

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 March 2, 2022 at 9:52 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:

Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin & Vericker
Greg Woodcock	District Engineer, Cardno
Tish Dobson	General Manager, Preserve at Wilderness Lake
R.J. Johnson	Representative, Red Tree Landscape
Pete Lucadano	Representative, Red Tree Landscape
Stephen Brletic	Representative, JMT
Steve Schwartz	Representative, Florida Reserve Study

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

Ms. Dobson asked if there were any audience comments. None were put forth at this time.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

47 Mr. Diver commented on the open staff positions. A discussion ensued.
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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. There were no comments put forth at
53 this time.
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55 Mr. Johnson and Mr. Lucadano updated the Board on the current state of the landscape
56 maintenance. The Spring rotation of annuals are installed. The Palm tree trimming at the
57 Lodge is complete. The crew is currently pruning and cleaning out the Palmettos at the
58 round-a-bout. They stated that the new irrigation pump and well installation will be
59 completed by March 26th.
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61 Ms. Dobson presented the proposal for woodline trimming. A discussion ensued. Ms.
62 Dobson will provide two additional proposals for the woodline cutback. RedTree
63 Landscape offered to trim a “test area” for the Board to review.
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65 Ms. Dobson and Ms. Edwards will meet to define the specifics of the project, ex: vines,
66 removal of invasive vegetation and the trimming of the trees. Ms. Dobson will also
67 contact GHS Environmental to review the proposal, cost, and depth of trimming in the
68 wooded area. GHS Environmental to oversee the project. GHS Environmental to provide
69 a proposal to oversee the project.
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71 Ms. Dobson to verify on the pricing on St. Augustine Sod. The front entrance renovation
72 proposal needs to be revised to include the information regarding grading the soil below
73 the curb and stump grinding of the shrubs. Ms. Dobson will assist RedTree with the
74 specific language and resubmit the proposal for the April meeting.
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76 **B. District Engineer**

77 Mr. Woodcock presented his report and updates. He stated that the construction on the
78 swale in the open space between Woods Bay Court and Pine Know Lane is not a threat to
79 the drainage of the area.
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81 Mr. Woodcock presented an update on the proposals for the Ranger Station repairs. He
82 stated that the proposals are due on March 21st. The repairs are estimated to be between
83 \$10,000 to \$20,000. Mr. Woodcock stated that the proposals will be available at the next
84 meeting.
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86 Mr. Woodcock stated that the stormwater analysis is currently underway.
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88 Mr. Woodcock presented proposals from Finn Outdoor (\$18,000.00) and Site Masters of
89 Florida (\$16,400.00) for the Pool Drainage Remediation. Ms. Dobson stated that this was a
90 budgeted line item in the Reserves.
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On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved Site Masters' proposal for the Pool Drainage Review at a cost of \$16,400.00 for Preserve at Wilderness Lake Community Development District.

Mr. Brletic presented and reviewed the revised proposals from A-Quality Pool Service and Proteus Pool Service for the District's pool maintenance services. A Quality Pool Service's proposal was \$4,950.00/monthly and Proteus Pool Service's proposal was \$2,547.57/monthly.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved Proteus Pool Service's proposal for the District's Pool Maintenance Services at a cost of \$2,547.57/monthly for Preserve at Wilderness Lake Community Development District.

The Pool Works will assist with major repairs if needed.

Mr. Brletic stated that the resurfacing of the Lap Pool project is underway and rebalancing of the water to begin after the refilling of the pool is complete.

Mr. Brletic presented an update on the Foxgrove Drainage Project. He stated that the project has been completed and GHS Environmental will monitor the drainage on a quarterly basis.

The Board took a recess at 11:27 am and returned at 11:35 a.m.

C. District Counsel

Mr. Vericker discussed the Wilderness Commons south side fence along US Hwy 41. He stated that the issue of ownership, repairs and maintenance is resolved, and the commercial property owners are responsible for the maintenance.

Mr. Vericker stated that the HOA can issue a letter of violation to the parcel owner for the north side fence. A discussion ensued. Ms. Dobson will provide the HOA with the address and contact information for the north side parcel owners.

