

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 regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday December 1, 2021 at 9:32 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present and constituting a quorum:

Holly Ruhlig	Board Supervisor, Chairman
Bryan Norrie	Board Supervisor, Vice-Chairman
Scott Diver	Board Supervisor, Assistant Secretary
Beth Edwards	Board Supervisor, Assistant Secretary
Heather Evereth	Board Supervisor, Assistant Secretary

Also present were:

John Vericker	District Counsel, Straley Robin & Vericker (via conf. call)
Greg Woodcock	District Engineer, Cardno (via conf. call)
Tish Dobson	General Manager, Preserve at Wilderness Lake
Bill Johnson	District Financial Services, Rizzetta & Company, Inc.
R.J. Johnson	Representative, Red Tree Landscape
Pete Lucadano	Representative, Red Tree Landscape
Stephen Brletic	Representative, JMT Engineering (via conf. call)
Rod Bettini	Representative, Public Trust Advisors

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Ms. Dobson called the meeting to order confirming a quorum for the meeting. Ms. Ruhlig led the Board in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

46 Ms. Dobson asked the Board if they had requests or any walk-on items. There were none
47 presented at this time.

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49 **FOURTH ORDER OF BUSINESS**

General Interest Items

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51 **A. Landscaping Reports**

52 Ms. Dobson presented the PSA Field Service Report. Ms. Edwards expressed her concern
53 regarding weeds, vines, and the manner in which the mulch was installed.

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55 Ms. Dobson informed the Board that the new irrigation pump and well installation is in
56 progress.

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58 Ms. Dobson informed the Board that the representatives from RedTree were not present to
59 update the Board on the conditions of the landscape but would circle back once they
60 arrived.

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62 Ms. Evereth questioned if RedTree is required by contract to attend the meeting. Ms.
63 Dobson stated that the contract does require RedTree to be in attendance.

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65 Ms. Dobson mentioned the spring rotation of annuals will be a bouquet assortment.

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67 **B. District Engineer**

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

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71 Mr. Woodcock stated that the Public Facilities Report was completed and will be submitted
72 to Pasco County.

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74 Mr. Woodcock presented the Stormwater Drainage Structures Assessment. He stated
75 that he and Ms. Dobson assessed 50+ storm water drain structures in the gated
76 communities. Ms. Dobson and Mr. Woodcock recommended the remediation of two
77 drains. The drains are located in Lakewood Retreat and Waters Edge.

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On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved cleaning out the two drainage structures in the gated communities at a not-to-exceed cost of \$3,500.00 for the Preserve at Wilderness Lake Community Development District.

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80 Mr. Woodcock addressed the pool deck drainage. He stated that Site Masters and Cardno
81 assessed the pool deck for drainage structures. The plans indicate there should be
82 drainage structures, but they were not able to locate them. Mr. Woodcock is assuming that
83 they were not installed. Mr. Woodcock will submit a proposal to install two drains for the
84 Board to review during the January Board meeting. Ms. Edwards stated that JAH was paid
85 to address the pool deck drainage and drains added before the pool pavers were installed.

86 Ms. Dobson stated that she and Cardno would assess the JAH plans and continue
87 exploring the landscape beds for the structures.

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

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92 Ms. Dobson stated that a proposal was needed for the Cabbage Palms and Magnolias for
93 Wild Oak Lane.

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95 Ms. Dobson informed RedTree that she needed proposals for the Pine trees that were
96 removed from the berm at Draycott Way/Minnow Brook Way.

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98 **C. District Counsel**

99 No action items.

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101 **D. GHS Environmental Report**

102 Ms. Dobson presented the GHS report for the Board's review. Ms. Edwards inquired
103 about the status of the Cormorant Cove area that GHS Environmental had cleaned out.
104 Ms. Dobson stated that the area is being cleaned out quarterly. She stated that GHS and
105 RedTree work in tandem to keep the area clean. Ms. Dobson advised the Board that the
106 channel and structures are clear.

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108 **E. Lodge Manager's Report**

109 Ms. Dobson presented the Lodge Manager's Report. Ms. Edwards inquired about the water
110 irrigation meters. Ms. Dobson stated that the meters had zero use of water, but the District
111 is being charged for the meter. She stated that she is working with Pasco County Utilities
112 and RedTree to assess the meters with zero use and to close them out if the District has
113 ample coverage with the irrigation from the wells.

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115 **FIFTH ORDER OF BUSINESS**

CD Renewal Discussion

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117 Bill Johnson and Rod Bettini addressed the Board with investment options. Mr. Bettini will
118 provide additional information for distribution to the Board. The Board requested that Mr.
119 Johnson bring additional options to the January meeting.

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121 Mr. Bettini presented information on Florida Class and briefly addressed other investment
122 options. A discussion ensued. It was stated that a Board liaison is usually appointed to work with
123 the Public Trust Advisors.

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125 **SIXTH ORDER OF BUSINESS**

**Discussion Regarding Public Facilities
Report**

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128 Ms. Dobson stated that Mr. Woodcock addressed the Public Facilities Report earlier in the
129 meeting.

