

CDD Meeting Highlights

September 1, 2021

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

Call to Order: 9:30 a.m.

Audience Comments:

No audience comments.

Board Supervisor Requests and Walk on Items:

Brian Sailer requested RedTree to assess the height of low hanging branches on CDD owned trees throughout the community and remediate as necessary.

Staff to assess the condition of the pavers at the roundabout and at the Caliente Blvd. & Night Heron Drive intersections.

Landscaping Reports:

Pete Lucadano of RedTree presented his report and updated the Board of Supervisors on the condition of the landscape.

September 13, 2021 is the target date for the next installation of the annuals. The selection will include Purple Salvia as the backdrop for Orange and Yellow Marigolds.

The trimming of the CDD Palm trees is scheduled for late September / early October.

Brian Sailer reminded the team to mow the sod that borders the inbound and outbound lanes along the Caliente Blvd. and Night Heron Drive.

Scott Diver asked for the completion of the new irrigation pump and well by the October 6, 2021 CDD meeting, weather permitting.

Several dead trees are scheduled for removal along Wilderness Lake Blvd.

District Counsel's Report:

No report.

GHS Environmental Report:

Presented by Tish Dobson. No comments.

Lodge Manager's Report:

Presented by Tish Dobson. No comments.

Discussion of the Pool Service Contract:

The Board of Supervisors reviewed the proposals presented by Tish Dobson.

~ Proteus Pool Service and Repair - \$2,000.05 monthly

~ Triangle Pool Services - \$2,195.00 monthly

~ Current contract with Suncoast Pools - \$2,400.00 monthly

The Board of Supervisors approved the Proteus Pool Service and Repair proposal at \$2,000.05 monthly, effective October 1, 2021.

District Engineer's Report:

Greg Woodcock reported the team is in the process of assessing several structures in the ponds.

Discussion of Foxgrove Drainage:

Stephen Brletic with JMT presented an assessment to repair and fortify the area around the stormwater structure.

The Board of Supervisors approved to hire JMT to oversee the Foxgrove drainage repair. JMT will secure proposals for the repair.

Consideration of HVAC Proposals:

The Board of Supervisors reviewed the proposals presented by Tish Dobson.

- ~ Cool Coast Heating and Cooling - \$6,500.00
- ~ Ierna's Heating and Cooling - \$11,855.00 - \$20,760.00

Brian Sailer requested the following:

- ~ Tish Dobson to provide additional clarification on the Cool Coast proposal.
- ~ Specific brand
- ~ Higher Seer rating of 15/16 versus 14
- ~ 10-year warranty parts warranty versus a 5-year a parts warranty
- ~ Provide the Board of Supervisors with remaining warranties on all of the HVAC units

Consideration of Entryway Monument Repainting Proposals:

Proposals presented by Tish Dobson.

- ~ AIC Painting - \$4,400.00
- ~ Romaner Graphics - \$5,000.00

The Board of Supervisors approved the AIC Painting proposal of \$4,400.00.

District Engineering Services Rates:

No discussion.

Discussion of Board Versus Website Agenda:

The current Final Agenda posted to the website includes all invoices and proposals. By eliminating the invoices and proposals from the Final Agenda, the District may potentially save \$100.00 - \$150.00 per month.

The FL Statute does not require the posting of proposals and invoices to the District's website.

Brian Sailer voiced his concern that the Board could be accused of hiding things from the residents if these items are removed.

The Board of Supervisors approved the removal of the proposals and invoices from the Final Agenda with a blanket statement to be added to the Final Agenda stating, "Copies

of invoices and proposals are available by contacting Rizzetta and Company at (813) 933-5571 and / or by email to Tish Dobson at tdobson@wlplodge.com."

Discussion of Tablets:

Matthew Huber answered questions regarding the purchase of tablets for the sole use by the Board of Supervisors.

The Board of Supervisors approved the purchase of 2 Lenovo Tablets at a not-to-exceed of \$450.00 each.

Public Hearing on rates for Day Passes and Non-Resident Room Rentals:

Tish Dobson presented Resolution 2021-06

Day Pass Rates:

Current Rates: Adult - \$25.00, Child - \$10.00

Proposed Rates: Adult - \$50.00, Child - \$25.00

Non-Resident Room Rental Rates:

Current Rates: Activities Center - \$300.00

Nature Center Classroom - \$150.00

Theater - \$150.00

Proposed Rates: Activities Center - \$500.00

Nature Center Classroom - \$200.00

Theater - \$200.00

Use Restrictions:

Use of the Amenity Center facilities is not included with the room rental fee. The additional purchase of a Day Pass is required for each non-resident attendee with the intent to use the Amenity Center facilities during the 5-hour party rental.

Beth Edwards asked for clarification of non-resident use versus resident use.

The Board of Supervisors approved the new rates and use of restrictions as presented in Resolution 2021-06.

Consideration of Minutes of the Board of Supervisors Meeting held on August 4, 2021:

Presented by Tish Dobson.

The Board of Supervisors approved the minutes with the changes sent to Rizzetta and Company by Scott Diver.

Consideration of Operation & Maintenance Expenditures for July 2021:

Presented by Tish Dobson.

The Board of Supervisors approved the Operation & Maintenance Expenditures for July 2021 as presented.

Review of the Monthly Financials & Reserve Study:

Presented by Tish Dobson.

Scott Diver mentioned \$25,000.00 was spent on District Engineering Services and the budget is only \$10,000.00.

District Manager's Update:

Matthew Huber will present a resolution during the October 6, 2021 CDD Board of Supervisors' CDD meeting to add Tish Dobson as an Assistant Secretary to the District for signing purposes.

Audience Comments/Supervisor Requests:

Scott Diver mentioned that speeding at the front entrance was higher than the entrance off Caliente Blvd.

Brian Sailer announced his departure from The Preserve at Wilderness Lake. He resigned as Chair and will formally resign from the CDD Board of Supervisors during the November 3, 2021 CDD meeting.

The Board voted Supervisor Holly Ruhlig in as the new Chair.

The Board voted Supervisor Bryan Norrie in as the new Vice-Chair.

Tish Dobson will craft a Vacant Seat (Seat 5) announcement to eblast and publish in the newsletter.

Residents to submit biographies and / or resumes to Tish Dobson for review by the Board of Supervisors during the November 3, 2021 CDD meeting. Candidates will have 5-10 minutes to elaborate on their biography and / or resume. The Board of Supervisors will appoint the ideal candidate to fill the remainder of the term. (November 2021 – November 2024)

Meeting adjourned at 11:11 a.m.

The next CDD Meeting is set for 9:30 a.m. on Wednesday, October, 6 2021.

Thank you,

Holly Ruhlig
WLP CDD, Board Chair