

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 October 5, 2022, at 9:31 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 Hepner	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>
Stephen Brletic	District Engineer, JMT Engineering
Sean Craft	Community Manager, Rizzetta & Company, Inc.
RJ Johnson	Representative, Red Tree Landscape
Evelyn Ocasio	Events Coordinator
Rhonda Mossing	Representative, MBS Capital Markets <i>(via conference call)</i>
Tyler Johnson	Representative, Fit Rev

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Ms. Cooper 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. Cooper asked if there were any audience comments. There were none.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Ms. Ruhlig discussed community events coverage and communication regarding events. Mr. Diver spoke about the docks and launching kayaks, etc. Ms. Hepner inquired about changing to the square payment system or something similar. Mr. Norrie asked that the location of the radar speed sign installation. Ms. Edwards stated that she would be leaving at 12:30 and also expressed her concerns regarding communication from amenity staff to the community. She requested a continued meeting next week so Lucianno Mastroianni could attend in person.

FOURTH ORDER OF BUSINESS

Refunding Timeline Presentation and Agreement

Ms. Mossing reviewed the refunding timeline of the 2012 and 2013 Bonds. She stated that the upfront cost is \$0, and the agreement allows MBS to monitor rates and bring back an analysis to the Board. Ms. Mossing entertained the Board's questions.

On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved entering into an agreement with MBS Capital Markets for the Preserve at Wilderness Lake Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of FitRev Proposals

The consideration of the FitRev proposals was moved up in the agenda so that Mr. Tyler Johnson could present them and then leave the meeting. Mr. Tyler Johnson reviewed the FitRev proposals for new fitness equipment and answered questions. A lengthy discussion ensued regarding the Reserve Study. Mr. Diver motioned to approve the FitRev proposal #AAAQ31438 in the amount of \$14,486.00, but later retracted his motion. The Board directed Mr. Craft and Mr. Tyler Johnson to put together a comprehensive overhaul plan for new equipment to present at the next meeting.

On a Motion by Mr. Diver, seconded by Ms. Edwards, with all in favor, the Board of Supervisors appointed Bryan Norrie as Board Liaison for the Fitness Equipment Project for the Preserve at Wilderness Lake Community Development District.

SIXTH ORDER OF BUSINESS

General Interest Items

A. Landscaping Reports

Mr. RJ Johnson presented the landscape inspection reports. He stated that the mulch will be complete by end of next week. Ms. Hepner requested that the dead plants be removed from the monuments. Ms. Edwards likes additional detail on the September "Done Report." She also requested that the back side of all fences get cleared of storm debris.

Mr. Norrie requested that trees are limbed up to 14 feet for school buses. Ms. Hepner will go on the next landscape inspection on October 13th at 9:00 a.m.

B. District Engineer

Mr. Brletic reviewed his report with the Board. He updated the Board on the status of the splash pad and Ranger Station projects. Mr. Brletic reviewed the First Addendum to the Construction management Agreement for the Ranger Station repairs and he also reviewed the possible landscape encroachments and easement issue.

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors directed Mr. Brletic to obtain an official survey and state the property corners with a not-to-exceed cost of \$1,000 for the Preserve at Wilderness Lake Community Development District.

Mr. Brletic gave the Board an update on the Splash Pad. He stated that he is waiting for the agreements to be fully executed. Mr. Brletic stated that he will be having a pre-construction meeting with the vendors and Mr. Craft for a procedure of events.

Mr. Brletic gave the Board an update on the Ranger Station. He stated that the aesthetic improvements have been completed and that everything is on schedule.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Dock
Repair/Replacement**

The discussion regarding the dock repair/replacement was moved up in the agenda so it would be discussed while District Engineer was still at the meeting. Mr. Craft presented and reviewed the proposals. The Board requested input from District Engineer. Mr. Brletic will look at the dock next week while onsite and advise at the next meeting. A lengthy discussion ensued regarding launching from shore.

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved launching from shore, not-to-exceed \$2,000 for miscellaneous expenses related to launching from shore for the Preserve at Wilderness Lake Community Development District.

A discussion ensued regarding swimming from shore. Mr. Diver motioned to bar swimming from shore and later retracted his motion. The Board will discuss this further at their next meeting. Mr. Vericker advised that in emergency situations, a temporary rule can be put in place until the Board can officially revise a policy.

The Board took a recess at 11:55 a.m. and returned at 12:02 p.m.

C. District Counsel

Mr. Vericker stated that he is working on back-office items with District management for agreements and contracts.

D. GHS Environmental Report

Ms. Cooper presented the GHS report for the Board's review. There was no comments or questions.

E. Community Manager's Report

Mr. Craft presented his Community Manager's Report. He gave an update regarding the soccer goals arriving tomorrow.

Ms. Ocasio reviewed upcoming events and the budget so far. Ms. Ruhlig directed Ms. Ocasio to include "Save the Date" for the remainder of the year in her eblasts to the community.

A discussion regarding social media/Facebook ensued. The Board would like to discuss this topic further at their next meeting.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Available Plot of Land

The Board tabled this discussion item and would like it included on their next meeting agenda.

Ms. Edwards left the meeting in progress at 12:30 p.m.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Chaise Lounges

Mr. Craft presented and reviewed the proposals for chaise lounges. Ms. Cooper stated that the amounts are within the Reserve Study.

On a Motion by Ms. Ruhlig, seconded by Ms. Hepner, with all in favor, the Board of Supervisors Approved Leaders proposal for 25 chairs at a cost of \$13,836.06 for the Preserve at Wilderness Lake Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Volleyball Court Sand Replacement

Mr. Craft presented and reviewed the proposals for Volleyball Court Sand Replacement. The Board members had many questions and asked that Mr. Brletic look at the volleyball court when he is on site next week. The Board tabled the proposals until their next meeting.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Conservation Area Cutback

Ms. Cooper stated that per GHS Environmental the wetland setback is \pm 25 feet and is owned by individual homeowners and not the District.

TWELFTH ORDER OF BUSINESS

Consideration of Spectrum Rights of Entry Agreement

Ms. Cooper stated that the Spectrum Rights of Entry Agreement was an HOA matter, and no signature was needed.

THIRTEENTH ORDER OF BUSINESS **Consideration of Amendment to**
Construction Management Services
Agreement

Ms. Cooper stated that the Consideration of the Construction Management Services Amendment was held under the District Engineer Report. There was no further discussion.

On a Motion by Mr. Diver, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved the Amendment to the Construction Management Services Agreement as presented for the Preserve at Wilderness Lake Community Development District.

FOURTEENTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of**
Supervisors' Meeting held on September 1,
2022

Ms. Cooper presented the minutes of the Board of Supervisors' meeting held on September 1, 2022. Mr. Diver had one revision to the meeting minutes.

On a Motion by Ms. Ruhlig, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 1, 2022 as amended for the Preserve at Wilderness Lake Community Development District.

FIFTEENTH ORDER OF BUSINESS **District Manager Update**

Ms. Cooper presented her District Manager's Report and reminded the Supervisors that there next regular meeting was scheduled for November 2, 2022 at 6:30 p.m.

SIXTEENTH ORDER OF BUSINESS **Overview of Reserve Study**

Ms. Cooper presented the Reserve Study Report.

SEVENTEENTH ORDER OF BUSINESS **Audience Comments**

Ms. Cooper asked if there were any audience comments. There were none.

EIGHTEENTH ORDER OF BUSINESS **Supervisors Requests**

Ms. Cooper asked if there were any Supervisor requests. Ms. Hepner asked for approval to look into using a new payment system.

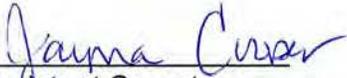
On a Motion by Ms. Hepner, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved allowing Lodge Management staff to seek proposals for a new payment processing system for the Preserve at Wilderness Lake Community Development District.

NINETEENTH ORDER OF BUSINESS

Adjournment

At 1:41 p.m., Ms. Cooper stated that if there was no further business to come before the Board then a motion to continue the meeting would be in order.

On a Motion by Ms. Ruhlig, seconded by Mr. Norrie, with all in favor, the Board of Supervisors continued the meeting to October 11, 2022 at 1:00 p.m. for the Preserve at Wilderness Lake Community Development District.


