
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 June 1, 2022, at 9:30 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
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
Jayna Cooper	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin & Vericker <i>(via conference call)</i>
Greg Woodcock	District Engineer, Cardno <i>(via conference call)</i>
R.J. Johnson	Representative, RedTree Landscape
John Moylan	Representative, RedTree Landscape
Nick Shaffery	Amenity Manager, Rizzetta & Company, Inc.
Stephen Brletic	Representative, JMT Engineering <i>(via conference call)</i>

Audience	Present
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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 concerns with the cleaning of the pool, buffer area zone, and Coach Peter; tennis pro has submitted paperwork to be considered.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Ms. Ruhlig stated that she would like to discuss the ages for amenity use under the Amenity Report.

Ms. Evereth stated that she would like to discuss Vanguard and the District's pool service.

Ms. Edwards stated that she would like to discuss the tennis reserves and lighting, CDD highlights to residents and a newsletter, and GHS Environmental updates.

Mr. Shaffery addressed the pool concerns with updates from Proteus Pools. A discussion ensued. It was stated that algae in the pool signals that there is a chemical imbalance. Mr. Shaffery will have the pool resurfacing company, Pool Works, check the cleaning of the pool.

<p>On a Motion by Ms. Edwards, seconded by Ms. Evereth, with all in favor, the Board of Supervisors approved District staff bidding out the District's Pool Services for Preserve at Wilderness Lake Community Development District.</p>
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FOURTH ORDER OF BUSINESS

General Interest Items

A. Landscaping Reports

Mr. Huber presented the PSA Field Service Report. Mr. Johnson and Mr. Moylan gave the Board updates on the landscape and irrigation maintenance.

Mr. Moylan gave the Board an update on the buffer irrigation repairs. He stated that 15 solenoids would be installed today, weather permitting.

A discussion ensued regarding the warranty replacement items. Ms. Edwards stated that the Pine Tree proposals are unclear. It was decided that nothing further was needed at this time.

An update was given on the maintenance and trimming of the front entrance to the community. Ms. Edwards stated that the District will be over budget for the tree trimming.

An update was given on the buffer for Stoneleigh Park. Mr. Johnson will send a proposal for new plants to be installed.

The Board reviewed an updated proposal for the community mulching that previously had a cost of \$35,000. A discussion ensued. The Board would like to know when the mulch will be installed.

The Board reviewed a revised proposal for Pine and Palm Tree Removal. Mr. Shaffery stated that the seed pod removal from the palm tree at the pool has already been removed. This work will be removed from the proposal.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved RedTree Landscape's revised proposal for Tree Removal at a cost of \$7,425.00 for Preserve at Wilderness Lake Community Development District.

The Board reviewed RedTree Landscape's proposal for Pine Tree Removal at 7007 Cardinal Wood.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved RedTree Landscape's proposal for Pine Tree removal at 7007 Cardinal Wood at a cost of \$950.00 per tree for a total of \$3,800.00 for Preserve at Wilderness Lake Community Development District.

The Board reviewed RedTree Landscape's proposal for Holly Tree removal. A discussion ensued. The Board decided not to approve this proposal as these trees provide shade at the clubhouse and pool.

The Board reviewed RedTree Landscape's landscape enhancement proposal for the island going into the Deerfield community.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved RedTree Landscape's proposal for the landscape enhancement at the island going into the Deerfield community at a cost of \$54.00 for Preserve at Wilderness Lake Community Development District.

The Board reviewed a proposal from RedTree Landscape for the intersection of Caliente and Wilderness Lake, the second island behind the sign.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved RedTree Landscape's proposal for landscape enhancement at the intersection of Caliente and Wilderness Lake, the second island behind the sign at a cost of \$150.00 for Preserve at Wilderness Lake Community Development District.

The Board reviewed a proposal from RedTree Landscape for the landscape enhancement at the intersection of Caliente and Wilderness Lake.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved RedTree Landscape's proposal for landscape enhancement at the intersection of Caliente and Wilderness Lake at a cost of \$252.00 for Preserve at Wilderness Lake Community Development District.

The Board reviewed a proposal from RedTree Landscape for sod installation behind the tennis court at the clubhouse.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved RedTree Landscape's proposal for sod installation behind the tennis courts at the Clubhouse at a cost of \$300.00 for Preserve at Wilderness Lake Community Development District.

The Board reviewed a proposal from RedTree Landscape for sod installation next to the basketball court at the clubhouse at a cost of \$1,200. A discussion ensued. The Board decided not to approve this proposal as Ms. Edwards felt that the area will just get damaged again.

The Board reviewed a proposal from RedTree Landscape for landscape enhancement at Stoneleigh Park. Ms. Edwards inquired if irrigation would be needed. Mr. Johnson stated that he will get a proposal for this from the irrigation manager.

On a Motion by Ms. Ruhlig, seconded by Ms. Evereth, with all in favor, the Board of Supervisors approved RedTree Landscape's proposal for landscape enhancement at Stoneleigh Park at a cost of \$740.00 for Preserve at Wilderness Lake Community Development District.

The Board took a recess at 11:09 a.m. and reconvened at 11:21 a.m.

B. District Engineer

Mr. Woodcock presented his report and updates. He also presented the reviewed the Stormwater Analysis Report. Ms. Cooper will send the report to the County.

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors accepted the Stormwater Analysis Report as presented for Preserve at Wilderness Lake Community Development District.

An update was given on the transfer of the Ranger Station repairs to the incoming District Engineer. Mr. Brletic stated that only one proposal has been received for the work from Mike Ambriati and that Yeti Construction had resigned.

