

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, April 3, 2024 at 9:32 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	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
Heather Alexandre	Vesta Property Services
John Vericker <i>(via phone)</i>	District Counsel, Straley Robin Vericker
Stephen Brletic <i>(via phone)</i>	District Engineer, BDI
John Burkett	RedTree Landscaping
Katherine Eynaud	Lifestyle Coordinator

The following is a summary of the discussions and actions taken at the April 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)*

An audience member inquired about the remaining balance of the bond. Ms. Dobson provided an overview of the 30-year bond and how it affected CDD fees, noting that fees would diminish once this had been paid off. The audience member also commented on the vegetation by the Waverly Shores pond. Ms. Dobson noted that this was a littoral shelf which was intended to have a certain amount of vegetation in it, and provided an overview of the water flow into the wetlands, additionally clarifying that invasive species were removed by landscapers.

An audience member inquired about official approval for a painting project on personal property, and Ms. Dobson stated that this fell under the umbrella of the HOA and that she could provide the correct contact information.

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

FIFTH ORDER OF BUSINESS – Supervisor Comments

There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

1. RedTree Report

2. Exhibit 2: RedTree Landscape Inspection Report

Mr. Burkett stated that weekly irrigation checks were continuing to be performed, with regular check-ins with the District Manager. Mr. Burkett additionally gave an overview of mowing schedules, and noted that chemicals would be brought in to attempt to treat an area which had been affected by excessive Roundup weed spraying.

3. RedTree Proposals (if any)

Ms. Dobson noted that not all of the crape myrtles had been pencil tipped, and inquired as to why some had been missed during the rotation. Ms. Edwards and Ms. Dobson highlighted the crape myrtles located around the tennis courts, with comments made indicating that these should ideally be addressed around February to avoid the current new leaf growth.

The Board discussed the center pruning proposals for oak trees at the Lodge and the community entrance, with Ms. Dobson recalling that Mr. Lucadano had recommended spring trimming and that she felt that these proposals were coming in a bit late in the year. Ms. Edwards indicated that the dollar amount on the Lodge oak trees proposal was listed at \$350.00 per tree, when it should have been listed at \$275.00. Mr. Burkett stated that RedTree would revise the proposal accordingly.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the RedTree proposal to center prune and elevate seven (7) oak trees at the Lodge, in the revised amount of \$275.00 per tree, for the Preserve at Wilderness Lake Community Development District.

Following the motion, Ms. Dobson noted that the proposal for the oak trees at the front entrance was also erroneously listed at \$350.00 per tree, and that this would similarly need to be revised.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the RedTree proposal to center prune and elevate nine (9) oak trees at the front entrance of the community, in the revised amount of \$275.00 per tree, for the Preserve at Wilderness Lake Community Development District.

Following the motion, Ms. Dobson stated that an email would be sent to Mr. Burkett to back up the approved revised pricing in writing. Ms. Dobson additionally commented positively on the general condition of the property compared to this time of year in 2023, adding that several compliments had been received from residents regarding the spring rotation.

Ms. Dobson introduced Ms. Eynaud to the Board as the new Lifestyle Coordinator. Positive comments were heard regarding her work thus far, particularly with her community engagement at a children's event during spring break.

B. Aquatic Services

1. Exhibit 3: GHS Environmental Report

Ms. Hepner inquired about the inspection process, and Ms. Dobson explained the tracking system that was used, noting that any concerns were passed along to GHS. Ms. Dobson added that Mr. Burnite was typically on-site within 24 to 48 hours in response to noted issues. Discussion ensued regarding vegetation on the littoral shelves.

84 C. Exhibit 4: District Engineer

85 Mr. Brletic stated that the geotechnical test approved by the Board at the last meeting had been
86 completed, and that they were beginning to reach out to contractors for the priority items of concern
87 based on the list provided. Mr. Brletic stated that an estimate had been provided for the items in the
88 amount of \$14,000, but that he felt this figure might be a high estimate and that the actual numbers
89 from contractors may be less expensive.

90 Ms. Edwards asked for the reserve schedule to be looked at with regards to how these items would
91 relate, and whether it would be appropriate to use reserve funds.

