

**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 May 4, 2022 at 6:30 p.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	<b>Board Supervisor, Chairman</b>
Bryan Norrie	<b>Board Supervisor, Vice-Chairman</b>
Scott Diver	<b>Board Supervisor, Assistant Secretary</b>
Beth Edwards	<b>Board Supervisor, Assistant Secretary</b>
Heather Evereth	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Company</b>
Jayna Cooper	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley, Robin &amp; Vericker</b> <i>(via conference call)</i>
Greg Woodcock	<b>District Engineer, Cardno</b> <i>(via conference call)</i>
R.J. Johnson	<b>Representative, RedTree Landscape</b>
John Moylan	<b>Representative, RedTree Landscape</b>
Nick Shaffery	<b>Interim Amenity Manager, Rizzetta &amp; Company, Inc.</b>
Deneen Klenke	<b>Representative, Rizzetta Amenities</b>
Lucianno Mastrianni	<b>Representative, Rizzetta Amenities</b>
Audience	<b>Present</b>

*(Via Conf. call)*

**FIRST ORDER OF BUSINESS**

**Call to Order /Pledge of Allegiance**

Mr. Huber 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**

Mr. Huber asked if there were any audience comments. Audience comments were entertained regarding, the LED lights requested for the tennis courts, lack of new or updated events at the Lodge, the road conditions in the community, as well as the pavers at the front entrance.

47 **THIRD ORDER OF BUSINESS**

**Board Supervisor Requests and Walk on  
Items**

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50 Ms. Evereth spoke about the animals in the nature center. She stated that vet care was  
51 needed for the ferret and a standardized care plan needs to be in place for all the animals.  
52

On a Motion by Ms. Evereth, seconded by Mr. Norrie, with all in favor, the Board of Supervisors authorized the use of funds and to appoint Ms. Evereth as lead with, not-to-exceed \$2,500.00 for payment of vet care and other essential expenses related to the animals for the Preserve at Wilderness Lake Community Development District.

53  
54 Ms. Evereth spoke about the surveillance of overflow in the parking lot and the activity at  
55 the maintenance shed. Proposals for surveillance cameras would be needed. Also, the off-duty  
56 patrol would need to be notified.

57  
58 Mr. Norrie opened a discussion on the road conditions.

59  
60 Ms. Edwards stated that proposals were needed for the soccer goals at Stoneleigh Park.  
61 She stated that the Ranger Station repairs were approved and would like to know who is  
62 managing this project. Mr. Huber responded that it would be appropriate for the District Engineer  
63 to oversee this project. Ms. Edwards mentioned the weekly playground safety was missed and  
64 this should be put in place going forward. She also asked if the pavers up front have been taken  
65 over by the County. Mr. Huber responded that he would contact Ainsley Coldwell at Pasco  
66 County to follow up with him.  
67

68 Ms. Edwards asked about the off-duty patrol. Mr. Shaffery stated that he is working on  
69 the schedule. The Nature News on the TV's was discussed. Mr. Shaffery stated that he is aware  
70 of the TV's connectivity issues and is working on them. Mr. Diver offered to assist Mr. Shaffery  
71 with the TVs. Ms. Edwards stated that the current minutes on the website need to be listed from  
72 newest to oldest and that all items need to be saved going forward.  
73

74 **FOURTH ORDER OF BUSINESS**

**General Interest Items**

75  
76 **A. Landscaping Reports**

77 Mr. Huber presented the PSA Field Service Report. He stated that the April 2022 Done  
78 Report was emailed to the Supervisors on May 3<sup>rd</sup> when it was received from the  
79 landscaper. Mr. Johnson and Mr. Moylan gave the Board updates on the landscape and  
80 irrigation maintenance.  
81

82 Mr. Johnson informed the Board that the whole property has been fertilized and treated for  
83 ants. The irrigation repairs in the back of the community are ongoing. It was stated that  
84 there was not electricity at the pump at the rear of the community. Himes Electric will be  
85 contacted regarding this issue.  
86

*Crotons*

87 Ms. Edwards asked about the grass seed being placed on hold until the rainy season  
88 starts. She also inquired about the warranty replacement on the ~~croquis~~  
89 have not been done and should have been completed in April/May. Ms. Edwards stated  
90 that the Firebush at the entrance off the Lodge needs to be replaced. She also spoke  
91 about the Azaleas by the Japanese Blueberries and stated that more Pine trees need to  
92 come down.

93  
94 Ms. Ruhlig stated that the front entrance needs to be a priority. Mr. Johnson stated that the  
95 rotation of the annuals would happen on June 1<sup>st</sup>.

96  
97 **B. District Engineer**

98 Mr. Woodcock presented his report and updates. He stated that the required Stormwater  
99 Report is ready for the June meeting.

