

MINUTES OF MEETING
PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on Wednesday, January 3, 2024 at 9:33 a.m. at the Preserve at Wilderness Lake Lodge, 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.

FIRST ORDER OF BUSINESS – Call to Order/Roll Call

Ms. Dobson called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Holly Ruhlig	Board Supervisor, Chairwoman
Agnieszka Fisher (<i>via phone</i>)	Board Supervisor, Assistant Secretary
Beth Edwards	Board Supervisor, Assistant Secretary
Heather Hepner	Board Supervisor, Assistant Secretary

Also present were:

Tish Dobson	District Manager, Vesta District Services
Julie Cortina	Vesta Property Services
John Vericker (<i>via phone</i>)	District Counsel, Straley Robin Vericker
Pete Lucadano	RedTree Landscaping
John Burkett	RedTree Landscaping

The following is a summary of the discussions and actions taken at the January 3, 2024 Preserve at Wilderness Lake CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS – Audience Comments – (*limited to 3 minutes per individual for agenda items*)

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)

FIFTH ORDER OF BUSINESS – Supervisor Comments

In response to an inquiry about general engineering reports, Ms. Dobson stated that she had not received any but could reach out to the District Engineer, and noted that the survey had been ordered with the report forthcoming. Ms. Dobson added that she had not yet heard back from Pasco County regarding any signoff for the roadway.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

Prior to discussing the reports and proposals, Ms. Edwards noted that she had met with Ms. Dobson regarding both the landscaping contract renewal and the mulching contract, and stated that both of the contracts would be provided for the Board's review at the February meeting. Ms. Edwards commented that, based on her estimates, both items would run over budget, particularly expressing concern about the spending rate over the past couple of months due to irrigation issues needing repairs.

1. RedTree Report

2. Exhibit 2: RedTree Landscape Inspection Report – November & December

Mr. Lucadano presented the report, commenting that the turf coloration was good for the time of year, and provided an overview of turf and tree work that was ongoing and completed. Discussion ensued regarding clean hedge lines and maintaining plants at a regular height. Ms. Dobson recalled that in previous years a spreadsheet was maintained which would log the dates whenever a landscaping supervisor came in, which would be helpful both for RedTree's crew and the lodge.

3. Exhibit 3: RedTree Proposals (if any)

- a. ADA Playground Mulch Installation – Lodge Playground
- b. ADA Playground Mulch Installation – Caliente Park
- c. ADA Playground Mulch Installation – Foxgrove DR.
- d. ADA Playground Mulch Installation – Citrus Blossom Dr. & Whispering Wind Dr.

Consideration of the ADA playground mulch installation proposals was tabled.

Mr. Lucadano provided some information on how the cubic yardage of mulch was determined, noting that this generally required a site visit due to variable depths. Comments were made noting that the cost of the proposals exceeded the budgeted amount for the year, and Mr. Lucadano acknowledged that there was little wiggle room for the rate per cubic yard given current material costs.

B. Aquatic Services

1. Exhibit 4: GHS Environmental Report

In response to Supervisor questions, Ms. Dobson stated that she felt that the current frequency of site visits was appropriate, as this time of year was outside of the typical algae growth season. Discussion ensued regarding wetland projects in advance of the rainy season.

C. District Engineer

The District Engineer was not present.

D. District Counsel

Mr. Vericker stated that he had nothing to report.

E. Community Manager

1. Exhibit 5: Presentation of Community Manager Report

Ms. Dobson provided an overview of holiday events held throughout the month of December.

The Board and Ms. Dobson discussed the newsletter and establishing various parallel forms of communication to ensure ease of access to as many residents as possible, including limited print production of the newsletter, as well as installation of signage on the main boulevard to advertise major community events. Comments were made in favor of moving forward with utilizing Constant Contact to get messages out to the community via text.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved utilizing Constant Contact as a platform to communicate with residents via text messages, for the Preserve at Wilderness Lake Community Development District.

