

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, February 7, 2024 at 6:30 p.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	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
Scott Smith	Vesta Property Services
John Vericker <i>(via phone)</i>	District Counsel, Straley Robin Vericker
Stephen Brletic <i>(via phone)</i>	District Engineer, JMT
Pete Lucadano	RedTree Landscaping
John Burkett	RedTree Landscaping

The following is a summary of the discussions and actions taken at the February 7, 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

Ms. Edwards inquired about the calendar for the month of February, and suggested having multiple months posted going forward.

Ms. Hepner presented a draft of guidelines for sponsorship of events and local business involvement, which she stated would help to offset costs for events that may not have originally been budgeted for. The Board discussed the policies and applicability to a variety of different events, including educational training seminars and financial services, and Ms. Hepner commented on language to indicate that parties holding events in the community were not necessarily endorsed by the CDD as a business. Additional discussion ensued regarding events centered around individuals.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

1. RedTree Report

Mr. Lucadano commented positively on turf conditions, and special fertilizer treatment.

2. Exhibit 2: RedTree Landscape Inspection Report

There were no comments from the Board regarding the inspection report.

3. RedTree Proposals (if any)

4. Exhibit 3: Consideration of ADA Mulch Proposal Options

a. Pine Lake Companies

b. RedTree – *previously presented*

c. Southscapes Landscapes

The Board discussed a spreadsheet which Ms. Dobson had prepared to compare the proposal options, including cubic yardage, price points, and whether the mulch would be blown in or bagged. Ms. Dobson noted that she preferred for bagged mulch, as this tended to create a neater appearance and not cause dust clouds. Comments were made about relative costs per cubic yard.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the Southscapes Landscapes ADA Mulch Proposal, in the amount of \$8,450.00, for the Preserve at Wilderness Lake Community Development District.

Following the motion, the Board asked whether it would be possible for RedTree to price match, and questioned their cost for cubic yard being higher when they were already a vendor under contract with the CDD.

5. Exhibit 4: Consideration of Pine Bark Mulch Proposal Options

a. Pine Lake Companies

b. RedTree – *previously presented*

c. Southscapes Landscape

Ms. Dobson noted that she had toured the community with each of these vendors, and that specific areas would be flagged for mulch. Comments were heard from the Board regarding the differences in cubic yards of mulch being provided in each vendor's proposal. Ms. Dobson suggested that the 1,000 cubic yards in RedTree's proposal may be informed by their previous mulch installation work for the community.

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved for RedTree to work with the CDD on mulch, sod, and a rock program throughout the community on a by-zone basis, beginning with the front entrance and the Lodge area, to be completed within the 2024 Fiscal Year, for the Preserve at Wilderness Lake Community Development District.

6. Consideration of RedTree Contract Renewal – *To Be Distributed*

The Board discussed changes to the contract language that were highlighted, with Ms. Dobson noting some pushback relating to new language on mowing and the mulching program, as well as requests for concessions and to designate a specific Board liaison.

Mr. Vericker advised that the language added for the mulching program could constitute a material change and may fall outside of the defined scope for a straightforward automatic renewal of the contract. Ms. Edwards additionally provided some historical background on the number of replacement annuals each year, noting that while this had changed multiple times, the CDD was now at around 3,000, and suggesting that the rotation language was the main item that she felt needed to be cleaned up in the contract.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Fisher, WITH ALL IN FAVOR, the Board approved the RedTree Contract Renewal, including a proposed 5% increase and a revision to the number of annuals per rotation to 3,000, for the Preserve at Wilderness Lake Community Development District.

B. Aquatic Services

1. Exhibit 5: GHS Environmental Report

There were no comments from the Board on the report.

C. Exhibit 6: District Engineer

Mr. Brletic stated that he had no action items but provided status updates on the pavers and the dock inspection report. Mr. Brletic additionally noted information that would be gathered from a survey of an area with a swale once it began, including property lines and existing drainage easements. Ms. Dobson requested to be notified when the site visit occurred so that she could also be present.

D. District Counsel

Mr. Vericker noted a new requirement for 4 hours of ethics training that had passed in the Florida Legislature which applied to CDD Supervisors, additionally suggesting that this could be covered over multiple sessions in a workshop format. Mr. Smith noted that Vesta was working on putting something together and would discuss this separately with District Counsel. The Board and District Staff additionally discussed the highlighted changes to language and terms of the CDD's current landscape agreement for its renewal.

(The Board recessed the meeting at 8:37 p.m., and reconvened the meeting at 8:45 p.m.)

E. Community Manager

1. Exhibit 7: Presentation of Community Manager Report

Ms. Dobson provided an overview of events that had been held, giving background on the new hire for the Event Coordinator position, and particularly highlighting the positive reception of the Johnny Bird event. The Board and Ms. Dobson discussed event attendance between residents and non-residents, with comments being made in favor of higher entry prices for non-residents.

F. District Manager

1. Exhibit 8: Presentation of District Manager & Field Operations Report

Ms. Dobson noted that the AC unit inspection with Pasco County had been successful, and observed some strong interest for newsletter advertising that was promising for the sustainability of future publication. In response to a Supervisor question, Ms. Dobson and Mr. Smith confirmed that the transition was complete, and the Preserve at Wilderness Lake community was now Ms. Dobson's sole focus. Discussion ensued regarding support staff to work alongside the new Event Coordinator, particularly for the part-time Lodge Rep position. Ms. Dobson additionally noted that a pet resident, Indy, who had been donated to the CDD Nature Center by the Lowry Park Zoo at its establishment had recently passed.

Ms. Dobson stated that there had been some discussion related to having a hedgehog at the Nature Center and made recommendations to continue to have animals at the Lodge.

2. Discussion of Event Sponsorships

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 9: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 3, 2024

B. Exhibit 10: Consideration for Acceptance – The December 2023 Unaudited Financial Report

C. Exhibit 11: Consideration for Acceptance – The December 2023 Operations & Maintenance Expenditures

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, 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

A. Exhibit 12: Discussion & Consideration of Continuation of Audit Contract – Berger, Toombs

Ms. Dobson stated that the Board could opt to continue with the current audit contract, or go out for RFP. Ms. Dobson stated that she had no concerns with the current auditing firm and that they were easy to work with.

On a MOTION by Ms. Hepner, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved continuing with the current firm for auditing services for the Preserve at Wilderness Lake Community Development District.

NINTH ORDER OF BUSINESS – Supervisors Requests

A request was heard to schedule the first workshop for the FY 2025 budget.

On a MOTION by Ms. Hepner, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved scheduling a Budget Workshop for 9:30 a.m. on Tuesday, March 19, 2024, for the Preserve at Wilderness Lake Community Development District.

TENTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: March 6, 9:30 AM

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


TWELFTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Fisher, WITH ALL IN FAVOR, the Board adjourned the meeting at 10:17 a.m. for the Preserve at Wilderness Lake Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on March 6, 2024.

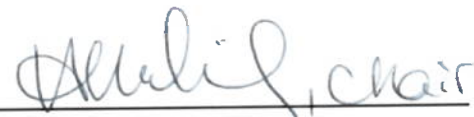


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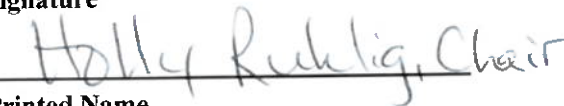


Printed Name

166 Title: ☐ Secretary ☒ Assistant Secretary



Signature



Printed Name

Title: ☒ Chairman ☐ Vice Chairman