

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, July 3, 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:

Heather Hepner	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
Heather Alexandre	Vesta Property Services
Steven Giovanniello	Vesta Property Services
John Vericker <i>(via phone)</i>	District Counsel, Straley Robin Vericker
Pete Lucadano	RedTree Landscaping
John Burkett	RedTree Landscaping
John Staples	Seat #3 Candidate

The following is a summary of the discussions and actions taken at the July 3, 2024 Preserve at Wilderness Lake CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

Ms. Hepner 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 – Consideration of Vacant Seat #3 Candidates

A. Exhibit 2: John Staples

B. Scott Diver

On a MOTION by Ms. Edwards, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved appointing John Staples to Seat #3 of the Board of Supervisors for the Preserve at Wilderness Lake Community Development District.

Following the motion, Mr. Staples gave the Oath of Office, and Mr. Vericker provided a summary of the Sunshine Law. Additional discussion ensued regarding transferring the Supervisor email associated with the seat.

SEVENTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

1. RedTree Report

Mr. Burkett noted that the crews were working on a regular schedule to address an excessive amount of weeds and maintenance ahead of the holiday. Discussion ensued regarding treatments for the ornamental grasses. Comments were made on the condition of trees throughout the community, with Ms. Dobson noting that a landscape enhancement proposal was included under Exhibit 4 to address some declining trees.

2. Exhibit 3: RedTree Landscape Inspection Report – May 2024 Done Report & June 2024

3. RedTree Proposals (if any)

a. Exhibit 4: Landscape Enhancement – Westside Fence Line Adjacent to the Pool - \$2,430.00

The Board discussed alternative types of trees from the proposed bottle brush, including little gem magnolia trees.

On a MOTION by Ms. Edwards, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved the RedTree Landscape Enhancement proposal for the Westside Fence Line, with an alternative tree type, in an amount not to exceed \$2,500.00, for the Preserve at Wilderness Lake Community Development District.

B. Aquatic Services

1. Exhibit 5: GHS Environmental Report

Ms. Dobson explained that GHS had been working to combat algae in the ponds, particularly by Deerfields, and suggested that the Board could discuss the level of vegetation in littoral shelves, noting the amount of wildlife that typically resided in those areas.

C. Exhibit 6: District Engineer

Ms. Dobson noted that Mr. Brletic was on leave but that she could relay any of the Board's questions to him. In response to a Supervisor request, Ms. Dobson provided an update on dock inspections and repairs, noting that the Cormorant Cove dock repair had been completed and both docks were now open following some final remediation that had occurred.

D. District Counsel

Mr. Vericker commented on the need to check for availability for an ethics training workshop.

E. Community Manager

1. Exhibit 7: Presentation of Community Manager Report

Ms. Dobson noted that a tennis instructor who had previously conducted lessons on property had reached out with interest in resuming these lessons. Ms. Dobson noted that demand for court use had increased in recent years with the growth of the pickleball community, and asked the Board for their input. Discussion ensued regarding instruction size (one-on-one lessons versus group lessons), as well as scheduling the court space to be reserved for specific days and times. The Board opted to proceed with once-a-week classes and evaluate the interest in the group class over time.

Ms. Dobson additionally provided updates on the lightning strike claim process, noting that they had yet to receive a date for the check to be delivered but that this was forthcoming. Ms. Dobson also discussed coordinator position responsibilities with the Board, and the specific demands of the role in terms of working with the community. The Board discussed administrative functions to be included in the job description, hospitality training, and salary amounts, with Ms. Dobson noting that other communities in the area looked to Wilderness Lake's event calendar for implementing their own events to illustrate the importance of the Lifestyle Coordinator position. The Board requested copies of the revised Lifestyle Coordinator job description based on comments regarding hours, community engagement, and specific areas of focus on the property. The Board additionally requested for a discussion on the Lifestyle Coordinator position to be included on all future agendas until it was filled by a new hire.

Ms. Hepner noted that some changes had occurred with her schedule and asked if any other Board members would be able to serve as the hiring liaison. The Board suggested designating Ms. Ruhlig as the new liaison, with Mr. Staples to fill in during the interim until she returned from vacation.

F. District Manager

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

There were no questions on the report.

EIGHTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 9: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on June 5, 2024

On a MOTION by Ms. Edwards, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held on June 5, 2024, for the Preserve at Wilderness Lake Community Development District.

B. Exhibit 10: Consideration for Acceptance – The May 2024 Unaudited Financial Report

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

C. Exhibit 11: Consideration for Acceptance – The May 2024 Operations & Maintenance Expenditures

Ms. Dobson noted that the audit process was now complete and had been filed with the state.

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

D. Exhibit 12: Ratification of Blue Line Tree Co. Dead Tree Removal & Pruning Proposal

Ms. Dobson stated that the dead trees and limb branches were hazardous to residential property, and that they had gone ahead with Blue Line's removal proposal as it had been provided in a timely fashion within the spending threshold.

On a MOTION by Ms. Edwards, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved the ratification of the Blue Line Tree Co. Dead Tree Removal & Pruning proposal, in the amount of \$2,900.00, for the Preserve at Wilderness Lake Community Development District.

NINTH ORDER OF BUSINESS – Business Items – N/A

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: August 7, 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.

Ms. Dobson noted that the next meeting would include the budget public hearing, and that no responses had been received to any of the letters related to assessments which had gone out to the community. The Board requested that the letter date be verified.

THIRTEENTH 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. Edwards made a motion to continue the meeting.

On a MOTION by Ms. Edwards, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:51 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 August 7, 2024.

Signature

Printed Name

Signature

Printed Name

Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman