BOARD MEETING MINUTES

Silver Landing at SilverLeaf Homeowners Association, Inc.

Board of Directors Meeting

Date: May 28, 2026
Time: 6:15 PM
Location: SilverLeaf Amenity Center, 218 Silver Forest Drive, St. Augustine, FL 32092

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1. Call to Order

President Kevin Keller called the meeting to order at 6:15 PM.

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2. Roll Call / Quorum

Board Members Present

- Kevin Keller, President
- Randy Nelson, Vice President
- Ari Leopold, Secretary
- Richard Sanes, Board Member

Board Members Absent

- Guy Cyr, Treasurer (Resigned)

A quorum of the Board was established.

Meeting Notice

Notice of the meeting was posted on May 26, 2026, at 5:00 PM at the Park Message Board and community mailboxes.

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3. Board Vacancy / Officer Transition

The Board acknowledged and accepted the resignation of Treasurer Guy Cyr. Discussion was held regarding continuity of Board operations and the process for filling the vacant Board seat. The Board indicated that community interest would be solicited and an appointment considered at a future meeting.

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4. Approval of Prior Meeting Minutes

Motion: Approve the prior Board Meeting minutes.

- Motion by: Richard Sanes
- Second by: Randy Nelson

Vote:

- Kevin Keller – Yes
- Randy Nelson – Yes
- Ari Leopold – Yes
- Richard Sanes – Yes

Result: Motion carried unanimously.

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5. Vendor / Operational Updates

Property Management Services Review

Representatives from Vesta Property Services presented information regarding their management services, staffing structure, compliance and covenant enforcement processes, vendor management procedures, homeowner communication tools, reporting capabilities, and community support resources.

The Board discussed current management challenges, including:

- Compliance enforcement consistency
- Vendor oversight
- Homeowner communication
- Irrigation and landscape maintenance concerns
- Turnover-related operational issues
- Administrative workload currently being handled directly by Board members

Property Management Company Transition

Motion: Terminate the Association's agreement with TPAM and provide required notice of termination, and engage Vesta Property Services as the Association's property management company effective July 1, 2026.

- Motion by: Richard Sanes
- Second by: Kevin Keller

Vote:

- Kevin Keller – Yes
- Randy Nelson – Yes
- Ari Leopold – Yes
- Richard Sanes – Yes

Result: Motion carried unanimously.

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6. Standing Agenda Items

Developer Turnover and Defect Investigation

The Board provided an update regarding ongoing investigations related to:

- Stormwater management systems
- Pond conditions and erosion concerns
- Drainage infrastructure
- Landscape buffer installations
- Irrigation infrastructure
- School-adjacent common area improvements

The Board reported that preliminary engineering evaluations had been received for certain pond areas and that additional engineering review was ongoing. Discussion included coordination with legal counsel, county officials, state agencies, and the St. Johns River Water Management District.

No Board action was taken.

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7. President's Report

President Keller reported on ongoing efforts related to:

- Irrigation system deficiencies

- Landscape buffer concerns
- Developer turnover issues
- County communications
- Engineering evaluations
- Community maintenance standards

The Board emphasized its continued efforts to identify and address infrastructure and turnover-related concerns while protecting Association interests.

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8. Treasurer's Report

The Board discussed financial administration and the need to designate an acting Treasurer following the resignation of Guy Cyr.

Appointment of Acting Treasurer

Motion: Appoint Richard Sanes as Acting Treasurer for the remainder of calendar year 2026.

- Motion by: Randy Nelson
- Second by: Kevin Keller

Vote:

- Kevin Keller – Yes
- Randy Nelson – Yes
- Ari Leopold – Yes
- Richard Sanes – Yes

Result: Motion carried unanimously.

Discussion was also held regarding banking authority, financial documentation requirements, and oversight of expenditures during the management transition period.

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9. Committee Reports

9.1 Landscape Committee

The Board discussed:

- Irrigation deficiencies throughout common areas
- Locked irrigation meters

- Landscape buffer performance concerns
- Ongoing irrigation troubleshooting and repair efforts
- Coordination with landscape vendors regarding corrective actions

Irrigation Repairs

Motion: Approve BrightView proposal in the amount of **$17,419.99** to complete repairs to the Association irrigation system.

- Motion by: Kevin Keller
- Second by: Randy Nelson

Vote:

- Kevin Keller – Yes
- Randy Nelson – Yes
- Ari Leopold – Yes
- Richard Sanes – Yes

Result: Motion carried unanimously.

9.2 Social Committee

Vice President Nelson provided an update regarding:

- Community Movie Night planning
- Mobile Library outreach efforts
- July 4th community event coordination
- Development of a community cornhole league
- Equipment procurement for future social events

No Board action was taken.

9.3 Safety Committee

Secretary Leopold reported on discussions with Flock Safety regarding automated license plate reader technology and community entrance monitoring options.

Topics discussed included:

- Installation requirements
- Operational capabilities

- Law enforcement integration
- Estimated costs
- Ongoing evaluation of potential benefits to the community

No Board action was taken.

9.4 Website / Communications

The Board discussed:

- Community communication methods
- Facebook page administration
- Resident outreach efforts
- Future email communication capabilities
- Transition-related communication planning

No Board action was taken.

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10. Major Project Discussions

10.1 Pond and Stormwater Infrastructure

The Board reviewed ongoing engineering evaluations of stormwater facilities and pond systems within the community. Preliminary engineering findings were discussed, and additional reports are expected.

The Board noted that further review and coordination with consultants, legal counsel, county officials, and regulatory agencies remains ongoing.

No Board action was taken.

10.2 School-Adjacent Property and Common Area Review

The Board discussed engineering review of the common area adjacent to the school property, including grading, drainage, access, and infrastructure-related concerns.

Additional engineering analysis remains in progress.

No Board action was taken.

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11. Resident Questions / Open Forum

Residents provided comments regarding:

- Traffic circulation near the school
- Crosswalk alignment and pedestrian safety
- School drop-off and pickup congestion concerns
- Safety concerns related to the school-adjacent common area
- Pond access and fencing concerns
- Drainage and flooding observations
- Community infrastructure conditions

The Board advised attendees that these matters remain under review and are part of ongoing discussions with engineering professionals, county representatives, and other applicable agencies.

No Board action was taken.

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12. New Business

Board Vacancy

The Board discussed the vacant Board seat resulting from the Treasurer's resignation. Community members will be invited to express interest, and the Board intends to consider an appointment at a future meeting.

Future Infrastructure Committee

The Board discussed a recommendation received from engineering consultants regarding the potential formation of an infrastructure-focused committee. Discussion was deferred pending additional evaluation and input following the management transition.

No Board action was taken.

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13. Next Meeting

The next Board Meeting was confirmed for June 11, 2026, at the same location and time, unless otherwise noticed.

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14. Adjournment

Motion: Adjourn the meeting.

- Motion by: Ari Leopold
- Second by: Randy Nelson

Vote: All in favor.

Result: Motion carried unanimously.

The meeting adjourned at 8:05 PM.

Submitted by:
Ari Leopold, Secretary