

CDD Meeting Highlights

December 1, 2021

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

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held at 9:30 a.m. on Wed., December 1, 2021.

Supervisor Requests and Walk-on Items:

None.

Landscape Report:

Ms. Dobson presented the PSA Field Service Report.

Ms. Edwards expressed her concern regarding weeds, vines, and the manner in which the mulch was installed.

Mr. Lucadano informed the Board that RedTree would be providing the fire truck for Santa's arrival on December 4th. He also updated the Board on the improvements to the property.

District Engineer's Report:

Mr. Woodcock updated the Board on the installation and completion of the new storm water drain between the Tennis Courts and Nature's Ridge.

Mr. Woodcock completed the Public Facilities Report and is in the process of submitting it to Pasco County.

Mr. Woodcock updated the Board on the Storm Water Drainage Structure Assessment. Ms. Dobson and Mr. Woodcock assessed 50+ storm water drain structures in the gated communities, at the request of the Board. The remediation of two drains was recommended. The Board of Supervisors approved the remediation of the two structures at a not-to-exceed cost of \$3,500.00.

Mr. Woodcock also addressed the pool deck drainage, per the request of Ms. Dobson.

District Counsel's Report:

No action items.

GHS Environmental Report:

Ms. Dobson presented the GHS Environmental report. Ms. Edwards inquired about the status of the Cormorant Cove area that GHS Environmental had cleaned out earlier this

year. Ms. Dobson stated that the area is on a quarterly schedule with GHS and RedTree working in tandem to keep the area clean

Lodge Manager's Report:

Ms. Dobson presented the Lodge Manager's Report.

CD Renewal Discussion:

Mr. Johnson and Mr. Bettini presented the Board with investment options. Mr. Bettini will provide additional information for distribution to the Board.

Discussion Regarding Hawk Wind Trails Monument Lighting:

Ms. Dobson presented two proposals from Himes Electrical Services. Discussion ensued regarding the traditional lighting option versus the solar option. The Board of Supervisors approved the repair of the lighting at a not-to-exceed cost of \$6,500.00, along with Ms. Evereth assisting Ms. Dobson with additional electrical contractors.

Consideration of Proposals for Repainting the Nature Center, Activities Center, Lodge, and Fitness Center – Exteriors:

Ms. Dobson presented proposals from AIC Painting and Romaner Graphics. A discussion ensued. The Board inquired about adding the Ranger Station as an option and requested a third proposal.

Update on the Resurfacing of the Aquatics:

Mr. Brletic updated the Board on the resurfacing of the Aquatics.

Consideration of Sidewalk and Curbing Remediation Proposal:

Ms. Dobson presented and reviewed a proposal from Site Masters. A discussion ensued. The Board requested additional proposals to review during the January Board meeting.

Consideration of Proposals for Foxgrove Drainage Project:

Mr. Brletic presented proposals from Crosscreek Environmental, Griffin Civil, and Site Masters. Romaner Graphics will also be submitting a proposal. A discussion ensued. The Board to review the proposals during the January 2022 Board meeting.

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

Ms. Dobson presented the minutes of the Board of Supervisors' meeting held on November 3, 2021.

Consideration of the Operation & Maintenance Expenditures for October 2021:

Ms. Dobson presented the Operation & Maintenance Expenditures for October 2021. The Board of Supervisors approved the Operation & Expenditures for October 2021 (\$165,884.83).

Financial Statements for October 2021:

Ms. Dobson presented the Financial Statements for October 2021.

Reserve Study Report:

Ms. Dobson presented the Reserve Study Report.

General Manager's Update:

Ms. Dobson presented the General Manager's Report.

Supervisors' Requests:

A discussion ensued on the investment options presented by Mr. Bettini. Ms. Dobson recommended the Board select a Finance Liaison. The Board of Supervisors appointed Beth Edwards as the Financial Liaison.

The meeting adjourned at 12:02 p.m.

The next meeting will be held at 9:30 a.m. on Wednesday, January 5, 2022.