Following the motion, Ms. Cortina provided information on the capabilities of an app that had been developed at Vesta and was being implemented in various communities, including Triple Creek.

F. District Manager

1. Exhibit 6: Presentation of District Manager & Field Operations Report

Ms. Dobson and the Board discussed ongoing efforts to fill staff vacancies, noting that a candidate who she felt would fit the full-time position planned on coming in for a second interview. Discussion ensued regarding hourly rates and schedule flexibility.

Ms. Dobson additionally provided information regarding the transition of her portfolio to exclusively work for the Preserve at Wilderness Lake CDD, explaining that Mr. Smith would be discussing specifics with the Chair and that the addendum would be written and brought forward once the transition was completed.

Ms. Hepner observed that about a dozen hogs had been removed from the property over the past 12 months, and suggested that the program be scaled back to free up some of the associated funds. Ms. Dobson commented that similarly removing pressure at other communities had resulted in hog population resurgence, though offered to research less expensive options.

Ms. Dobson provided an update on an incident involving vandalism in the bathroom and areas in Deerfield, stating that she had coordinated with parents and the HOA. Ms. Dobson stated that individuals involved were remorseful, and that no subsequent signs of repeat incidents had been observed.

Ms. Dobson stated that the swim lesson marketing materials would be forthcoming, and that these would be posted in the February newsletter. Further discussion ensued regarding additional classes including CPR, AED, and first aid instruction.

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 6, 2023

B. Exhibit 8: Consideration for Acceptance – The November 2023 Unaudited Financial Report

Ms. Edwards asked about a one-pager that had been on previous financial reports, and Ms. Dobson stated that she could work with the individual in the accounting department responsible for preparing the reports to get these made moving forward.

C. Exhibit 9: Consideration for Acceptance – The November 2023 Operations & Maintenance Expenditures

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved all items of the Consent Agenda, as presented, for the Preserve at Wilderness Lake Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

There were no Business Items discussed.

Preserve at Wilderness Lake CDD

January 3 2024

Regular Meeting

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122 **NINTH ORDER OF BUSINESS - Supervisors Requests**

123 Ms. Hepner requested that communications between Mr. Smith and specific Board members about
124 major items of discussion be relayed to the Board.

125 M. Fisher inquired about the baby station in the restrooms, suggesting that it be shifted
126 downwards. Ms. Dobson noted that the current staff could lower the station down to where the edge
127 or the tile began, but drilling into the actual tile could run the risk of damage. Ms. Dobson stated
128 that he could look into the ADA standards for baby stations in case there was any need; or changed
129 guidance.

130 **TENTH ORDER OF BUSINESS -Audience Comments - New Business**

131 There being none the next item followed.

132 **ELEVENTH ORDER OF BUSINESS- Next Meeting Quorum Check: February 7, 6:30 PM**

133 All Board members present stated that they would be able to attend the next meeting in person.
134 which would constitute a quorum.

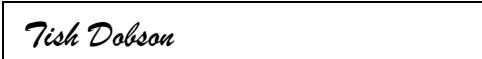
135 **TWELFTH ORDER OF BUSINESS- Adjournment**

136 Ms. Dobson asked for final questions, comments or collections before requesting a motion to
137 adjourn the meeting. There being none Ms. Ruhlig made a motion to adjourn the meeting.

138 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board
139 adjourned the meeting at 12:05 p.m. for the Preserve at Wilderness Lake Community Development District.

140 **Each person who decides to appeal any decision made by the Board with respect to any matter considered
141 at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,
142 including the testimony and evidence upon which such appeal is to be based.*

143 **Meeting minutes were approved at a meeting by vote of the Board of Supervisor at a publicly noticed**
144 **meeting held on February 7, 2024.**

145 

Signature

Tish Dobson

Holly Ruhlig, Chair

dotloop verified
02/15/24 11:41 AM EST
EXB4-CVWK-HRRM-QOZE

Signature

Holly Ruhlig, Chair

Printed Name

Printed Name

146 Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman