

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, January 4, 2023, at 9:33 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
Beth Edwards	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i>
Heather Hepner	Board Supervisor, Assistant Secretary
Agnieszka Fisher	Board Supervisor, Assistant Secretary

Also present were:

Bryan Norrie	Board Supervisor, Vice Chairman <i>(via conference call)</i>
Matthew Huber	Regional District Manager, Rizzetta & Company <i>(via conference call)</i>
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
Michael Rodriguez	Amenity Services Manager, Rizzetta & Company, Inc.
Craig Collins	Representative, Softroc
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. She reminded the audience members of the three-minute time limit. Scott Diver expressed concerns regarding the pavers, events, and the kayak launch.

Craig Collins provided an update on the splash pad. He stated that the resurfacing is complete, and he shared maintenance tips.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Ms. Ruhlig inquired about the pavers, gym roll-out, and work culture feedback. Ms. Fisher asked about the events, an additional trash can for the playground, a handicap button for the Nature Center, and community recognition of volunteers. Ms. Hepner requested raising the debit card limit to \$7,500. She also mentioned plumbing issues throughout the buildings, fish food dispenser on the dock and requested for staff not to remove the podium unless directed to do so by the Board. Mr. Norrie would like Scott Diver's concerns addressed under the Community Manager's Report. Ms. Edwards mentioned that the website needs updated newsletters and updates on the pavers, dock repairs and gym equipment.

FOURTH ORDER OF BUSINESS

General Interest Items

A. Landscaping Reports

The Board reviewed the landscape inspection reports. Mr. Johnson provided updates on the landscape maintenance and answered questions.

Ms. Cooper stated that the irrigation inspection report was not received.

B. District Engineer

Mr. Brletic reviewed his report with the Board. He gave the Board an update on Grasmere. He stated that he received the permit documents from Pasco County. Mr. Brletic will provide a summary and share the entire document with the Board.

A discussion was held regarding the kayak launch and floating dock. Mr. Brletic will provide a summary of the dock proposals in advance of the Board's workshop. He stated that the proposal prices range from \$23,568 to repair the doc and \$35,568 to replace the dock.

Mr. Brletic gave an update on the splash pad. He stated that Softroc has completed the surfacing and Phoenix pools is doing the last coat today. The bollard is still not installed.

Mr. Brletic informed the Board that he is leaving JMT Engineering and to start his own engineering firm (BDI Engineering). He answered the Board members' questions. Mr. Vericker advised Mr. Brletic to send a proposed contract for consideration by the Board at their next meeting.

Mr. Brletic gave the Board an update on the Ranger Station. He stated that the repairs have been completed.

Mr. Brletic gave an update on the Paving Assessment. He stated that he and Mr. Vericker will follow-up with Pasco County for clarification and will update the Board at the February meeting.

The Board took a recess at 11:16 a.m. and returned at 11:26 a.m.

C. District Counsel

Mr. Vericker did not have a report to present at this time. He stated that he will support Mr. Brletic with the paving assessment and the BDI Engineering contract.

D. GHS Environmental Report

Ms. Cooper presented the GHS report for the Board's review. Ms. Edwards requested that an update on completed woodline clean-out areas be included in the upcoming reports.

E. Community Manager's Report

Mr. Craft presented his Community Manager's Report. He gave the Board an update on the gym refresh. He stated that FitRev is waiting on the Smith machine and that delivery and installation will be the last week in February. Mr. Craft said that the Grand Opening will be planned for the first weekend of March.

He presented a proposal under separate cover from Welch Tennis Courts.

On a Motion by Ms. Ruhlig, seconded Ms. Edwards, with all in favor, the Board of Supervisors approved Welch Tennis Court's proposal for striping both sides of the court at a cost of \$1,600.00 for the Preserve at Wilderness Lake Community Development District.

Mr. Craft presented a proposal from GHS Environmental for plant material.

On a Motion by Ms. Ruhlig, seconded Ms. Fisher, with all in favor, the Board of Supervisors approved GHS Environmental's proposal for plant material at a not-to-exceed cost of \$400.00 for the Preserve at Wilderness Lake Community Development District.

Mr. Craft presented and reviewed proposals from RedTree Landscape and Morris Tree Service for Tree Removal for two locations near natural areas.

On a Motion by Ms. Ruhlig, seconded Ms. Hepner, with four in favor and one opposed (Beth Edwards), the Board of Supervisors approved RedTree Landscape's proposals for tree removal cost of \$1,500.00 and \$2,500.00 for the Preserve at Wilderness Lake Community Development District.

The Board also took a motion to increase the debit card limit.

On a Motion by Ms. Ruhlig, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved increasing the debit card limit to \$7,500.00 for the Preserve at Wilderness Lake Community Development District.

The Board took a recess at 12:21 a.m. and returned at 12:24 a.m.

FIFTH ORDER OF BUSINESS

Discussion Regarding Brand Guidelines

A discussion ensued regarding the District's brand guidelines.

On a Motion by Ms. Ruhlig, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved the District's Brand Guidelines as presented for the Preserve at Wilderness Lake Community Development District.

SIXTH ORDER OF BUSINESS

Discussion Regarding Fence Encroachment

This item was discussed under the District Engineer's report. The Board directed Mr. Craft to obtain a lot survey from the HOA. The Board also directed Mr. Craft to bring any future encroachment issues to the next meeting for the Board to discuss.

SEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on December 7, 2022

Ms. Cooper presented the minutes of the Board of Supervisors' meeting held on December 7, 2022.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 7, 2022 as presented for the Preserve at Wilderness Lake Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for October 2022

Ms. Cooper presented the Operation and Maintenance Expenditures for October 2022 in the amount of \$112,244.17. A motion was not taken so the October 2022 Operation and Maintenance Expenditures will be presented again at the next Board meeting.

NINTH ORDER OF BUSINESS

District Manager Update

Ms. Cooper presented her District Manager's Report and reminded the Supervisors that their next regular meeting was scheduled for February 8, 2023 at 9:30 a.m. and a workshop was scheduled for January 25, 2023 at 10:00 a.m.

Ms. Cooper presented the September Financial Statements and the Overview of the Reserve Study.

NINETEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors adjourned at 4:09 p.m. for the Preserve at Wilderness Lake Community Development District.


Assistant Secretary


Chairman/Vice Chairman