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SEVENTH ORDER OF BUSINESS

Discussion Regarding Hawk Wind Trails Monument Lighting

Ms. Dobson presented and reviewed two proposals from Himes Electrical Services for the Hawk Wind Monument Lighting Project. Discussion ensued regarding the traditional option versus the solar option.

Mr. Diver made a motion for the solar option. Mr. Norrie was in favor of the traditional option. Ms. Evereth expressed the need for multiple bids and stated that she was concerned about the breakers. Mr. Diver withdrew his motion.

On a Motion by Ms. Evereth, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the Monument Lighting on the Center Island of Hawk Wind Trails at a not-to-exceed cost of \$6,500.00 and will work with Ms. Dobson to see if there is interest from additional vendors to provide proposals for the lighting for the Preserve at Wilderness Lake Community Development District.

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EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Repainting of Nature Center, Activities Center, Lodge, and Fitness Center Buildings' Exteriors

Ms. Dobson presented and reviewed the proposals from AIC Painting and Romaner Graphics for the repainting the exterior of the District's buildings. A discussion ensued. The Board inquired about adding the Ranger Station as an option and requested a third proposal. Ms. Dobson will bring the proposal back for the January Board meeting.

(The Board took a recess at 11:09 a.m. and returned at 11:18 a.m.)

NINTH ORDER OF BUSINESS

Update on the Resurfacing of the Aquatics

Mr. Brletic updated the Board on the resurfacing of the aquatics. He stated that on December 1st, The Pool Works completed a 24-hour static water test on the Lagoon Pool. He updated the Board on the work schedule and mentioned that The Pool Works would be working the week of Christmas. He informed the Board that January 17th is the deadline to complete the Lagoon Pool. Mr. Brletic stated that the resurfacing materials will be brought in by The Pool Works versus a 3rd party, and additional repairs of the equipment will begin right away.

Ms. Dobson and Mr. Brletic recommend revising the Pool Service contract language. A discussion ensued regarding putting the Pool Service contract out to bid. Ms. Dobson will bring the language and scope to the January Board meeting.

Ms. Dobson will report back to the Board on the results from the static water test and provide updates if the additional approved funds were needed for repairs.

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FIFTEENTH ORDER OF BUSINESS

General Manager's Update

Ms. Dobson presented the Financial Statements for October 2021 and the Reserve Study Report. She stated that she will contact Steve Schwartz with Florida Reserve Study regarding the reserves and the higher price points that the Board is noticing in the proposals.

Ms. Dobson presented her report and mentioned the next regular meeting date of January 5, 2022 at 9:30 a.m.

Ms. Dobson advised the Board of the Roadway Repair Change Order for \$4,500.00. She stated that the change order was due to additional concrete repair below the surface of the roadway.

Ms. Evereth stated that the Board may want to consider placing some of the reserve funds in a Florida Class account. Ms. Dobson recommended that the Board select a liaison to work with her and Rizzetta to address the available funds for investment purposes. A discussion ensued. The Board is also interested in information regarding Florida Prime.

On a Motion by Ms. Evereth, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved appointing Beth Edwards as the Financial Liaison for the Board for the Preserve at Wilderness Lake Community Development District.

Ms. Dobson stated that she will inquire on the ability of Bill Johnson and Scott Brizendine providing additional information and options for reinvestments during the January Board meeting.

Ms. Edwards held a discussion regarding notary services.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved adding Notary Services as part of the Hospitality Amenities at \$1.00 per document for the Board for the Preserve at Wilderness Lake Community Development District.

Ms. Dobson will send an eblast regarding the new service available at the Lodge.

Ms. Edwards inquired about the staffing matrix. Ms. Dobson entertained questions. A discussion ensued. Ms. Dobson and Gregg Gruhl will present the new staffing matrix for the Board's review during the January Board meeting.

Ms. Edwards inquired about staff reviews. A discussion ensued. Ms. Dobson will contact Gregg Gruhl regarding reviews and will follow-up with Ms. Ruhlig on the status of the reviews.

Ms. Edwards requested that an update regarding the staff reviews and increases be included in the next month's Manager's Report.

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248 Mr. Norrie discussed the revised staffing matrix.
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250 **SIXTEENTH ORDER OF BUSINESS Audience Comments**

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252 Ms. Dobson asked if there were any audience comments. There were no audience
253 comments put forth.
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255 **SEVENTEENTH ORDER OF BUSINESS Supervisors Requests**

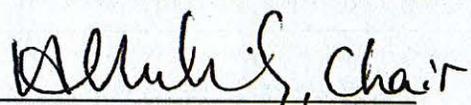
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257 Ms. Dobson asked if there were additional Supervisor requests.
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259 **EIGHTEENTH ORDER OF BUSINESS Adjournment**

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261 Ms. Dobson stated that if there was no further business to come before the Board then a
262 motion to adjourn would be in order.
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On a Motion by Ms. Ruhlig, seconded by Mr. Norrie, with all in favor, the Board of Supervisors adjourned the meeting at 12:02 p.m. for the Preserve at Wilderness Lake Community Development District.

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267 Assistant Secretary


Chairman/Vice Chairman