C. District Counsel

Mr. Vericker did not have a report to present.

D. GHS Environmental Report

Mr. Huber presented the GHS report for the Board's review. Ms. Edwards stated that the test area at the Ranger Station had been completed at the outbound lane to US 41 location.

The Board requested new proposals from GHS Environmental in 7 to 10 days to do the work of Wetlands Assistant.

There were resident concerns with individuals walking on their property. A discussion was held regarding possible solutions.

E. Community Manager's Report

Mr. Shaffery presented his Community Manager Report that was sent via email to them on May 31st. A discussion ensued. Ms. Edwards would like to see weekly safety checks in the report, including all the speed data from the radar signs.

Ms. Ruhlig asked questions regarding the nail technician's services. She also would like a discussion regarding the age limits for use of the amenities added to the next meeting agenda.

Mr. Shaffery gave an update on the Amenity TV Broadcast/Stream. He stated that it is still in progress at this time.

Ms. Evereth gave the Board an update on the Nature Center and the animal health status.

Mr. Shaffery presented and reviewed the Towing Agreement for the District. He stated that the previous towing company is no longer working for the District. He also stated that signage has been installed in the community.

<p>On a Motion by Ms. Edwards, seconded by Ms. Evereth, with all in favor, the Board of Supervisors approved the 813 Towing Service Agreement as presented Preserve at Wilderness Lake Community Development District.</p>
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FIFTH ORDER OF BUSINESS

Consideration of New Community Manager

Mr. Huber asked the Board for a motion to accept Nick Shaffery as the District's new community manager.

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors accepted the appointment of Nick Shaffery as the District's new Community Manager Preserve at Wilderness Lake Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Tennis Court Lighting Proposals

Ms. Evereth handed out two documents (photometrics plan) under separate cover. A discussion ensued regarding the lights at the tennis courts. The Board stated that they would like to table further discussion on lighting proposals until November.

On a Motion by Ms. Evereth, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved replacing the lights with LED bulbs at the Tennis Courts with a not-to-exceed cost of \$2,000.00 for the Preserve at Wilderness Lake Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Soccer Goals

Mr. Huber presented and reviewed the proposal for the soccer goals. A discussion ensued and the Board had numerous questions. They decided to table this item until the next meeting to obtain more information.

EIGHTH ORDER OF BUSINESS

Consideration Proposals for Additional Security Cameras

Mr. Huber presented the proposals from A Total Solution for additional security cameras. Ms. Evereth reviewed the proposal and the intent of the proposal. The Board discussed the following items: new post and camera for the maintenance area, the relocation of other existing cameras (pool and jacuzzi areas). The fitness center and men's restroom are a weak point. The Board also discussed the access from the pool area to the bathrooms and a new camera for the theater with night vision or remote-control lights. The Board requested a revised proposal with ala cart items for their next meeting.

NINTH ORDER OF BUSINESS

Consideration of Revised Proposal for Paver Repairs

Mr. Huber presented and reviewed the proposal from ACPLM for the paver repairs. The Board requested a start date for the repairs.

On a Motion by Mr. Diver, seconded by Ms. Evereth, with all in favor, the Board of Supervisors approved ACPLM's revised proposal for the paver repairs at a cost of \$6,897.00 for the Preserve at Wilderness Lake Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Cardno, Inc. Notice of

Termination Letter

Mr. Huber presented and reviewed the Notice of Termination Letter for Cardno Inc.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the Termination Letter for Cardno Inc. as presented with the termination being effective June 3, 2022 for the Preserve at Wilderness Lake Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of District Engineer Contract with JMT Engineering

Mr. Huber presented and reviewed the contract for the District's Engineering Services with JMT Engineering. The Board previously selected JMT Engineering as the District Engineer and approved the contract at this meeting.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved JMT Engineering's contract for District Engineering services for the Preserve at Wilderness Lake Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of the Minutes of the Budget Workshop held on April 27, 2022

Mr. Huber presented the minutes of the Budget Workshop held on April 27 2022. There were no changes.

On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved the minutes of the Budget Workshop held on April 27, 2022 as presented for the Preserve at Wilderness Lake Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on May 4, 2022

Mr. Huber presented the minutes of the Board of Supervisors' meeting held on May 4 2022. There were a couple of revisions made to the minutes.

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 4, 2022 as amended for the Preserve at Wilderness Lake Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for April 2022

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

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved the Operation & Expenditures for April 2022 (\$175,607.29) for the Preserve at Wilderness Lake Community Development District.

FIFTEENTH ORDER OF BUSINESS

Review of Monthly Financials and Reserve Study

Mr. Huber presented the Financial Statements for April 2022 and the Reserve Study Report.

Mr. Huber mentioned the next regular meeting of the Board of Supervisors date of July 6, 2022 at 9:30 a.m.

Mr. Huber gave an update on the Pasco County Road Resurfacing.

SIXTEENTH ORDER OF BUSINESS

Audience Comments

Mr. Huber asked if there were any audience comments. There were none.

SEVENTEENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Huber asked if there were any Supervisor requests.

Ms. Evereth stated that the dog waste stations are an issue. It was decided to add an update in the newsletter and look into adding an additional station.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

Mr. Huber stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors adjourned the meeting at 2:06 p.m. for the Preserve at Wilderness Lake Community Development District.


Assistant Secretary

Holly Ruhlig, Chair
Chairman/Vice Chairman

Signature: *Holly Ruhlig*

Email: hollyruhlig@gmail.com

2022-06-01 - The Preserve at Wilderness Lake CDD - BOS Meeting REVISED Minutes

Final Audit Report

2022-07-09

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