

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, May 1, 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 <i>(via phone)</i>	Board Supervisor, Assistant Secretary

Also present were:

Tish Dobson	District Manager, Vesta District Services
John Vericker <i>(via phone)</i>	District Counsel, Straley Robin Vericker
Stephen Brletic <i>(via phone)</i>	District Engineer, BDI
Matt Olsen	RedTree Landscaping
John Burkett	RedTree Landscaping
Pete Lucadano	RedTree Landscaping

The following is a summary of the discussions and actions taken at the May 1, 2024 Preserve at Wilderness Lake CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

Ms. Ruhlig led all present in the Pledge of Allegiance.

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

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 provided an overview of the reports, noting ongoing extra chemical treatments to address brown grasses, and upcoming aeration to proceed within the week. Mr. Burkett outlined details of the installation and maintenance schedule. Mr. Olsen additionally responded to Supervisor questions about his role with irrigation oversight.

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3. RedTree Proposals (if any)

No proposals were presented at this meeting. Requests were made for any additional aeration services beyond the scope of the RedTree contract to be brought before the Board via proposal.

B. Aquatic Services

1. Exhibit 3: GHS Environmental Report

Ms. Dobson stated that the turbidity of the water within the ponds had improved, and that conditions were clearing up. Ms. Dobson stated that SWFWMD had advised for the CDD to continue to monitor the ponds and wetlands, and that she was taking photographs for reference over time.

C. Exhibit 4: District Engineer

The Board and Ms. Dobson discussed the Florida Department of Transportation project, and impacts to the roads from a recent water main break. Ms. Dobson explained the process of testing for structural integrity and putting in curbing. Mr. Brletic additionally provided information on what had been done as far as the stormwater infrastructure, and explained that the County was requiring a performance bond which he would work with Ms. Dobson to go through the process.

The Board and Mr. Brletic discussed the Cormorant Cove dock, with comments being made noting that the handrail needed full replacement.

D. District Counsel

Ms. Dobson noted that Mr. Vericker had suggested that it would be fine to include minors as recipients for certain one-way mass text messages with an opt-out, and she commented that a database could be set up specific to their communications.

E. Community Manager

1. Exhibit 5: Presentation of Community Manager Report

Ms. Dobson provided an update on an incident involving the jacuzzi, explaining that the responding officer had suggested that it was nothing serious and had commented on the poor image quality from the existing cameras making them unable to discern the license plate on a vehicle involved. Ms. Dobson presented proposals for different cameras in specific locations throughout the community.

Ms. Dobson explained that the jacuzzi camera proposal was notably more expensive than the other proposals due to there not being any pole or tall structure to attach the camera to. Discussion ensued regarding line items which the proposals would be taken from.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the Lodge Jacuzzi Camera Proposal, in the amount of \$4,889.00, for the Preserve at Wilderness Lake Community Development District.

Following the motion, Ms. Dobson stated that the funds for this proposal would be allocated half-and-half from the Deputy and Equipment line items.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the Lodge Dock Camera Proposal, in the amount of \$2,699.00, for the Preserve at Wilderness Lake Community Development District.

81 Following the motion, Ms. Dobson stated that the funds for this proposal would be
82 allocated half-and-half from the Deputy and Equipment line items.

83 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved
84 the Cormorant Cove Dock Camera Proposal, in the amount of \$2,999.00, for the Preserve at Wilderness
85 Lake Community Development District.

86 Following the motion, Ms. Dobson stated that the funds for this proposal would be
87 allocated from the CDD reserves, and that she would contact DCSI the morning after this
88 meeting.

89 Ms. Dobson additionally summarized the current status of the lightning strike claim and
90 the CDD's insurance. The Board discussed continuing this regular meeting following a
91 separate meeting between Ms. Dobson and the insurance company regarding the invoices
92 and the status of the reimbursement, as this would affect considerations on the next fiscal
93 year's budget.

94 Ms. Fisher suggested that the 10% charge to vendors operating on CDD property for events
95 could be waived if the number of residents in attendance was below a certain threshold.
96 Ms. Fisher suggested that the current position to continue to allocate this charge for all
97 vendor-sponsored events may deter vendors if attendance was low on a given month. Ms.
98 Dobson commented that this may raise questions from an auditor and that the current
99 structure was simpler, as it also would not necessitate a redo of the independent contractor
100 agreement in place. Discussion ensued regarding RSVPs for specific events, including an
101 upcoming Memorial Day cookout.

