



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors' Meeting June 3, 2020

District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1001

www.wildernesslakecdd.org

PRESERVE AT WILDERNESS LAKE CDD COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Beth Edwards Scott Diver Sam Watson James Estel Lou Weissing	Board Supervisor Board Supervisor Board Supervisor Board Supervisor Board Supervisor
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley Robin & Vericker
District Engineer	Greg Woodcock	Cardno Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

May 21, 2020

**Board of Supervisors
Preserve at Wilderness Lake
Community Development District**

FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors’ of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, June 3, 2020 at 9:30 a.m.** to be conducted by means of communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS / BOARD & STAFF RESPONSES**
- 3. BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS**
- 4. BUSINESS ITEMS**
 - A. Discussion of Full Phase 1 Re-Opening
- 5. GENERAL INTEREST ITEMS**
 - A. Landscaping Report
 1. Review of PSA Report & Contractor’s Response –
PSA’s “Done Report” & Score of May 2020 Inspection
 - B. GHS Environmental Report
 - C. Lodge Manager’s Report
 - D. District Counsel’s Report
 - E. District Engineer’s Report
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors’
Meeting held on May 6, 2020.....Tab 1
 - B. Consideration of the Minutes of the Board of Supervisors’
Continued Meeting on May 11, 2020.....Tab 2
 - C. Consideration of the Operation and Maintenance Expenditures
for April 2020.....Tab 3
- 7. REVIEW OF MONTHLY FINANCIALS & RESERVE STUDY**
 - A. Financial Statements for March and April 2020
 - B. Reserve Study Report
- 9. STAFF REPORTS**
 - A. District Manager’s Update
- 10. SUPERVISOR REQUESTS**

11. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Very truly yours,

Matthew Huber
District Manager

cc: John Vericker, Straley, Robin & Vericker
Greg Woodcock, Cardno
Tish Dobson, Lodge Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The special meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday, May 6, 2020 at 9:30 A.M.** conducted by means of communications media technology telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

James Estel	Board Supervisor, Chairman
Lou Weissing	Board Supervisor, Vice Chairman
Beth Edwards	Board Supervisor, Assistant Secretary
Scott Diver	Board Supervisor, Assistant Secretary
Sam Watson	Board Supervisor, Assistant Secretary

Also present Via Zoom were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Tish Dobson	Lodge Manager, Preserve at Wilderness Lake
Greg Woodcock	District Engineer, Cardno
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

District Manager & Chairman's Comments

Mr. Huber and Mr. Estel spoke regarding the process of phasing back into holding meetings to conduct District Business. It was stated that under Governor DeSantis' plan to re-open, social distancing rules must be followed and groups of more than 10 are still not allowed. Therefore, until future notice, meetings will need to be held via media technology

THIRD ORDER OF BUSINESS

Audience Comments / Board & Staff Responses

Audience comments were entertained by the Board and District Staff. Regarding, how the Sunshine Law applies to media conferencing, re-opening the playgrounds and pool, and concerns with district insurance, the radar sign on Ambleside and Duke Energy Light that is down.

48 **FOURTH ORDER OF BUSINESS** **Board Supervisor Requests and Walk on**
49 **Items**

50 Ms. Edwards noted that she had questions on the large report and asked about the
51 possibility of locking the Oakhurst/Glenmere playground fence.

52
53 **FIFTH ORDER OF BUSINESS** **Landscaping Report**

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55 No reports presented.

56
57 **SIXTH ORDER OF BUSINESS** **District Engineer's Report**

58
59 Mr. Woodcock gave the Board an update on Culvert Cleaning. Advance Hydro has
60 submitted a proposal with an ETA of mid-June.

61 Mr. Woodcock presented Sitemasters proposal for the gate replacement in the amount of
62 \$2,800.00.

63 Mr. Woodcock reviewed the erosion at 7632 Deer Path Lane looks to be about 8-12
64 inches deep. Mr. Woodcock suggested removing material and bringing in clean fill & Geo Web.
65 Mr. Watson asked if the landscape mowers were the cause of this. Mr. Huber stated that the
66 mowers are not the cause of erosion.

67

On a motion by Assistant Secretary Diver, seconded by Vice Chair Weissing, with all in favor, the Board of Supervisors approved Sitemasters proposal for \$2,800.00 to replace the damaged gate for Preserve at Wilderness Lake Community Development District.

