

**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, June 5, 2024 at 9:31 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
Heather Hepner <i>(via phone)</i>	Board Supervisor, Vice Chairwoman
Agnieszka Fisher	Board Supervisor, Assistant Secretary
Beth Edwards	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
John Burkett	RedTree Landscaping
John Staples	Resident

*The following is a summary of the discussions and actions taken at the June 5, 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**

Ms. Ruhlig asked for an update on the front entrance waterline break.

Ms. Hepner asked for an update on the Lifestyle Coordinator position and how events had been going.

**SIXTH ORDER OF BUSINESS – Staff Reports**

A. Landscaping & Irrigation

1. Exhibit 2: RedTree Report – March & April Done, May

Mr. Burkett stated that the May report would be completed by the end of the week.

2. RedTree Landscape Inspection Report

Mr. Burkett noted that he had been alerted to an issue with a clock on Water's Edge which may be resulting in a zone issue, and that a crew member would be out to check on the system shortly. Mr. Burkett additionally noted weed issues throughout the community and

a product Ms. Dobson noted a significant number of calls from residents over the past couple of months regarding inconsistent mowing in area along the ponds and some common area fields.

3. RedTree Proposals (if any)

a. Center-Pruning & Structural Elevation

- i. Across Blvd. from Lakewood Retreat
- ii. Blvd. Across from Pine Knot
- iii. Woodline at Blvd. Exit at Ranger Station
- iv. W. of Water's Edge
- v. Lodge Exit
- vi. 7838 Citrus Blossom Common Area
- vii. Oakhurst Park
- viii. Maple Tree – Oakhurst Park
- ix. Oak Tree – W. of Tennis Court

Ms. Edwards noted that each individual proposal was within the District Manager's authority to personally approve. The Board suggested that she look into which of these areas proposed for tree pruning would actually pose safety concerns in terms of impeding vehicles such as fire trucks, ambulances, and school buses, and subsequently sign off on the priority proposals.

b. Exhibit 4: Dead Pine Removal

Ms. Dobson noted the location of the dead pine to be removed, explaining that the cost of the proposal was somewhat higher than she had hoped as there would be some difficulty in getting the crew and equipment to the area. Discussion ensued regarding acquiring competing proposals for the work, as Ms. Dobson noted some aspects of the proposal such as debris disposal and hauling fees may not be necessary per SWFWMD guidelines regarding conservation areas.

c. Exhibit 5: Moisture Manager Application

Ms. Dobson explained that this product would be installed in the ground to release any moisture from irrigation and rainfall at a steadier, slower rate. Ms. Edwards presented her research on the product details and the importance of proper irrigation being in place for the moisture manager's full effectiveness. Discussion ensued regarding zone uptime.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the Moisture Manager Application proposal, as presented, in the amount of \$450.00, for the Preserve at Wilderness Lake Community Development District.

B. Aquatic Services

1. Exhibit 6: GHS Environmental Report

Ms. Dobson noted that excess vegetation was currently an issue on Bay Lake and Red Bug Lake, and that this was being addressed by Mr. Burnite. Ms. Dobson commented on the scope of the contract and that a special project structure may need to apply.

C. Exhibit 7: District Engineer

The Board and Mr. Brletic discussed the paver project, stating that the County needed to approve some forms at this stage and that a dollar amount for the roadway maintenance bond was forthcoming.

1. Exhibit 8: Consideration of Dock Repair Proposal Options

a. Construction Management Services LLC

b. Dock Solid

Proposals were presented for the dock repair. Ms. Dobson noted that the reserve schedule of 2023 had indicated that there was one year of remaining life, and that there were significant funds allocated in reserves for the repair of these docks to renew the lifespan. Ms. Dobson stated that the price points were slightly higher than expected, but well within the lines of the range for repairs in other communities.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the Construction Management Services LLC Dock Repair Proposal for the Lodge and Cormorant Cove docks, in the amount of \$25,870.00, for the Preserve at Wilderness Lake Community Development District.

D. District Counsel

Ms. Dobson and Mr. Vericker discussed a garden that had been constructed within CDD property on the pond by the Chinese restaurant, and that a letter had been sent to the individual that had constructed the garden. Ms. Dobson stated that once the garden had been removed, Mr. Burnite would come in and provide a plan for next steps.

Mr. Vericker provided some information on filling the vacancy on the Board following the resignation of a former Board member months prior. Ms. Dobson gave an overview of notifications that had gone out to the community regarding the open vacancy, as well as separately the upcoming election and the three Seats that would be up.

