
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 1, 2023, at 6:33 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	Board Supervisor, Chairman
Bryan Norrie	Board Supervisor, Vice Chairman
Beth Edwards	Board Supervisor, Assistant Secretary
Heather Hepner	Board Supervisor, Assistant Secretary
Agnieszka Fisher	Board Supervisor, Assistant Secretary

Also present were:

Jayna Cooper	District Manager, Rizzetta & Company, Inc.
Matthew Huber	Regional District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley, Robin & Vericker <i>(via conference call)</i>
Stephen Brletic	District Engineer, BDI Engineering <i>(via conference call)</i>
Sean Craft	Community Manager, Rizzetta & Company, Inc.
Kayla Connell	Manager, District Financial Services, Rizzetta & Company <i>(via conference call)</i>
Michael Rodriguez	Amenity Services Manager, Rizzetta & Company, Inc.
Andre Cherrington	Representative, MPS Security

Audience	Present
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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

Audience comments were entertained regarding security guard service and concerns regarding landscaping and potholes. It was suggested that a call box or a security bar be added at the Ranger Station.

Further comments were taken regarding guest passes, fishing, and divisions between the HOA and the District.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Ms. Ruhlig responded to audience comments regarding the roads and paving. She also responded to an audience comment regarding the bar at the Ranger Station.

Ms. Edwards responded to audience comments regarding guest passes and the bar at the Ranger Station.

FOURTH ORDER OF BUSINESS

Discussion Regarding Investment Options

Ms. Connell reviewed investment options for the District. She discussed current interest rate environment. Ms. Connell presented several CD options for 3, 7, 11, and 18 months. She also presented FLCLASS option. The Board directed Ms. Connell to return with information on the current CD's maturity dates and rates.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Security Services

Andre Cherrington from MPS Security presented proposals for security services. He entertained the Board members' questions. A lengthy discussion ensued. The Board directed Mr. Craft to work with Mr. Cherrington to revise the scope of services.

SIXTH ORDER OF BUSINESS

General Interest Items

A. Review of Performance Review Template

Mr. Rodriguez presented and reviewed the Performance Review Template. Ms. Fisher suggested quarterly reviews rather than annual. Ms. Edwards requested individual meetings are scheduled with each Board member to discuss all employee reviews.

B. Landscaping Reports

The Board reviewed the landscape inspection reports. There were no questions or discussion.

The Board reviewed 5 proposals from RedTree Landscape.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved RedTree Landscape's proposals for Bermuda Turf Aeration (\$640.00), Coco Plum Installation at Water's Edge Monument (\$144.00), Mami Croton Installation at Night Heron Island (\$288.00), Natal Plum Installation at Nature's Ridge (\$126.00), and Plant Replacement at Bridge (\$420.00) and authorized District manager to execute the 5 proposals for the Preserve at Wilderness Lake Community Development District.

Ms. Cooper presented the irrigation inspection report. Ms. Edwards directed Mr. Craft to find out the irrigation schedule for the Palmetto Pines monument.

C. District Engineer

Mr. Brletic presented a proposal from MEI for materials testing of ACPLM asphalt work. He stated that he is waiting for on two more proposals.

On a Motion by Ms. Ruhlig, seconded Mr. Norrie, with all in favor, the Board of Supervisors authorized Ms. Ruhlig to execute a Geotech Engineer proposal at a not-to-exceed amount of \$8,000.00 within the specs and the timeline of the project for the Preserve at Wilderness Lake Community Development District.

Mr. Brletic gave an update on the splash pad. He stated that he is waiting on two missing plates. Mr. Brletic informed the Board that Cooper Pools had tested the water quality and it passed. Mr. Craft will obtain the test results in writing.

Mr. Brletic gave an update on the Grasmere Tract/Access Issue. He stated that Site Masters will send over a revised proposal for a reduced scope to only handle the swales.

On a Motion by Ms. Ruhlig, seconded Ms. Fisher, with all in favor, the Board of Supervisors authorized Ms. Cooper to execute the revised proposal for the Grasmere Tract at a not-to-exceed cost of \$4,200.00 Fence Pro's proposal in the amount of \$2,595.00 for the Preserve at Wilderness Lake Community Development District.

Mr. Brletic gave an update on the Volleyball Court drainage. He stated that the is still working on gathering proposals and he will share these with the Board once he has received them.

