

## **CDD Meeting Highlights June 3, 2020**

The special meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday, June 3, 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	<b>Board Supervisor, Chairman</b>
Lou Weissing	<b>Board Supervisor, Vice Chairman</b>
Beth Edwards	<b>Board Supervisor, Assistant Secretary</b>
Scott Diver	<b>Board Supervisor, Assistant Secretary</b>
Sam Watson	<b>Board Supervisor, Assistant Secretary</b>

Also present Via Zoom were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tish Dobson	<b>Lodge Manager, Preserve at Wilderness Lake</b>
John Vericker	<b>District Counsel; Straley, Vericker &amp; Robin</b>
Greg Woodcock	<b>Cardno</b>
Pete Lucadano	<b>Red Tree Landscape</b>
Chuck Burnite	<b>GHS Environmental</b>

### **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**

Rich Franconeri relayed to the Board how great of a job Ms. Dobson has done with the re-opening of the amenities.

### **THIRD ORDER OF BUSINESS**

### **Discussion of Full Phase Re-Opening**

A lengthy discussion ensued between all board members regarding Full Phase Re-opening.

Ms. Edwards requested a definition of "Emergency Meeting" from District Counsel. Mr. Vericker explained that an Emergency Meeting can be called at any time as long as there is a 24-hour advance notice given to the Board of Supervisors. The legal ad can be run after the fact of an Emergency Meeting unlike a regular or special meeting.

Mr. Estel asked Mr. Vericker to explain the current rules of procedure that allow the Chair or Vice Chair to call these meetings.

Mr. Diver mentioned that The Preserve at Wilderness Lake CDD has never held an emergency meeting and that he would like these kinds of meetings to be called only when at least two board members are in agreement.

Ms. Edwards asked District Counsel how the CDD should address future updates from Government.

Mr. Vericker suggested authorizing the Chair/Vice Chair authority to make these changes or advertise additional updates.

On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved all actions from the Emergency meeting for the Preserve at Wilderness Lake Community Development District.

Further discussion ensued regarding Staff making changes to re-open.

Ms. Edwards does not want one Board Member to have sole ability to make changes, included Vice Chair at this point. Mr. Weissing suggested if there is any action taken there must be concurrence by the Chair/Vice Chair. This was added to the original motion.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors authorized the "Management Team" to re-open and will require concurrence from Chair & Vice Chair. This must include all Federal requirements & guidelines pursuant the latest updates given by Governor DeSantis for the Preserve at Wilderness Lake Community Development District.

#### **FOURTH ORDER OF BUSINESS**

#### **Review of May 2020 PSA Report**

Several proposals were presented by Ms. Dobson and the following discussion ensued.

Ms. Edwards wanted recommendations from Ms. Dobson on which proposals to approve.

Ms. Dobson informed the board of the Red Tree proposal for Hardwood tree pruning is \$1,925.00 which is equal to \$275.00 per tree. She also mentioned that there are trees on the main boulevard that have limbs hanging low and are hit by heavy trucks driving by. Ms. Dobson will have a tree inventory by July's meeting.

On a Motion by Mr. Diver, seconded by Mr. Weissing, with all in favor, the Board of Supervisors approved up to 20 trees for the main Blvd. at \$5,500.00 for the Preserve at Wilderness Lake Community Development District.

On a Motion by Mr. Weissing, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the Red Tree proposal at \$1,925.00 for Hardwood tree pruning with a total of 7 trees, for the Preserve at Wilderness Lake Community Development District.

#### **FIFTH ORDER OF BUSINESS**

#### **GHS Environmental Report**

Ms. Dobson introduced the current issues included in the GHS report and hers. Multiple violations were presented at this time. Mr. Burnite brought it to the board's attention that Texas Aquatics are concerned with putting their machinery in the Wetland "T" area.

Ms. Edwards asked Ms. Dobson for an update on new plant enhancements.

Mr. Watson requested to replace an area with a new tree and the wetlands team will replace it

as Red Tree will not replace it or pay for it. Ms. Edwards asked Ms. Dobson to speak with Pete L. about this issue as it has occurred in the past.

Mr. Diver asked about the hedge fill in on Oakhurst, wondering if it is still up to the Board.

## **SIXTH ORDER OF BUSINESS**

### **Lodge Manager's Report**

Ms. Dobson presented her Manager's Report to the Board of Supervisors.

Mr. Watson asked Ms. Dobson about the woods area being cut into and asked if there were any further updates.