68
69 **SEVENTH ORDER OF BUSINESS** **GHS Environmental Report**

70
71 Mr. Weissing discussed with the Board the details of the Wetland T area.

72
73 The Board requested that Ms. Dobson have Texas Aquatics send a formal notice on
74 their intentions.

75
76 Discussion about the Wetland Violations ensued. Homeowner's request for wall in a
77 buffer area has been denied. Homeowner requesting this must go through the ARC committee.
78 Pavers appear to still be in place and possibly in the buffer area.

79
80 Mr. Watson asked what happened with the cutback on Blue Springs Dr. and requested
81 Ms. Dobson to follow up.

82
83 Mr. Weissing asked about Whispering Winds and mentioned that it looks like residents
84 have been cutting down that area. He requested for Ms. Dobson to look into this matter.

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89 **EIGHTH ORDER OF BUSINESS**

Lodge Manager's Report

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91 Ms. Dobson discussed the amount of traffic on Night Heron Dr. Discussion about speed
92 humps and a resident has requested the Board to add reflectors to the curbs.

93

94 **NINETH ORDER OF BUSINESS**

**Consideration of Resolution 2020-02
Approving Fiscal Year 2020-2021 Proposed
Budget and Setting Public Hearing**

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98 Mr. Huber reviewed the budget process noting that the final budget must be presented no
99 sooner than 60 days of approving the proposed budget and requires a Public Hearing.
100 Therefore, he will be looking to hold the Public Hearing on the final budget during the August 5,
101 2020 regular meeting at 6:30 p.m. The discussion was held regarding various line items and it
102 was noted that there was no increase planned for the next Fiscal Year.

103

104

On a motion by Vice Chairman Weissing, seconded by Assistant Secretary Diver, with all in favor,
the Board approved the Operations & Maintenance Proposed Budget for Fiscal Year 2020-2021,
totaling \$1,648,183.00, for the Preserve at Wilderness Lake Community Development District.

105

106 **TENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of
Supervisor' Meeting Held on March 4, 2020**

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On a motion by Assistant Secretary Diver, seconded by Assistant Secretary Edwards, with all in
favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on March 4,
2020, as amended, for the Preserve at Wilderness Lake Community Development District.

109

110 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance
Expenditures for February and March 2020**

111

112

113 Ms. Edwards noted that the \$211, 074.07 March figure includes reserve expenses.

114

On a motion by Assistant Secretary Edwards, seconded by Assistant Secretary Diver, with all in
favor, the Board approved the Operation and Maintenance Expenditures for February 2020
(\$85,831.76) and March 2020 (\$211,074.07) for the Preserve at Wilderness Lake Community
Development District.

115

116 **TWELVETH ORDER OF BUSINESS**

Financial Statements for March 2020

117

118 Mr. Huber presented the March 2020 Financial Statements and the Board had no
119 comments or questions.

120

121 **THIRTEENTH ORDER OF BUSINESS**

Copy of Reserve Study Report

122

There was no discussion on the Reserve Study Report.

FOURTEENTH ORDER OF BUSINESS

District Manager's Report

Mr. Huber reminded the Board that their next CDD meeting will be on June 3, 2020 at 9:30am.

Discussion ensued of re-opening the parks and playgrounds with signs and during day light hours only. This will not include the Lodge Playground. Ms. Dobson will provide a report of events.

On a Motion by Assistant Secretary Edwards, seconded by Assistant Secretary Diver, with all in favor, the Board of Supervisors approved Opening the Parks and Playgrounds with signs and during day light hours with the exception of the Lodge Playground for the Preserve at Wilderness Lake Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Assistant Secretary Diver mentioned that the "contact us" email on the Website is not working.

Vice Chairman Weissing gave direction to have two separate signs located by the playground swings, one with CDC Guidelines and the other with Use at Your Own Risk.

SIXTEENTH ORDER OF BUSINESS

Continuation

The board decided to continue this meeting which will be held on May 11, 2020 @ 9:30 a.m.