D. GHS Environmental Report

Ms. Dobson presented the GHS report for the Board's review.

E. Lodge Manager's Report

Ms. Dobson presented the Lodge Manager's Report. She stated that ACPLM is assessing the roadway pavers at the front entrance for repair. Ms. Dobson will contact Pasco County for details on possibly turning over the ten sections of pavers the county.

She will update the Board during the April meeting. The Board thanked Ms. Dobson for facilitating all of the District's projects.

130 **FIFTH ORDER OF BUSINESS**

**Reserve 101 Presentation by Florida Reserve
Study and Appraisal, Inc.**

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133 Steve Schwartz from Florida Reserve Study presented a review of the District's reserves
134 and the proposals for repainting the buildings and the lighting of the Tennis Courts. He stated
135 that the reserves are well funded at 72%. Ms. Dobson will provide Mr. Schwartz with the final
136 pricing of the painting project so the Reserve Study can be revised to reflect the current pricing.

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138 **SIXTH ORDER OF BUSINESS**

**Discussion Regarding Ownership and
Maintenance of Fence Line Bordering US 41
and Wilderness Lake Preserve**

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142 This business item was discussed under District Counsel's report.

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144 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion Regarding Tennis
Court Lighting Upgrade**

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147 Ms. Dobson presented and reviewed proposals from Himes Electrical, Kazar's Electric for
148 the tennis court lighting upgrade. Alston Electric to provide a proposal to be reviewed during the
149 April meeting. She also presented and reviewed a report of the tennis court usage and
150 expenses. A discussion ensued. The Board requested that all three vendors attend the April
151 meeting. Ms. Evereth and Ms. Dobson will write the Specs for the project. Ms. Dobson will
152 contact Ms. Evereth once the two existing lights are replaced so she can perform a lighting
153 analysis.

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155 **EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for Ranger Station
Structural Repairs**

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158 This business item was discussed under District Engineer's report.

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160 **NINTH ORDER OF BUSINESS**

**Consideration of Recommendation of Audit
Committee for District's Auditing Services**

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163 Ms. Dobson stated that the Audit Committee had met immediately prior to the onset of
164 the Board meeting, and the committee recommended that the District enter into contract with the
165 number one ranked proposer: Berger, Toombs, Elam, Gaines, & Frank for the District's Fiscal
166 Year 2022 – 2026 auditing services.

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On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved the Audit Committee's recommendation to into contract with the number one ranked audit firm of Berger, Toombs, Elam, Gaines, and Frank for the District's Fiscal Year 2022 – 2026 Auditing Services for Preserve at Wilderness Lake Community Development District.
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204 Ms. Dobson will contact Lucianno Mastroianni to address the Board's request for the
205 addendum to the Rizzetta Amenity Services contract to reflect the staff reviews being conducted
206 in the Fall. Ms. Dobson to provide a copy of the addendum at the April meeting in preparation
207 for the Budget Workshop. Ms. Dobson stated that she will have access to the budget worksheet
208 during the budget workshop.

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210 **FOURTEENTH ORDER OF BUSINESS Audience Comments**

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212 Ms. Dobson asked if there were any audience comments. There were no audience
213 comments put forth.

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215 **FIFTEENTH ORDER OF BUSINESS Supervisors Requests**

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217 Ms. Dobson asked if there were any Supervisor requests. Ms. Edwards would like a
218 discussion added to the April agenda regarding District Engineer's contract. A discussion
219 ensued.

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221 Ms. Dobson will contact Cardno and JMT Engineering for a Fee Schedule, resources
222 available to oversee projects, and availability to attend the Board meetings.

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224 **SIXTEENTH ORDER OF BUSINESS Adjournment**

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226 Ms. Dobson stated that if there was no further business to come before the Board then a
227 motion to adjourn would be in order.

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On a Motion by Ms. Ruhlig, seconded by Mr. Diver, with all in favor, the Board of Supervisors
adjourned the meeting at 1:09 p.m. for the Preserve at Wilderness Lake Community Development
District.

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Assistant Secretary


Chairman/Vice Chairman