Ms. Edwards would like an update on the Sauna, Haley's return, and activities for the summer. Ms. Dobson informed Ms. Edwards that the sauna is still not open along with the showers and Movie Theater.

The Board directed to move ahead with the first part of sidewalk cleaning/pressure washing for 2020 equaling \$3,400.00.

Discussion of bringing back Boot Camp, Yoga, and Tennis lessons for residents ensued.

On a Motion by Mr. Estel, seconded by Mr. Weissing, with all in favor, the Board of Supervisors approved residents bringing guests to Boot Camp, Yoga, and Tennis lessons using the same waiver that is being used at the pool for the Preserve at Wilderness Lake Community Development District.

On a Motion by Ms. Edwards, seconded by Mr. Weissing, with all in favor, the Board of Supervisors approved new playground mats not to exceed \$1,000.00 for the Preserve at Wilderness Lake Community Development District.

On a Motion by Mr. Estel, opposed by Mr. Weissing, Mr. Watson, Mr. Diver and Ms. Edwards, the Board of Supervisors have denied the motion to allow residents to bring guests to the pool until the repairs "coping" have been completed for the Preserve at Wilderness Lake Community Development District.

## **SEVENTH ORDER OF BUSINESS**

### **District Engineer's Report**

Mr. Woodcock updated the Board on the pool coping issues in relation to pavers estimated at \$12,000.00 and presented proposals for the culvert cleaning with the lowest proposal so far of \$6,000.00.

On a Motion by Mr. Weissing, seconded by Ms. Edwards, the Board of Supervisors have approved a budget not to exceed \$20,000.00, as amended by Ms. Edwards, for the Lap and Lagoon Pool repairs, with Mr. Watson as liaison, for the Preserve at Wilderness Lake Community Development District.

On a Motion by Mr. Weissing, seconded by Ms. Edwards, the Board of Supervisors have approved a budget not to exceed \$6,000.00, for the culvert cleaning with Mr. Diver as liaison, for the Preserve

at Wilderness Lake Community Development District.

**The Board of Supervisors took a recess at 11:34 a.m.**

**The Board of Supervisors reconvened with all Board members at 11:46 a.m.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on May 6, 2020**

On a Motion by Mr. Diver, seconded by Mr. Estel, the Board of Supervisors have approved the Minutes of the Board of Supervisors' Meeting held on May 6, 2020, as amended, for the Preserve at Wilderness Lake Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on May 11, 2020**

On a Motion by Mr. Diver, seconded by Mr. Estel, the Board of Supervisors have approved the Minutes of the Board of Supervisors' Meeting held on May 11, 2020, as amended, for the Preserve at Wilderness Lake Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of the Operation & Maintenance Expenditures for April 2020**

On a Motion by Ms. Edwards, seconded by Mr. Weissing, the Board of Supervisors have approved the Operation & Maintenance Expenditures for April 2020 in the amount of \$95,455.17, for the Preserve at Wilderness Lake Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**District Manager Report**

Mr. Huber announced that the next meeting will be held on July 1, 2020 at 9:30 a.m.

**TWELVETH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. Edwards asked Ms. Dobson if she has had any feedback from residents regarding the opening of Yoga & Bootcamp.

Mr. Watson asked if anyone had heard of the underground WLP Facebook page.

Mr. Weissing mentioned to the Board that he is unhappy with GHS. Ms. Edwards suggested having Cardno review the GHS recommendations regarding wetland "T". Mr. Weissing would like to be the liaison during this review.

Mr. Weissing stated that he would like to adopt a resolution in support of our fellow citizens & our country. He said we all know about the troubles that are uncivil and unrest in this country. He does not think we have anything to do but we want to offer more than our personal thoughts & prayers. We want to stand together with other communities.

Ms. Edwards said that his statement was very vague and asked for more of a detailed explanation on what he would like to Board to say.

Mr. Weissing said that it is a matter of national community and that he is not suggesting that the Board or community endorse in "Black Lives Matter" or any other particular political thing but all of us are part of a nation, a government entity because the Board represents 1900 citizens of the United States. Mr. Weissing mentioned that the United States is in pain and that he wants to stand with our Nation and be in support of the distress of our Country.

On a Motion by Mr. Estel, seconded by Mr. Diver, with all in favor, the Board of Supervisors adjourned the meeting at 1:01 p.m., for the Preserve at Wilderness Lake Community Development District.