On a Motion by Assistant Secretary Diver, seconded by Assistant Secretary Edwards, with all in favor, the Board of Supervisors continued the Meeting to Monday May 11, 2020 at 9:30 a.m. for the Preserve at Wilderness Lake Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The continued special meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Monday, May 11, 2020 at 9:30 A.M.** conducted by means of communications media technology telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

James Estel	Board Supervisor, Chairman
Lou Weissing	Board Supervisor, Vice Chairman
Beth Edwards	Board Supervisor, Assistant Secretary
Scott Diver	Board Supervisor, Assistant Secretary
Sam Watson	Board Supervisor, Assistant Secretary

Also present Via Zoom were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Tish Dobson	Lodge Manager, Preserve at Wilderness Lake
John Vericker	District Counsel; Straley, Vericker & Robin
Jennifer Goldyn	District Counsel; Straley, Vericker & Robin
Stacey Gillis	Administrative Assistant, Rizzetta & Company, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments / Board & Staff Responses

No audience comments were put forward at this time.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Mr. Estel requested that discussion regarding the re-opening of aquatics be moved to the end of the meeting.

Mr. Watson stated that it was imperative that clarification on the capacity of the aquatics center be available during discussion.

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FOURTH ORDER OF BUSINESS

Discussion Regarding Re-opening of the Clubhouse

A lengthy discussion ensued regarding the various phases of re-opening the amenities, as outlined, provided by Ms. Dobson. (Based on Governor Desantis guidelines)

Key areas of concern were, whether to allow guests in the Lodge during Phase 1, establishing a reservation system for the aquatic facilities, enforcement of social distancing guidelines and sanitation concerns.

The following Board actions were taken.

On a motion by Lou Weissing, seconded by Jim Estel with 3 opposed (Scott Diver, Sam Watson, and Beth Edwards) and 2 in favor, the Board failed to approve the Re-opening of the Lodge Playground subject to Phase 1 guidelines, to include requiring residents under 17 to be accompanied by an adult, for the Preserve at Wilderness Lake Community Development District.

On a motion by Lou Weissing, seconded by Scott Diver, with all in favor, the Board approved re-opening of the Tennis Courts during Phase 1 for singles play only, no lessons allowed, for the Preserve at Wilderness Lake Community Development District.

On a motion by Lou Weissing, seconded by Scott Diver, with all in favor, the Board approved keeping the Basketball Courts closed during Phase 1, for the Preserve at Wilderness Lake Community Development District.

On a motion by Lou Weissing, seconded by Scott Diver, with all in favor, the Board approved re-opening the docks, to include requiring residents 17 and under to be accompanied by an adult subject to Phase 1 guidelines, for the Preserve at Wilderness Lake Community Development District.

On a motion by Lou Weissing, seconded by Scott Diver, with all in favor, the Board approved re-opening the grounds, to include the use of the fire pit and outdoor board games as well as requiring residents 17 and under to be accompanied by an adult subject to Phase 1 guidelines, for the Preserve at Wilderness Lake Community Development District.

On a motion by Lou Weissing, seconded by Scott Diver, with all in favor, the Board approved keeping the Fitness Center and Aerobics Room closed during Phase 1, with the exception of the bathrooms based on usage restrictions, for the Preserve at Wilderness Lake Community Development District.

On a motion by Lou Weissing, seconded by Scott Diver, with all in favor, the Board approved the re-opening of the general Lodge areas with exception of the business and coffee centers subject to Phase 1 guidelines, for the Preserve at Wilderness Lake Community Development District.

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On a motion by Lou Weissing, seconded by Scott Diver, with all in favor, the Board approved keeping the Nature Center and Movie Theatre closed during Phase 1, for the Preserve at Wilderness Lake Community Development District.

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On a motion by Lou Weissing, seconded by Scott Diver, with all in favor, the Board approved keeping the activity center closed during Phase 1, for the Preserve at Wilderness Lake Community Development District.

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Further discussion ensued regarding how best to address re-opening the pool and splash pad.

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Recess at 11:30 a.m. reconvened at 11:40 a.m. with all supervisors still in attendance.

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- Re-opening discussion included establishing the following guidelines:
- Open all pools and not the Splash Pad
- Set resident time limit to 1 hour and 45 mins (limited to 1 reservation per day)
- Allow 45 minutes between time slots for cleaning
- Residents 17 and under must be accompanied by an adult
- The maximum number of residents allowed in pool area will be set to 40% capacity or 52 residents at a time.
- Saunas and indoor showers will remain closed
- No use of grill in the pool area
- Hours of operation will be 9 a.m. to 7 p.m.

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On a motion by Lou Weissing, seconded by Beth Edwards, with all in favor, the Board approved re-opening the pool area as discussed above subject to Phase 1 guidelines, for the Preserve at Wilderness Lake Community Development District.