Assistant Secretary


Chairman/Vice Chairman

Exhibit A

Exhibit A

OCTOBER 2022	BUDGET	ACTUAL
Karaoke with Ray 10-07	\$ 200.00	\$ 200.00
Fall Festival 10-8	\$ 1,864.60	\$ 1,864.60
Fall Yard Sale Oct-15	\$ 150.00	
October Fest 10-21	\$ 1,072.00	\$ 1,072.00
Haunted House Oct 28-29	\$ 300.00	\$ 399.32
Costume Party & Contest 10-31	\$ 125.00	
Total	\$3,711.60	\$ 3,535.92
NOVEMBER 2022		
Karaoke with Ray 11-4	\$ 200.00	\$ 200.00
Florida Jazz Express 11-05	\$ 350.00	\$ 350.00
Annual Art & Craft Fair	\$ 350.00	
Total	\$ 900.00	\$ 550.00
DECEMBER 2022		
Tree Lighting/Santa's Arrival 12-3	\$ 1,600.00	\$ 1,235.00
Best Decorated Holiday House Contest 12-15	\$ 30.00	\$ -
Breakfast with Santa 12-17	\$ 1,500.00	\$ 895.00
Gingerbread Houses 12-21	\$ 200.00	\$ -
Karaoke with Ray 12-23	\$ 200.00	\$ 200.00
Kids Bounce in the New Year	\$ 500.00	
Total	\$ 4,030.00	\$ 2,330.00

\$30,000.00 / 12 months = \$2,794.66

1st Quarter Budget - \$8,641.60

OCTOBER		
DATES	EVENTS	TIME
3rd	Story Time	10:00am
4th	Family Movie Land Before Time-Great Valley Adventure	10:00am
5th	CDD Meeting	9:30am-2:00pm
6th	Family Movie	6:00pm
7TH	Karaoke with Mr. Ray	6:00pm-9:00pm
8th	Tennis Class with Mr. Watson	9:00am-11:00am
8th	Fall Festival	1:00pm-4:00pm
10th	No Story Time	
11th	Family Movie Land Before Time-The Time of Great Giving	10:00am
12th	Line Dance with Simone	7:00pm-8:45pm
12th	Food Truck	5:00pm-8:00pm
13th	Family Movie	6:00pm
14th	Paint & Sip with Joe	6:00pm-9:00pm
15th	FALL YARD SALE	8:00AM-12:00PM
16th	The Lodge Stand Up Comedy	7:00pm-8:45pm
17TH	Story Time	10:00am-11:00am
18th	Family Movie Land Before Time- Journey Through the Mist	10:00am
18th	Bunco	7:00pm
19th	Food Truck	5:00pm-8:00pm
20th	Family Movie	6:00pm
21st	October Fest	6:00pm-9:00pm
22nd	Tennis Class with Mr. Watson	9:00am-11:00am
23rd	Crafts with Marilyn	1:00pm-
24th	Story Time	10:00am-11:00am
25th	Family Movie Land Before Time-The Secret of Saurus Rock	10:00am
25th	HOA Meeting	6:30pm
27th	Family Movie	6:00pm
28th/29	Haunted House/Trail	7:00PM-9:00pm
31th	Halloween Costume Parade	5:00pm-8:30pm

November		
DATE	EVENTS	TIME
1st	Family Movie	10:00am
2nd	Food Truck	5:00pm-8:00pm
7th	CDD Meeting	9:30am-2:00pm
3rd	Family Movie Night	6:00pm
4th	Karaoke with Ray	6:00pm
5th	Flordia Jazz Event	2:00pm-4:00pm
5th	Tennis Class with Watson	9:00am
7th	Story Time	10:00am-11:00am
7th	CDD Meeting	9:30am-2:00pm
8th	Family Movie	10:00am
9th	Line Dance with Simone	7:00pm-8:45pm
9th	Food Truck	5:00pm-8:00pm
10th	Family Movie Night	6:00pm
14th	Story Time	10:00am-11:00am
14th	ARC	6:30pm
15th	Family Movie	10:00am
15th	HOA Meeting	6:30pm
16th	Food Truck	5:00pm-8:00pm
17th	Family Movie Night	6:00pm
18th	Paint & Sip with Mr. Joe	6:00pm
19th	Annual Art & Craft Fair	10:00am-3:00pm
20th	Comedy with James	7:00pm
22nd	Family Movie	10:00am
28th	ARC Meeting	6:30pm
29th	Family Movie	10:00am