100  
101 A discussion ensued regarding Yeti Construction and the Ranger Station repairs. Mr.  
102 Woodcock recommends entering into an agreement with Yeti Construction to manage the  
103 permitting. The Board is not happy with the delays and lack of understanding on traffic  
104 control needed. Mr. Woodcock to obtain proposals for traffic control.

105  
106 Mr. Woodcock to obtain the specifics on a traffic control plan for Yeti Construction to create  
107 a plan for permitting.

108  
109 Discussion ensued regarding paver repairs at the front entrance and Pasco County and a  
110 town hall meeting. Mr. Huber will reach out to ACPLM to get a revised proposal to repair the  
111 worst.

112  
113 **C. District Counsel**

114 Mr. Vericker did not have a report to present at this time.

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116 **D. GHS Environmental Report**

117 Mr. Huber presented the GHS report for the Board's review. The Board requested that  
118 District management contact Mr. Burnite regarding the training of new/incoming onsite  
119 staff.

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121 **FIFTH ORDER OF BUSINESS**

**Consideration of Proposal to Oversee  
Woodline Trimming Project**

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124 Mr. Huber presented and reviewed GHS Environmental's proposal to oversee the  
125 Woodline Trimming Project. He stated that the proposal's minimum cost is \$550.00. The Board  
126 requested that this item be tabled until the work is done.

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128 **SIXTH ORDER OF BUSINESS**

**Consideration of Proposal to Install a Hedge  
Line and a Second Natural Barrier**

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131 Mr. Huber presented a proposal from RedTree Landscape for landscape enhancement at  
132 Stoneleigh Park next to the pond. He stated that the proposal total was \$1,380.00.

133 Mr. Huber reviewed the remaining balance in the budget for landscape replacement.  
134

135 Ms. Evereth stated that the buffer needs to be behind the swing to close the area in. Ms.  
136 Edwards and Mr. Shaffery will drive the area to give RedTree Landscape a better understanding  
137 of the scope of work.  
138

On a Motion by Ms. Evereth, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved RedTree Landscape's proposal to install a Hedge Line and Second Barrier at Stoneleigh Park next to the pond at a not-to-exceed cost of \$3,000.00 for the Preserve at Wilderness Lake Community Development District.

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140 **SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Mulch and  
141 Revised Woodline Trimming Throughout the  
142 Community**

143  
144 Mr. Huber presented a proposal from RedTree Landscape for the annual mulching  
145 program. A discussion ensued regarding the proposal. The Board would like RedTree to provide  
146 an updated mulch proposal. The Board also requested that GHS Environmental perform a site  
147 test for the tree trimming and RedTree Landscape will review it and provide a revised proposal  
148 for the tree trimming.  
149

150 **EIGHTH ORDER OF BUSINESS**

**Consideration of Formal Addendum to  
151 Rizzetta & Company's Contract for the Board  
152 to Participate in Staff Reviews**

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154 Mr. Vericker presented and reviewed the Addendum for the Board. A discussion ensued  
155 regarding taking input and incorporating it into the new agreements. The Board would like  
156 contract dates and who the reviews will be done by included in the contract.  
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On a Motion by Ms. Ruhlig, seconded by Ms. Evereth, with all in favor, the Board of Supervisors approved the formal addendum to Rizzetta & Company's Amenity Services Contract as presented Preserve at Wilderness Lake Community Development District.

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159 *The Board took a recess at 8:35 p.m. and reconvened at 8:43 p.m.*

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161 **NINTH ORDER OF BUSINESS**

**Consideration of Proposal to Resurface the  
162 Splash Pad**

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164 Mr. Huber presented and reviewed the proposal from Specialty Surfaces to resurface the  
165 splash pad at a cost of \$17,437.00. A discussion ensued regarding other surface options and  
166 other vendors.  
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On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved turning this project over to Stephen Brletic at JMT for the Preserve at Wilderness Lake Community Development District.

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**TENTH ORDER OF BUSINESS**

**Consideration of Tennis Court Lighting Proposals**

Mr. Huber presented and the proposals from Alston Electric, Kazar's Electric, and Himes Electrical Services for the tennis court lighting. He stated that Aston Electric's proposal total was \$22,600.00, Kazar's Electric proposal total was \$8,852.78, and Himes Electric's proposal total was \$29,131.00. Ms. Evereth will meet with Mr. Shaffery to discuss details. This item was tabled until the June Board meeting.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Wildlife Trapper Proposal**

Mr. Huber presented and reviewed the proposal from Jerry Richardson, State Wildlife Trapper.

On a Motion by Ms. Edwards, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved Jerry Richardson's Wildlife Trapper proposal at a cost of \$1,200.00 per month or \$14,400.00 annually Preserve at Wilderness Lake Community Development District.

