

## **CDD Meeting Highlights**

**April 7, 2021**

The official minutes will be posted on our website after they have been voted on and approved by the CDD Board of Supervisors.

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday April 7, 2021 at 9:30 AM.**

### **Audience Comments:**

Jim Estel:

Lack of amenities in the nearby community of Ehrens Mill and the use of The Preserve at Wilderness Lake amenities. Recommended the Board of Supervisors consider a non-resident, Annual Pass.

The Preserve at Wilderness Lake to become a cut-through since Caliente Blvd. is not open. Requested that the Chair speak with the County Commissioners regarding options for WLP.

Requested a Wilderness Lake Preserve flag for the community and requested for the Lodge Staff to fly it at half-staff to honor the passing of previous Board members or other residents of WLP.

Would like to see a photo of the Board of Supervisors posted at the Lodge and on the website.

Jason Heppner:

Interested in the Board's view and implementation of the Pasco Executive Order regarding wearing of masks on CDD property.

### **Board Supervisor Requests and Walk on Items:**

A discussion was held regarding the requirement of face masks. Ms. Edwards would like all to recognize others wishes with masks on during meetings. A discussion ensued regarding the wearing of masks. The Board of Supervisors amended the District policy to allow guests the option to wear masks while on CDD/Lodge property.

### **Florida Reserve Study and Appraisal:**

Mr. Steve Swartz from Florida Reserve Study presented an overview of the Reserve Study Report. A discussion ensued. The following changes were made to the Reserve Study:

- HVAC update to Reserve Study – Additional funds added.
- Added fencing and other minor adjustments.

Mr. Swartz advised the BOS that the District is 72% funded which is in good standing. Ms. Edwards requested of Mr. Huber a breakdown based on actuals per lot; to be reviewed during the Budget Workshop.

**Landscaping:**

Mr. Lucadano presented his report and updated the Board.

The turf was treated for pests, Florida Maples were selected for Pine tree replacements, and monument enhancement is ongoing, as well as spring cleaning of areas. Ms. Edwards inquired about the installation of upcoming annual rotations.

Mr. Sailer inquired about the trimming of the Crape Myrtles, removal of moss from the trees in the center medians and requested proposals for both items.

An update was given regarding the Caliente berm restoration. Once the 30 days of monitoring is complete, Site Masters will carry out the site fill work and RedTree will perform the replanting of vegetation, sod, and irrigation.

Mr. Diver inquired on the status of the new irrigation pump and well. Ms. Dobson stated that the pump and well were installed, electrical was completed but the final tie-in is in progress.

**District Counsel:**

No report to present.

**GHS Environmental:**

Mr. Huber presented the GHS report for the Board's review. There were no comments or questions.

**District Engineer:**

Mr. Woodcock presented a report regarding the control structures at Whispering Wind and Wilderness Lake Blvd. The Board of Supervisors approved Site Masters' proposal for drainage maintenance (\$12,400.00).

Mr. Woodcock presented and reviewed the proposals from Nautical Pressure Washing, Pasco Pressure Washing and Superior Peaks for the pressure washing of the Amenity Center shingles/roofs. Discussion ensued, with the addition of the Ranger Station. The Board of Supervisors approved the Nautical Pressure Washing proposal (not-to-exceed \$5,750.00).

Updated the Board on the Deer Path pond erosion and the Caliente berm project. Site Masters will begin remediation on the Caliente berm in 2-3 weeks.

**Lodge Manager:**

Ms. Dobson presented her report.

Mr. Sailer stated that the Spring Picnic was phenomenal.

A discussion ensued regarding sod and swing mats at the parks. The Board of Supervisors approved the purchase of 10 Mats (not-to-exceed \$1,750.00).

A discussion ensued regarding the hiring of a Wetland's Assistant, landscape trees with moss, and the lack of a shade structure/awning at the back park (Oakhurst/Woodsmere).

A discussion ensued regarding Annual Passes. A Day Pass is available for purchase, but not an Annual Pass. The Board requested this item to be included in the May Meeting Agenda for discussion.

Ms. Dobson presented and reviewed a proposal from Rومانer Graphics to update the 4-entry monuments, located at the front and back entrances of the community. Signage at Lake Thomas Preserve to be used as an example. No Board action was taken.

**Consideration of the Minutes of the Board of Supervisors' Meeting held on March 3, 2021:**

Mr. Huber presented the minutes of the Board of Supervisors' meeting held on March 3, 2021. There were no changes made to the meeting minutes. The Board of Supervisors approved the Minutes as presented.

**Consideration of the Operation & Maintenance Expenditures for February 2021:**

Mr. Huber presented the Operation & Maintenance Expenditures for February 2021. Ms. Edwards requested an explanation as to how the overage appeared on the Cover Sheet and what precautions are in place to prevent this type of error from occurring in the future. The Board of Supervisors approved the Operation & Expenditures Report for February 2021 (\$165,283.29).

**District Manager:**

Mr. Huber presented the Financial Statements for February 2021 and the Reserve Study Expenditures Report.

Mr. Huber presented his report and reminded the Board of the Budget Workshop scheduled for Thursday, April 15 at 9:30 AM.

Mr. Huber presented the interest earnings and the GM agreement. He asked the Board to review and bring questions to the next meeting. Mr. Sailer asked for the total increase and was it due to the 2 new positions. Mr. Huber explained that the increase was roughly \$58,000.00, verified the 2 positions were included in the increase, and noted there would be a decrease in the Rizzetta fee, due to the new GM position.

The Board of Supervisors approved moving interest earnings annually at the end of the year to the General Fund.

**Supervisors' Requests:**

Staff to host a Resident Appreciation Day BBQ on Memorial Day. The event is free to the residents.

Audience comments were entertained regarding the temperature of the Lap Pool, monitoring of traffic speed, and wristbands for guests and residents.

Ms. Ruhlig noted the food trucks are well received, but the residents would enjoy a broader variety.

Ms. Edwards suggested adding a discussion regarding the cost of heating the Lap Pool during the Budget Workshop.

Mr. Sailer discussed maintaining the current budget going forward to budget year 2021/2022.

**The next CDD meeting will be held on Wednesday, May 5, 2021 at 6:30 PM.**