	DECEMBER	
DATE	EVENT	TIME
3rd	Tree Lighting/Santa Arrival	3:00pm
5th	Story Time	10:00am-11:00am
6th	Family Movie	10:00am
7th	Food Truck	5:00pm-8:00pm
8th	Family Movie Night	6:00pm
10th	Christmas Show with Aga	3pm-4pm
12th	Story Time	10:00am-11:00am
12th	ARC Meeting	6:30pm
13th	Family Move	10:00am
13th	HOA MEETING	6:30pm
14th	Food Truck	5:00pm-8:00pm
14th	Line Dance with Simon	7:00pm-8:45pm
15th	Best Decorated Holiday House (drive by) Prize	7:00pm-8:45pm
17th	Breakfast with Santa	10:00am-12:00pm
18th	Comedy with James	7:00pm
19th	Story Time	10:00am-11:00am
20th	Family Movie	10:00am
20th	Bunco	7:00pm
21st	Gingerbread house/cookie craft	1:00pm
22nd	Family Movie Night	6:00pm
23rd	Karaoke with Ray Christmas Event	6:00pm
26TH	ARC Meeting	6:00pm
27th	Family Movie	10:00am
28th	Bounce in the new Year	12:00pm-3:00pm
29th	Family Movie Night	6:00pm

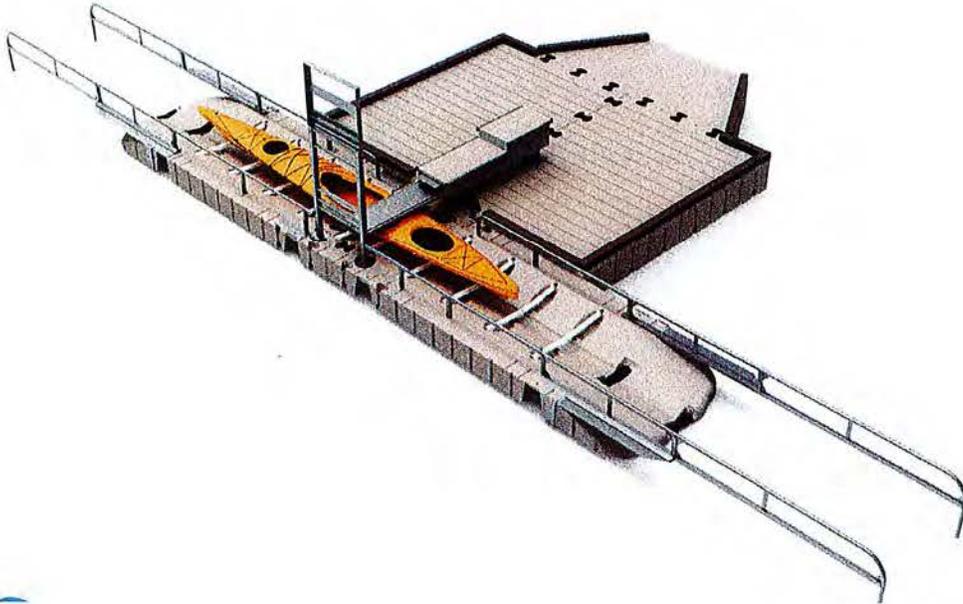
Sean Craft

From: Scott Diver <supervisorwlp1@gmail.com>
Sent: Friday, September 30, 2022 1:36 PM
To: Sean Craft
Cc: Judy Diver
Subject: [EXTERNAL]Kayaks, Canoes, Dock, Launch, Etc
Attachments: KayakCart.jpg; CanoeOnCart.jpg; kayak stabilizer.jpeg

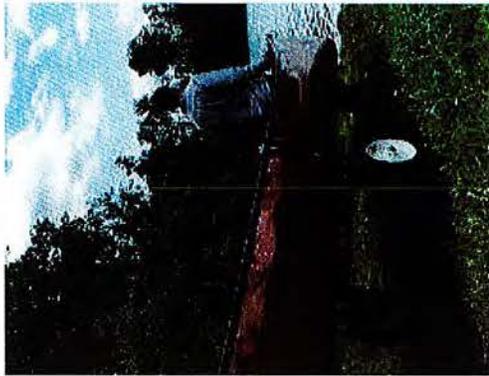
NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

[EZ Launch®, Drive through ADA - EZ Dock \(ez-dock.com\)](http://ez-dock.com)











Sean Craft

From: Scott Diver <supervisorwlp1@gmail.com>
Sent: Friday, September 30, 2022 1:36 PM
To: Sean Craft
Cc: Judy Diver
Subject: [EXTERNAL]Kayaks, Canoes, Dock, Launch, Etc
Attachments: KayakCart.jpg; CanoeOnCart.jpg; kayak stabilizer.jpeg

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

[EZ Launch®, Drive through ADA - EZ Dock \(ez-dock.com\)](http://ez-dock.com)