Mr. Brletic gave the Board an update on the floating dock. He advised the Board to approve the contract as is and draft an addendum for the add-on kayak rack with a roof to keep the project moving forward.

A discussion was held regarding easements.

On a Motion by Ms. Edwards, seconded Ms. Fisher, with all in favor, the Board of Supervisors directed Mr. Brletic and Mr. Craft to review the maps that are onsite on easements throughout the entire community at a not-to-exceed cost of \$600.00 for District engineer's effort for the Preserve at Wilderness Lake Community Development District.

D. District Counsel

Mr. Vericker stated that he is working on the agreements for Tampa Dock and ACPLM.

The Board took a recess at 8:56 p.m. and returned at 9:07 p.m.

E. GHS Environmental Report

Ms. Cooper presented the GHS report for the Board's review. There was no discussion. The Board considered the Florida Reserve Study update. Ms. Cooper stated that without a site inspection the cost would be \$1,500.00. She stated that the completion time is estimated to be 4 weeks. The Reserve Study update will be classified as "Amenity Maintenance and Repairs".

On a Motion by Ms. Edwards, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved Florida Reserve Study and Appraisal's proposal for a Reserve Study Update without Site Inspection (\$1,500.00) for the Preserve at Wilderness Lake Community Development District.

F. Community Manager's Report

Mr. Craft presented and reviewed his Community Manager's Report. A discussion ensued regarding vacancies.

The proposals for Security Services were addressed at the front of the meeting agenda.

The consideration of proposals for handicap buttons at the Nature Center were tabled.

The consideration of proposals for Tennis Court Light Replacement were tabled.

The Board considered the proposal for signage at the Business Center.

On a Motion by Ms. Fisher, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved Romaner Graphic's proposal for signage at the Business Center (\$1,895.00) for the Preserve at Wilderness Lake Community Development District.

Mr. Craft presented the revised proposal for trash bins.

On a Motion by Ms. Edwards, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved School Outfitters' revised proposal for Trash Bins (\$3,286.05) for the Preserve at Wilderness Lake Community Development District.

SIXTH ORDER OF BUSINESS

Discussion Regarding Pool Heating

No discussion was needed as the pool heater was turned back on.

SEVENTH ORDER OF BUSINESS

Discussion Regarding BOS Email Addresses

This item was tabled.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Expectations for Proposed Budget

A discussion ensued regarding realistic numbers in the proposed budget draft.

NINTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' January 25, 2023 Workshop, February 8, 2023 BOS Meeting and the February 15, 2023 Continued Meeting

There were no changes made to the meeting minutes.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved minutes of the January 25, 2023 Workshop, February 8, 2023 BOS Meeting, and the February 15, 2023 Continued Meeting as presented for the Preserve at Wilderness Lake Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for December 2022

Ms. Cooper presented the Operation and Maintenance Expenditures for December 2022.

On a Motion by Ms. Ruhlig, seconded by Ms. Fisher, with all in favor, the Board of Supervisors approved the December 2022 Operation and Maintenance Expenditures (\$184,925.92) for the Preserve at Wilderness Lake Community Development District.

ELEVENTH ORDER OF BUSINESS

District Manager Update

Ms. Cooper presented her District Manager's Report. She stated that the next regular BOS meeting is scheduled for April 5, 2023 at 9:30 a.m. The Board requested holding a budget workshop on Tuesday, April 18, 2023 at 10:00 a.m.

Ms. Cooper presented the January Financial Statements and the overview of the Reserve Study. There were no comments.

TWELFTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRTEENTH ORDER OF BUSINESS

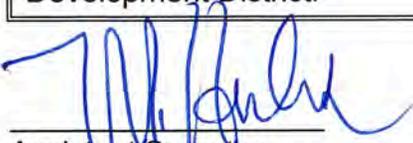
Supervisors Requests

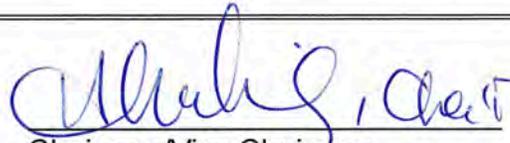
Ms. Hepner would like to brainstorm ways to boost staff morale.

FOURTEENTH 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. Ruhlig, seconded by Ms. Fisher, with all in favor, the Board of Supervisors adjourned the meeting at 10:49 p.m. for the Preserve at Wilderness Lake Community Development District.


Assistant Secretary


Chairman/Vice Chairman