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On a motion by Lou Weissing, seconded by Scott Diver, with all in favor, the Board approved to open the discussed amenities starting on May 15, 2020 subject to Phase 1 guidelines, for the Preserve at Wilderness Lake Community Development District.

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On a motion by Lou Weissing, seconded by Beth Edwards, with all in favor, the Board approved the Lodge hours of 9 a.m. to 7 p.m. seven days a week subject to Phase 1 guidelines, for the Preserve at Wilderness Lake Community Development District.

98 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-04;
Authorizing Signatories**

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101 A request was made to add Assistant Treasurer to the list of approved signatories.
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On a motion by Lou Weissing, seconded by Scott Diver, with all in favor, the Board approved Resolution 2020-04; Authorizing Signatories, as amended, for the Preserve at Wilderness Lake Community Development District.
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104 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-05; Re-
Designating Secretary**

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On a motion by Lou Weissing, seconded by Scott Diver, with all in favor, the Board approved Resolution 2020-05; Designating Bob Schleifer as Secretary, for the Preserve at Wilderness Lake Community Development District.

109 **SEVENTH ORDER OF BUSINESS**

District Manager's Report

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112 Mr. Huber sought and received confirmation that Board Supervisors' wished to be
113 compensated for attending continued meetings.

114 Mr. Huber stated that the next regular meeting will be held on June 3, 2020 at 9:30 a.m.

115 Mr. Huber announced that as of April 15, 2020 there were 1,937 registered voters
116 residing with in the district. He stated that the qualifying period for those interested in running for
117 office is June 8, 2020 at 12:00 p.m. to June 12, 2020 at 12:00 p.m. He also stated that Election
118 day is November 3, 2020.

119 A request has been made for the Nail Salon to re-open based on the recent
120 announcement from Governor Desantis that Barber shops, hair salons and nail salons are able
121 to re-open on May 11, 2020.
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On a Motion by Jim Estel, seconded by Scott Diver, with three in favor and two opposed (Sam Watson and Lou Weissing), the Board of Supervisors approved opening the Nail Salon during regular Lodge hours. Requiring masks to be worn by both guests (residents only) and nail technician, allowing 15 minutes between appointments for station sanitation by technician subject to Phase 1 guidelines, for the Preserve at Wilderness Lake Community Development District.

123
124 Mr. Huber sought and received clarification on the status of the Volleyball Court
125 remaining closed with the nets not being installed. The Board discussed delivery of temperature
126 gauges; they have not come in yet.
127
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On a Motion by Scott Diver, seconded by Beth Edwards, with all in favor, the Board of Supervisors approved utilization of temperature gauges by Lodge Staff in determining access to the Lodge and Nail Salon (temperatures above 100.4 will be denied access) subject to Phase 1 guideline, for the Preserve at Wilderness Lake Community Development District.

129
130 A request was made for district counsel to provide updated independent contractor and
131 waiver forms.
132

On a Motion by Scott Diver, seconded by Beth Edwards, with all in favor, the Board of Supervisors approved the Volleyball Courts to remain closed during Phase 1, for the Preserve at Wilderness Lake Community Development District.

133
134 **EIGHT ORDER OF BUSINESS**

Resident Comments

135
136 Comments were entertained regarding the timeline for moving to Phase 2 and whether it
137 might be necessary to meet before the June meeting to discuss.
138

139 A request was made to allow competitive swimmers to use pool outside of normal pool
140 hours with a licensed certified coach. The Board indicated that it would like to continue to follow
141 the approved guidelines and would reconsider at a later date.
142

143 Both residents and staff expressed appreciation for Ms. Dobson's continued efforts in
144 keeping the community within Governor Desantis' guidelines.
145

146 A request was made that Ms. Dobson prepare an eblast for residents outlining the details
147 of amenity re-openings and highlight in bold that usage is for residents only and contain
148 verbiage informing residents that failure to comply may result in trespassing.
149

150 **NINETH ORDER OF BUSINESS**

Adjournment

151
On a Motion by Assistant Secretary Diver, seconded by Assistant Secretary Edwards, with all in favor, the Board of Supervisors adjourned the meeting at 1:20 p.m., for the Preserve at Wilderness Lake Community Development District.

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154 _____
155 Assistant Secretary

_____ Chairman/Vice Chairman

Tab 3

The Preserve at Wilderness Lake Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures April 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2020 through April 30, 2020.

The total items being presented: **\$95,455.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2020 Through April 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
A Total Solution, Inc. (ATS)	012026	0000145959	Service Call - CCTV System 03/20	Security System Maintenance	\$ 423.67	1
City Electric Supply Company	012061	LOL/132365	6 Fusion 26w Light Bulbs for Theater 04/20	Maintenance & Repair - Lodge	\$ 27.00	2
Disclosure Services, LLC	012038	3	Amortization Schedule Series 2012/13 5/1/20 Prepay	Dues, Licenses & Fees	\$ 200.00	3
Duke Energy	012045	60574 01168 03/20	Herons Glen Sign 03/20	Electric Utility Services	\$ 15.24	4
Duke Energy	012039	83196 80556 03/20	Herons Wood Sign 03/20	Electric Utility Services	\$ 14.86	5
Duke Energy	012039	91468 53580 03/20	Summary Bill 03/20	Electric Utility Services	\$ 11,941.32	6
Duke Energy	012045	94409 44391 03/20	Summary Bill 03/20	Electric Utility Services	\$ 1,200.82	9
Fitness Logic, Inc.	012027	95279	Monthly Maintenance 03/20	Fitness Equipment Preventative	\$ 110.00	17
Fitness Logic, Inc.	012027	95350	Repairs - Athletic Equipment 03/20	Fitness Equipment Repairs	\$ 371.16	18
Fitness Logic, Inc.	012046	95458	Repairs - Athletic Equipment 04/20	Fitness Equipment Repairs	\$ 757.98	19
Fitness Logic, Inc.	012054	95530	Monthly Maintenance 04/20	Fitness Equipment Preventative	\$ 110.00	21
Florida Department of Revenue	012047	61-8014999201-4 03/20	Sales & Use Tax 03/20	Sales Tax Payable	\$ 176.67	23
Frontier Communications	012040	239-159-2085- 030513-5 03/20	Fios Internet 03/20	Telephone, Fax & Internet	\$ 120.98	25
Frontier Communications	012028	813-929-9402- 041519-5 03/20	813-929-9402 Phone Service 03/20	Telephone, Fax & Internet	\$ 86.68	28
Frontier Communications	012062	813-929-9402- 041519-5 04/20	813-929-9402 Phone Service 04/20	Telephone, Fax & Internet	\$ 136.68	31
Frontier Communications	012028	813-995-2437- 061803-5 03/20	813-995-2437 Phone Service 03/20	Telephone, Fax & Internet	\$ 763.51	34

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2020 Through April 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Frontier Communications	012028	813-995-2907-040103-5 03/20	Frontier Phone and Internet 03/20	Telephone, Fax & Internet	\$ 62.24	39
GHS Environmental	012048	2020-246	Monthly Aquatic Weed Control Program 03/20	Lake & Wetland Management	\$ 4,100.00	42
Gulf Coast Tractor & Equipment	012029	200-202290	Installed Windshield Kubota 03/20	Capital Reserves	\$ 489.00	43
Harris Romaner Graphics	012049	19932	Private Residence 18 x 18 Sign Installed 04/20	Capital Reserves	\$ 120.00	44
Harris Romaner Graphics	012049	19934	Restore Playground Equipment (3) 04/20	Capital Reserves	\$ 4,600.00	45
Harvey's Hardware	012050	456347	Maintenance Supplies 03/20	Maintenance & Repair - Lodge	\$ 125.38	46
Harvey's Hardware	012050	456375	Maintenance Supplies 03/20	Maintenance & Repair - Lodge	\$ 41.83	46
Ideal Network Solutions, Inc	012063	6289	Network Support/Repairs 04/20	Office Supplies	\$ 712.50	48
Pasco County Utilities	012052	Summary Water 03/20	Summary Water Billing 03/20	Water Utility Service	\$ 1,070.16	49
Pasco Sheriff's Office	012041	I-2/3/2020-04459	Off Duty Detail 03/20	Deputy	\$ 2,236.00	57
Pasco Sheriff's Office	012051	I-3/3/2020-04561	Off Duty Detail 04/20	Deputy	\$ 516.00	59
Performance Standard Assurance, Inc.	012056	1081	April 9th Landscape Inspection 04/20	Field Operations	\$ 1,100.00	61
Preserve at Wilderness Lake CDD	CD251	CD251	Debit Card Replenishment			
			Lowes	Maintenance & Repair - Lodge & Janitorial Supplies	\$ 79.86	64
			Pet Supplies Plus	Nature Center	\$ 16.96	65

