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**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, April 5, 2023, 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  
Bryan Norrie  
Beth Edwards  
Heather Hepner  
Agnieszka Fisher

**Board Supervisor, Chairman**  
**Board Supervisor, Vice Chairman**  
**Board Supervisor, Assistant Secretary**  
**Board Supervisor, Assistant Secretary**  
**Board Supervisor, Assistant Secretary**

Also present were:

Matthew Huber  
John Vericker  
Stephen Brletic  
John Burkett  
Roy Deary  
Scott Smith  
Tish Dobson

**Regional District Manager, Rizzetta & Company**  
**District Counsel, Straley, Robin & Vericker**  
**District Engineer, BDI Engineering**  
**Representative, RedTree Landscape**  
**Representative, Vesta Property Services**  
**Representative, Vesta Property Services**  
**Representative, Vesta Property Services**

Audience

**Present**

**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**

There were no audience comments put forth at this time.

**THIRD ORDER OF BUSINESS**

**Board Supervisor Requests and Walk on Items**

There were none put forth at this time.

**FOURTH ORDER OF BUSINESS**

**General Interest Items**

**A. Landscaping Reports**

The Board reviewed the landscape inspection reports. Mr. Burkett gave the Board an update on the fertilizer application, pest control, and the trimming of the Palm trees. He also spoke about the irrigation at the main entrance and three dead Palm trees on the property. The Board requested that the dead Palm trees be removed as soon as possible. Proposals for this work are forthcoming. Mr. Burkett stated that drought was a big factor. Ms. Edwards commented on the landscape maintenance and RedTree' Landscape's performance.

The Board reviewed the proposals from RedTree Landscape. The Board approved all of RedTree Landscape's proposals except for the proposal for the Oak trees around the tennis courts.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved RedTree Landscape's proposals for Sod Installation on Grasmere (\$1,200.00), Bermuda Turf Aeration Proposal (\$640.00), Plant Replacement at Bridge (\$420.00), COC Palm Installation at Water's Edge Monument (\$144.00), Natal Plum Installation at Nature's Ridge (\$126.00), Miami Croton Installation at Night Heron Island (\$288.00), Plant Replacement at Eagle's Crest Monument (\$756.00), and the replacement of Hybrid Irrigation Controller (\$412.00) for the Preserve at Wilderness Lake Community Development District.

Mr. Huber presented the irrigation inspection report. The Board discussed the Caliente tank repairs and stated that they had not seen any information on this. Ms. Hepner stated that the hedge line on Draycott will be included for ongoing maintenance going forward.

**B. District Engineer**

Mr. Brletic presented his report and gave an update on the Splash Pad which has been completed. He also gave updates on the Grasmere project and Site Masters.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved Site Masters' proposal for the Grasmere Drive Swales at a cost of \$3,400.00 for the Preserve at Wilderness Lake Community Development District.

Mr. Brletic gave an update on the floating dock and the paver project. A brief discussion ensued regarding the paver project.

Mr. Brletic also gave an update on the Volleyball Court drainage issue. He stated that he had received a proposal from Site Masters but had not been able to obtain any other proposals for the work.

On a Motion by Ms. Ruhlig, seconded Ms. Edwards, with all in favor, the Board of Supervisors approved Site Masters' proposal for the Volleyball Court drainage repair at a not to exceed cost to \$4,500.00 for the Preserve at Wilderness Lake Community Development District.

Mr. Brletic reviewed his draft report with the Board. A discussion was held regarding the draft Public Facilities Report. Mr. Brletic entertained the Board members' questions and comments regarding the report.

The proposal for the Grasmere Swales was discussed under the landscape report.

**C. District Counsel**

Mr. Vericker stated that he is working on the transition of the District Management and Amenity Management Services.

**D. GHS Environmental Report**

Mr. Huber presented the GHS report for the Board's review. Ms. Edwards asked that the regular maintenance of 12 areas be included in the budget.

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.

A lengthy discussion was held regarding District Management and Amenity Management. Representatives from Vesta Property Services gave a presentation. They and Mr. Vericker entertained the Board members' questions. The Board decided to move forward with Vesta Property Services for their District Management Services and Amenity Management Services.

On a Motion by Ms. Fisher, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved moving forward with Vesta Property Services for their District Management Services on June 2, 2023 for the Preserve at Wilderness Lake Community Development District.

On a Motion by Ms. Ruhlig, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved moving forward with Vesta Property Services for their Amenity Management Services on May 1, 2023 for the Preserve at Wilderness Lake Community Development District.

The Board requested an updated staffing schedule. Ms. Hepner discussed modifying the lodge hours. She asked who at amenities would be handling the Easter function.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors authorized a sign-on bonus of \$2,500.00 for Judy, Terri, and Trevor for the Preserve at Wilderness Lake Community Development District.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors appointed Heather Hepner as a liaison to work with onsite staff on the modification of hours for the Preserve at Wilderness Lake Community Development District.

*The Board took a recess at 11:35 a.m. and returned at 11:47a.m.*

**E. Community Manager's Report**

Mr. Craft presented and reviewed his Community Manager's Report.

A discussion ensued regarding revising the termination date of Rizzetta & Company's District Management Services.

On a Motion by Ms. Fisher, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors revised their previous motion to start Vesta on May 1, 2023 for the District's Management Services but will pay Rizzetta & Company, Inc. through the 60-day notice period for the Preserve at Wilderness Lake Community Development District.

On a Motion by Ms. Edwards, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved the transition of digital assets (website/constant contact, etc.) to Vesta Management for the Preserve at Wilderness Lake Community Development District.

The consideration of revised scope for security services was tabled.

The consideration of proposals for handicap buttons at the Nature Center was tabled. Mr. Brletic will review the proposals.

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

**FIFTH ORDER OF BUSINESS**

**Ratification of Proposal for Wrist Bands**

The Board was okay with the prior purchase of the Wrist Bands at a cost of \$1,975.00.

On a Motion by Ms. Edwards, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors directed District staff to update the Rules and Regulations posted on the website with one guest aged 12 - 17 for the Preserve at Wilderness Lake Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on March 1, 2023**

There was a change made to the meeting's start time to 6:33 p.m.

On a Motion by Ms. Ruhlig, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on March 1, 2023 as amended for the Preserve at Wilderness Lake Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance**

**PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT**  
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**Expenditures for January 20223**

Mr. Huber presented the Operation and Maintenance Expenditures for January 2023.

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved the January 2023 Operation and Maintenance Expenditures (\$114,519.70) for the Preserve at Wilderness Lake Community Development District.

**EIGHTH ORDER OF BUSINESS**

**District Manager Update**

Mr. Huber presented the District Manager's Report. He stated that the next regular BOS meeting is scheduled for May 3, 2023 at 6:30 p.m. He also reminded the Board that they have a budget workshop scheduled for April 18<sup>th</sup> at 10:00 a.m.

Mr. Huber presented the January Financial Statements and the overview of the Reserve Study. There were no comments.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There were no Supervisor requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Huber 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. Hepner, with all in favor, the Board of Supervisors adjourned the meeting at 1:50 p.m. for the Preserve at Wilderness Lake Community Development District.



Assistant Secretary

*Holly Ruhlig, Chair*

Chairman/Vice Chairman

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