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**TWELFTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2022/2023 Proposed Budget**

Mr. Huber presented the Fiscal Year 2022/2023 Proposed Budget. He reviewed the line items of the budget and entertained the Board members' questions. Mr. Huber will update the wildlife services line item to \$14,400.00. The Board approved increasing the line item for the Nature Center/animal care to \$6,000.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04, Approving Fiscal Year 2022/2023 Proposed Budget, and Setting the Public Hearing on the Final Budget**

Mr. Huber presented and reviewed Resolution 2022-04, Approving Fiscal Year 2022/2023 Proposed Budget, and Setting the Public Hearing on the Final Budget.

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved Resolution 2022-04, Approving Fiscal Year 2022/2023 Proposed Budget (\$1,776,919.00) and Setting the Public Hearing on the Final Budget (August 3, 2022 at 6:30 p.m. at the Preserve at Wilderness Lake Lodge, 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637) for the Preserve at Wilderness Lake Community Development District.

201 **FOURTEENTH ORDER OF BUSINESS**

**Discussion Regarding Lodge/General  
Manager Position**

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204 Ms. Klenke informed the Board that Nick Shaffery has been hired as the Interim Manager  
205 until the Board approves per their request. A discussion ensued regarding the timing of Mr.  
206 Shaffery's formal approval by the Board, with the decision being made that 30 days, or at the  
207 next meeting would be sufficient. A lengthy discussion ensued regarding the two forthcoming  
208 contracts for District Management Services and Amenity Management Services with all the past  
209 agreed upon language and scope being included. A Board request was made for Mr. Shaffery's  
210 contact information be updated on the District's website.

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212 **FIFTEENTH ORDER OF BUSINESS**

**Discussion Regarding Management Plan and  
Structure for the Remainder of the Year**

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215 Mr. Diver stated that there needed to be continuity at the clubhouse. Mr. Shaffery  
216 updated the Board on his accomplishments. Ms. Edwards complimented District management  
217 on their response to the situation. It was requested that the District's website be updated to  
218 remove Ms. Dobson and replace her with Nick Shaffery.

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220 **SIXTEENTH ORDER OF BUSINESS**

**Discussion Regarding Tree Beautification**

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222 Mr. Huber stated that an email was received from a resident regarding tree beautification.  
223 The Board discussed the request for tree beautification and stated that these types of requests  
224 should be answered by Staff going forward.

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226 **SEVENTEENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of  
Supervisors' Meeting held on April 6, 2022**

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229 Mr. Huber presented the minutes of the Board of Supervisors' meeting held on April 6  
230 2022. There were no changes.

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On a Motion by Ms. Ruhlig, seconded by Ms. Evereth, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on April 6, 2022 as presented for the Preserve at Wilderness Lake Community Development District.
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**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of the Operation &  
Maintenance Expenditures for March 2022**

Mr. Huber presented the Operation & Maintenance Expenditures for March 2022.

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved the Operation & Expenditures for March 2022 (\$222,156.66) for the Preserve at Wilderness Lake Community Development District.
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239 **NINETEENTH ORDER OF BUSINESS**

**Review of Monthly Financials and Reserve Study**

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242 Mr. Huber presented the Financial Statements for March 2022 and the Reserve Study  
243 Report.

244 Mr. Huber mentioned the next regular meeting of the Board of Supervisors date of June  
245 1, 2022 at 9:30 a.m.

246 Mr. Huber announced that there were 1,998 registered voters in the District as of April 15,  
247 2022.

248 **TWENTIETH ORDER OF BUSINESS**

**Audience Comments**

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251 Mr. Huber asked if there were any audience comments. Audience comments were  
252 entertained regarding events at the Lodge.

253 **TWENTY-FIRST ORDER OF BUSINESS**

**Supervisors Requests**

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256 Mr. Huber asked if there were any Supervisor requests.

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258 The Board requested that the District's engineer be changed form Cardno TBE to JMT  
259 Engineering.  
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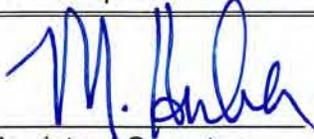
On a Motion by Ms. Edwards, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the change of District Engineer from Cardno TBE to JMT Engineering with a 30-day termination notice for the Preserve at Wilderness Lake Community Development District.

261  
262 Ms. Evereth discussed the posting of meeting minutes and newsletters on the District's  
263 website.  
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265 **TWENTY-SECOND ORDER OF BUSINESS** **Adjournment**

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267 Mr. Huber stated that if there was no further business to come before the Board then a  
268 motion to adjourn would be in order.  
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On a Motion by Ms. Ruhlig, seconded by Ms. Evereth, with all in favor, the Board of Supervisors adjourned the meeting at 10:08 p.m. for the Preserve at Wilderness Lake Community Development District.

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273 Assistant Secretary

  
Chairman/Vice Chairman