E. Community Manager

1. Exhibit 9: Presentation of Community Manager Report

*(The Board recessed the meeting at 11:06 a.m. and reconvened at 11:14 a.m.)*

Ms. Dobson stated that, following her report of three streetlights with malfunctions following a flood, two lights had been repaired and the remaining light was in the process of being replaced by Duke Energy. Additional discussion ensued regarding irrigation functioning and the gradual restoration of turf.

In response to Supervisor questions about signs by the roadways covered in black plastic, Ms. Dobson stated that these were newly installed crosswalk signs. Ms. Dobson explained that the signs had gone in first but were covered as the crosswalks themselves had not yet been painted on the roadway by the same crew.

The Board and Ms. Dobson discussed the performance and ongoing growth of the Lifestyle Coordinator to meet expectations and requirements of the position. Ms. Dobson acknowledged that, as previously discussed, this was a process that required time and training on her part, and that a punch list would be reviewed with the individual in the near future. Discussion ensued regarding attendance patterns and some issues with hitting June newsletter deadlines, and some concerns were raised regarding the importance of event coordination during the busier summer months. Ms. Dobson responded to questions about specific roles by providing an overview of the job descriptions of the Assistant Manager

and Event Coordinator, as well as where these duties had some overlap. Ms. Dobson acknowledged that the 90-day probationary period had not yet fully elapsed, and discussed timetables for results. Ms. Dobson and the Board discussed training and collaboration between staff as a whole and the Lifestyle Coordinator.

In response to Supervisor questions about summer programming, Ms. Dobson noted that there had been an uptick on youth wristbands, particularly with new residents of the community. The Board requested for an additional eblast to be distributed to advertise the wristbands to parents of the community.

Additional discussion ensued regarding ordering a new flag and holding a flag ceremony with the July 4 barbecue event. Suggestions were heard to contact the VFW and having members of the organization come out for the ceremony, and Ms. Dobson stated that she would touch base with the Event Coordinator.

F. District Manager

1. Exhibit 10: Presentation of District Manager & Field Operations Report

There were no questions on the report.

**SEVENTH ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 11: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 1, 2024

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held May 1, 2024, for the Preserve at Wilderness Lake Community Development District.

B. Exhibit 12: Consideration for Acceptance – The April 2024 Unaudited Financial Report

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

C. Exhibit 13: Consideration for Acceptance – The April 2024 Operations & Maintenance Expenditures

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

D. Exhibit 14: Ratification of RedTree Proposals

Ms. Dobson stated that these proposals had been approved by herself as it fell within her authorized spending authority threshold and the established scope.

1. Deerfield Berm

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the ratification of the RedTree Deerfield Berm center pruning and elevation proposal, in the amount of \$550.00, for the Preserve at Wilderness Lake Community Development District.

2. Stoneleigh Park

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the ratification of the RedTree Stoneleigh Park center pruning and elevation proposal, in the amount of \$550.00, for the Preserve at Wilderness Lake Community Development District.

**EIGHTH ORDER OF BUSINESS – Business Items**

A. Review of Seat 3 Candidate Resumes

1. Exhibit 15: John Staples
2. Scott Diver

Ms. Dobson noted that two residents had expressed interest in the vacancy on Seat 3, and that one of these candidates had submitted a resume. Following discussion of qualifications and experience, the Board opted to appoint a candidate to the Seat 3 vacancy at the July 3 regular meeting, as this would allow for time for each Supervisor to have sufficient opportunity to interview and discuss with each candidate directly. Ms. Dobson suggested that this appointment could be placed after Supervisor Comments towards the beginning of the July meeting, to allow for a full five-person Board if they opted to make any appointment to Seat 3.

**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: July 3, 6:00 PM**

Comments were heard from the Board indicating that the August meeting was advertised as the night meeting. Ms. Dobson stated that the July 3 meeting time would be updated to 9:30 a.m. All Board members present stated that they would be able to attend the next meeting in person at the corrected time of 9:30 a.m., which would constitute a quorum.

**TWELFTH ORDER OF BUSINESS – Adjournment**

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

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Fisher, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:21 p.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 July 3, 2024.**

201

Heather Hepner  
Signature

Heather Hepner  
Printed Name

Josh Johnson  
Signature

Josh Johnson  
Printed Name

202 Title: ☐ Secretary ☒ Assistant Secretary

Title: ☐ Chairman ☒ Vice Chairman