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2020 Through April 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			A-Ok Trophies / Badge of Honor Office Supplies		\$ 10.00	66
Lowes			Maintenance & Repair - Lodge		\$ 32.97	67
Lowes			Maintenance & Repair - Lodge		\$ 54.53	68
Lowes			Maintenance & Repair - Lodge		\$ (3.57)	69
Lowes			Maintenance & Repair - Lodge		\$ (14.46)	70
Lowes			Maintenance & Repair - Lodge & Janitorial Supplies		\$ 31.84	71
Sherwin Williams			Athletic/ Park Court/ Field Repairs		\$ 227.85	72
Lowes			Maintenance & Repair - Lodge & Office		\$ 66.89	73
Lowes			Maintenance & Repair - Lodge		\$ (18.49)	74
Amazon			Resident Services		\$ 12.99	75
Sherwin Williams			Maintenance & Repair - Lodge		\$ 35.09	77
Walmart			Nature Center & Office Supplies		\$ 46.80	79
Sherwin Williams			Maintenance & Repair - Lodge		\$ 22.92	80
Lowes			Maintenance & Repair - Lodge		\$ 93.16	81

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2020 Through April 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Lowes	Maintenance & Repair - Lodge	\$ 24.32	82
			Pasco Laundromat	Janitorial Supplies	\$ 18.00	83
			Lowes	Maintenance & Repair - Lodge	\$ (1.75)	84
			Lowes	Various	\$ 125.06	85
			Lowes	Maintenance & Repair - Lodge	\$ 43.98	86
			Sherwin Williams	Maintenance & Repair - Lodge	\$ 79.54	87
			Pet Supplies Plus	Nature Center	\$ 30.92	88
			Ace Hardware	Janitorial Supplies	\$ 39.96	89
			Sherwin Williams	Athletic/ Park Court/ Field Repairs	\$ 155.85	90
			Great Britain Tile	Maintenance & Repair - Lodge	\$ 17.32	91
ProPet Distributors, Inc.	012030	129208	Dogipot Smart Litter Pick Up and Liner Trash Bags 03/20	Dog Waste Station Supplies	\$ 332.00	93
ProPet Distributors, Inc.	012055	129407	Dogipot Smart Litter Pick Up Bags 04/20	Dog Waste Station Supplies	\$ 256.00	94
ReadyRefresh by Nestle	012057	10D0006240923	Bottled Water Service 03/20	Resident Services	\$ 81.86	95
RedTree Landscape Systems, LLC	012032	4345	Irrigation Repair 03/20	Irrigation Repair	\$ 2,735.62	96
RedTree Landscape Systems, LLC	012032	4372	Removal of Dead Pine Tree 03/20	Tree Trimming Services	\$ 400.00	97

The Preserve at Wilderness Lake Community Development District

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<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
RedTree Landscape Systems, LLC	012064	4439	Landscape Maintenance/Irrigation	Various	\$ 15,000.00	98
RedTree Landscape Systems, LLC	012058	4544	Irrigation Repair 04/20	Irrigation Repair	\$ 365.92	99
Rentalex of Hudson, Inc.	012033	1-115685	Equipment Rental Scissor Lift 03/20	Equipment Lease	\$ 776.40	100
Rizzetta & Company, Inc.	012031	INV0000048175	District Management Fees 04/20	District Management Fees	\$ 6,141.67	102
Rizzetta Amenity Services, Inc.	012042	INV0000000007333	Amenity Management 04/20	Management Contract-Payroll & Management Fee	\$ 12,974.20	103
Rizzetta Amenity Services, Inc.	012059	INV0000000007410	Out of Pocket Expenses 03/20	Payroll Reimbursement - Mileage	\$ 125.46	104
Rizzetta Amenity Services, Inc.	012059	INV0000000007438	Amenity Management 04/20	Management Contract-Payroll	\$ 10,675.95	105
Rizzetta Technology Services	012034	INV0000005732	Website Hosting Services 04/20	Website Fees & Maintenance	\$ 175.00	106
Site Masters of Florida, LLC	012035	031920-1	Pond 600 Skimmer Repair 03/20	Special Projects	\$ 1,500.00	107
Straley Robin Vericker	012036	18108	General Monthly Legal Services 03/20	District Counsel	\$ 522.50	108
Straley Robin Vericker	012065	18216	General Monthly Legal Services 04/20	District Counsel	\$ 472.50	110
Suncoast Energy Systems, Inc.	012043	U0112859	Propane Delivery 03/20	Gas Utility Services	\$ 1,548.12	112
Suncoast Pool Service	012060	6093	Pool & Spa Service 03/20	Pool Service Contract	\$ 2,400.00	113
Suncoast Pool Service	012066	6176	Pool & Spa Service 04/20	Pool Service Contract	\$ 2,400.00	114