92 D. District Counsel

93 Mr. Vericker asked whether the Board had come to a consensus regarding the ethics workshop date,
94 and Ms. Dobson stated that they had not. Ms. Edwards commented on changes to the slate of the
95 Board of Supervisors with a recent resignation and the upcoming elections, and the Board suggested
96 tentatively scheduling this workshop meeting towards the end of the calendar year.

97 E. Community Manager

98 1. Exhibit 5: Presentation of Community Manager Report

99 Ms. Dobson noted that the lightning strike claim had gone to a third-party auditor due to
100 the cost involved, and that she was regularly emailing requesting for updates but did not
101 currently have a new ETA. Ms. Dobson stated that she would relay any new information
102 to the Board via email.

103 Ms. Dobson and the Board discussed an incident where a vehicle had gone through a
104 median on Wilderness Lake Boulevard. Ms. Dobson noted that the affected magnolia tree
105 would be removed as it did not appear that it would survive, and that new sod would need
106 to go in. Suggestions were heard from the Board to see if insurance agreed that a 45-gallon
107 tree replacement would be an appropriate size. Ms. Dobson also noted that no license plate
108 had been captured, and that she planned on reaching out to the insurance carrier to see if
109 they had been successful in pulling the incident report from FHP.

110 Board comments were heard regarding the rope lighting removal and replacement on the
111 docks, on work being done regarding the camera system in getting proposals, and a possible
112 voice activation system associated with camera security. Ms. Dobson asked the Board for
113 feedback on the towing signage design, and requests were made to see additional pricing
114 options between standard metal signs and wooden signs that matched the aesthetic of
115 existing community signage.

116 Positive remarks were heard from the Board on the healthy food options provided at recent
117 events, and the Board recommended continuing to provide these options particularly for
118 youth events.

119 F. District Manager

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

121 There were no questions or comments on the report.
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SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 6, 2024

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Fisher, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held March 6, 2024, for the Preserve at Wilderness Lake Community Development District.

B. Exhibit 8: Consideration for Acceptance – The February 2024 Unaudited Financial Report

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board accepted the February 2024 Unaudited Financial Report, for the Preserve at Wilderness Lake Community Development District.

C. Exhibit 9: Consideration for Acceptance – The February 2024 Operations & Maintenance Expenditures

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board accepted the February 2024 Operations & Maintenance Expenditures, for the Preserve at Wilderness Lake Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

A. Acceptance of Resignation – Seat #3

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board accepted the resignation of Supervisor Bryan Norrie from Seat #3 of the Board of Supervisors for the Preserve at Wilderness Lake Community Development District.

Following the motion, Ms. Ruhlig nominated Ms. Hepner as Vice Chair of the Board.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, with Ms. Ruhlig, Ms. Edwards, and Ms. Fisher voting “AYE”, and Ms. Hepner abstaining, the Board approved appointing Supervisor Heather Hepner as Vice Chair of the Board of Supervisors, for the Preserve at Wilderness Lake Community Development District.

(Ms. Hepner left the meeting at 11:04 a.m., rejoining via phone.)

NINTH ORDER OF BUSINESS – Supervisors Requests

Ms. Edwards asked for an update on the text message notification system. Ms. Dobson stated that a module for text notifications through Constant Contact had been secured, and that this would be publicized in the near future via marketing campaign, as an additional means to keep residents informed and up-to-date. Ms. Edwards asked for clarification on age parameters for individuals receiving email and text communications, and Ms. Dobson stated that teenagers were not currently included, but that she was open to Board input, though added that further input from District Counsel would be needed.

TENTH ORDER OF BUSINESS – Audience Comments – New Business

An audience member asked whether the lifestyle coordinator worked with events for all ages or specialized in a specific demographic, and Ms. Dobson confirmed that she worked with the whole community. The audience member asked about Ms. Eynaud’s start date, which Ms. Dobson gave as March 21. Compliments were heard regarding how budget discussions were handled.

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: May 1, 6:30 PM

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 11:15 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 May 1, 2024.

Signature

Printed Name

Title: ☐ Secretary ☒ Assistant Secretary

Signature

Printed Name

Title: ☒ Chairman ☐ Vice Chairman