102 Ms. Dobson noted that some requests had come in from residents to improve the
103 landscaping on the berms on Draycott and Deerfield. Ms. Dobson explained that the current
104 landscape enhancement project did not include berm enhancement within its scope, but
105 that the Board may want to consider adding them to the next year's enhancement project.
106 Comments were heard regarding current hedgelines.

107 F. District Manager

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

109 Ms. Dobson discussed staffing levels, scheduling hours, and the interview candidates for
110 the open Lodge Representative with the Board. Ms. Dobson noted that the salary line item
111 was below the anticipated spending for the year as the Event Coordinator position had
112 taken some time to fill, and so the line item should be able to sustain the hours of the Lodge
113 employees and availability.

114 *(The Board recessed the regular meeting at 8:49 p.m. and reconvened at 8:57 p.m.)*

115 SEVENTH ORDER OF BUSINESS – Consent Agenda

116 A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held 117 March 19, 2024

118 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved
119 the Minutes of the Board of Supervisors Workshop Held March 19, 2024, for the Preserve at Wilderness
120 Lake Community Development District.

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- 122 B. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held
123 April 3, 2024

124 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved
125 the Minutes of the Board of Supervisors Regular Meeting Held April 3, 2024, for the Preserve at Wilderness
126 Lake Community Development District.

- 127 C. Exhibit 9: Consideration for Acceptance – The March 2024 Unaudited Financial Report

128 Ms. Edwards requested for column headings to be present on each page of future reports. Additional
129 discussion ensued regarding agenda package PDFs hosted on the CDD website.

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

- 133 D. Exhibit 10: Consideration for Acceptance – The March 2024 Operations & Maintenance
134 Expenditures

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

138 **EIGHTH ORDER OF BUSINESS – Business Items**

- 139 A. Review of Seat 3 Candidate Resumes

140 Ms. Dobson stated that no resumes had been received, and asked the Board whether her team could
141 proceed with sending out another e-blast to the community. Following discussion, the Board
142 requested for an e-blast to be sent announcing that Seat 3 was open, with the term end being
143 specified as this November's election.

- 144 B. Exhibit 11: Consideration of Florida Reserve Study & Appraisal Proposal

145 Comments were heard in favor of pushing the reserve study and associated billing to the next fiscal
146 year. Ms. Dobson stated that she may need to reach out to the vendor to confirm that they would
147 honor the proposed cost with that timeframe.

148 On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved
149 the Florida Reserve Study & Appraisal Proposal, to be completed with an invoice submitted after October
150 1, 2024, for the Preserve at Wilderness Lake Community Development District.

- 151 C. Exhibit 12: Consideration & Adoption of **Resolution 2024-05**, Approving Proposed FY25 Budget
152 & Setting PH

153 Ms. Dobson recommended tabling this item until the continued meeting. The Board discussed when
154 the meeting should be continued to.

155 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved
156 holding a continuation of the May 1, 2024, regular meeting, to be scheduled for May 23, 2024 at 9:30 a.m.,
157 for the Preserve at Wilderness Lake Community Development District.

D. Discussion of Text Message Notifications

The Board and Ms. Dobson discussed the number of contacts in the CDD's database, as well as the subset of active emails. The Board directed staff to move forward with the Constant Contact text message notification program.

E. Exhibit 13: Presentation of Pasco County Number of Qualified Electors – F.S. 190.006 – 1,922

This item was not discussed.

F. Reminder of Form 1's Due Date: July 1st

This item was not discussed.

G. Reminder of Qualifying Period & Seats Up for Election – Mon., June 10th-Fri., June 14th

This item was not discussed.

➤ Seat #3

➤ Seat #4

➤ Seat #5

NINTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: June 5, 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 9:39 p.m., with the continued meeting to be scheduled for May 23, 2024 at 9:30 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 June 5, 2024.

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Tish Dobson

Signature
Tish Dobson

Printed Name

Holly Ruhlig, Chair	dotloop verified 06/07/24 10:20 AM EDT LR7O-7NGY-RFTE-PYIH
Signature	
Holly Ruhlig, Chair	
<hr/> Printed Name	

200 **Title:** ☐ **Secretary** ☒ **Assistant Secretary**

Title: X **Chairman** ☐ **Vice Chairman**