The Preserve at Wilderness Lake Community Development District

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Suncoast Pool Service	012060	6184	Replace 300 Watt Bulb & Gasket for Resort Pool Lights 04/20	Pool Repairs	\$ 700.00	115
Tropicare Termite & Pest Control, Inc.	012037	84848	Interior/Exterior/Perimeter Treatment 03/20	Maintenance & Repair - Lodge	\$ 150.00	116
Upbeat, Inc.	012053	619972	30 Gallon Trash Receptacle, Push Door Top (1) 03/20	Capital Reserves	\$ 912.46	118
Upbeat, Inc.	012053	620018	Standard Park Grill, Inground Mount 03/20	Capital Reserves	\$ 360.00	119
Vanguard Cleaning Systems of Tampa Bay	012067	91196	Monthly Service Charge 04/20	Facility Janitorial Services - Lodge	\$ 1,500.00	120
Verizon Wireless	012044	9850940264	Cell Phone Service 03/20	Telephone, Fax & Internet	\$ <u>91.29</u>	121
Report Total					\$ <u>95,455.17</u>	

The Preserve at Wilderness Lake Community Development District
Reserve Fund Expenditures
October 1, 2019 Through April 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Welch Tennis Courts, Inc.	011737	3402	Resurfacing Tennis Courts 10/19	Capital Reserves	\$ 1,950.00
Welch Tennis Courts, Inc.	011747	3416	Balance Due - Resurfacing Tennis Courts 10/19	Capital Reserves	\$ 1,950.00
Cool Coast Heating & Cooling Inc	011762	4339	Install New A/C Unit 09/19	Capital Reserves	\$ 6,998.00
Gulf Coast Tractor & Equipment	011878	010820	Purchase Kubota RTV500 Utility Vehicle 01/20	Capital Reserves	\$ 8,784.50
Welch Tennis Courts, Inc.	011957	3570	Balance Due Light Fixture Replacement 01/20	Capital Reserves	\$ 1,400.00
Florida Courts, Inc.	012017	4133	Refurbish Lines on Existing Tennis Courts 03/20	Capital Reserves	\$ 700.00
Great Britain Tile, Inc.	012007	29331	Aerobics Room Flooring Remodel 01/20	Capital Reserves	\$ 8,774.90
Gulf Coast Tractor & Equipment	011994	010819	Windshield for Kubota RTV500 Gator 01/19	Capital Reserves	\$ 489.00
Radarsign, LLC	011981	10268	Radar Sign, Speed Limit Sign 02/20	Capital Reserves	\$ 3,407.00
RedTree Landscape Systems, LLC	012021	4307	Irrigation Repair 03/20	Capital Reserves	\$ 2,216.58
RedTree Landscape Systems, LLC	012010	RedTree Summ 02/20	Invoice Summary 02/20	Capital Reserves	\$ 5,859.00
Worthmann LLC	012025	1213	Balance Due HVAC Units Fitness Center Project 03/20	Capital Reserves	\$ 59,975.00
Gulf Coast Tractor & Equipment	012029	200-202290	Installed Windshield Kubota 03/20	Capital Reserves	\$ 489.00
Harris Romaner Graphics	012049	19932	Private Residence 18 x 18 Sign Installed 04/20	Capital Reserves	\$ 120.00
Harris Romaner Graphics	012049	19934	Restore Playground Equipment (3) 04/20	Capital Reserves	\$ 4,600.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

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<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Upbeat, Inc.	012053	619972	30 Gallon Trash Receptacle, Push Door Top (1) 03/20	Capital Reserves	\$ 912.46
Upbeat, Inc.	012053	620018	Standard Park Grill, Inground Mount 03/20	Capital Reserves	\$ 360.00
Reserve Expenditure Total					<u>\$ 108,985.44</u>