Mr. Davis noted he received a bid to clean the overgrown foliage covering drains that empty into pond 10.

Mr. Davis noted he received a proposal for the cleaning up of Crooked Creek for $8,750.

FOURTH ORDER OF BUSINESS **New Business Matters**

Consideration of Clean Up Proposal With Finn Outdoor

Ms. Ripoll requested a motion to ratify the clean-up with Finn Outdoors.

> ON MOTION by Mr. Davis, seconded by Mr. Abramski, with all in favor, the Board ratified the Clean-up work with Finn Outdoors.

Ms. Ripoll noted the need to get on a preventative maintenance plan to clean out storm drains.

Discussion Regarding Concerns of Water Lettuce in Pond 5

Mr. Davis noted that he contacted Pond Professionals and they came out immediately. He noted that pond 3 has an aerator out. He also noted that there was an issue with maps regarding the swale on Grass Pointe Dr.

Mr. Colbath noted there was an inspection completed for two drains. He noted pond 20 has been sprayed with weed killer. He also stated the dead fish on pond 9 has been cleared.

Ratification of Payment Authorization #s 273 - 278

Ms. Ripoll noted that these are contractual obligations that have been filtered through the Chair and District staff.

> ON MOTION by Mr. Powell, seconded by Mr. Davis, with all in favor, the Board approved ratified Payment Authorization #s 273 – 278.

Review of the District Financial Statements

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

> ON MOTION by Mr. Davis, seconded by Mr. Decker, with all in favor, the Board approved the District Financial Statements as presented.

Mr. Davis noted that the District saved the residents over $50,000 by refinancing the bonds last year.

FIFTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel- No report.

District Engineer- Mr. Rayl mentioned he is waiting on a good bid for the Crooked Creek swale relocation.

District Manager-

- **Next Meeting November 2, 2026**

Ms. Ripoll noted that there will be an additional $10 charge each month to input work orders on the District website with our current vendor.

The Board discussed implementation on a trial basis.

Supervisor Requests and Audience Comments

Mr. Davis noted that the manager of the property contacted him about walking around the property to review the clogged drains.

Mr. Davis reviewed an email that was received regarding the edging of the ponds.

A member of the landscape committee for the association noted issues with the landscape company.

A resident commented on the association landscaping.

A resident commented on rocks to stop the erosion.

There was brief discussion on the most effective and cost-efficient alternatives.

A resident commented on the Publix ponds and noted that it was grown back.

SIXTH ORDER OF BUSINESS **Adjournment**

There were no additional comments from the Board.

Ms. Ripoll called for a motion to adjourn.

ON MOTION by Mr. Davis, seconded by Mr. Powell, with all in favor, the October 5, 2026, Meeting of the Board of Supervisors of the Silverleaf Community Development District was adjourned at 1:56 p.m.

Vanessa Pipoli
Secretary/Assistant Secretary

Paul Thessin
Chairperson/Vice Chairperson