

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, August 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
Heather Hepner	Board Supervisor, Vice Chairwoman
Agnieszka Fisher	Board Supervisor, Assistant Secretary
Beth Edwards	Board Supervisor, Assistant Secretary
John Staples	Board Supervisor, Assistant Secretary

Also present were:

Tish Dobson	District Manager, Vesta District Services
Julie Cortina	Vesta Property Services
Steven Giovanniello	Vesta Property Services
John Vericker (<i>via phone</i>)	District Counsel, Straley Robin Vericker
Chuck Burnite	GHS Environmental

The following is a summary of the discussions and actions taken at the August 7, 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*)

An audience member expressed some concerns with rising costs with the CDD.

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

FIFTH ORDER OF BUSINESS – Supervisor Comments

Ms. Edwards requested an update on the landscape remediation.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Aquatic Services

1. Exhibit 2: GHS Environmental Report

Mr. Burnite presented his report, noting an ongoing issue with naiad coverage of ponds and possible solutions including mechanical removal, herbicide treatments, and biological solutions such as fish stocking. Mr. Burnite advised against the mechanical removal option, suggesting that this was a short-term solution to a persistent problem, and recommended the fish stocking. The Board discussed various factors to fish stocking with Mr. Burnite, including natural predators of the fish, timeframes for the issue to be resolved, fish sourcing and sterility, and ideal sizes.

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved directing GHS to treat Bay Lake biologically with Grass Carp, in an amount not to exceed \$20,000.00, for the Preserve at Wilderness Lake Community Development District.

B. Landscaping & Irrigation

1. RedTree Report

Ms. Dobson noted that proposals had started to come in from RedTree, but that these were inconsistent with the supplemental pricing. Ms. Dobson noted that the contract had been renewed earlier in the year with pricing guarantees involved, and so a meeting had been requested for landscape oversight and review of the contract with vendor and District staff to take place on August 14. Ms. Dobson additionally noted that recent storms had backed up regular maintenance and mowing.

2. Exhibit 3: RedTree Landscape Inspection Report – July 2024

3. RedTree Proposals (if any)

4. Exhibit 4: Landscape Oversight Contract

Ms. Dobson noted that PSA Horticultural had been invited to a future meeting to present before the Board. Ms. Dobson explained that these consultants came in on a monthly basis as part of the CDD's landscape inspection, creating reports based on their assessments of the landscaping conditions and offering recommendations to the vendor. Following discussion, Ms. Dobson stated that she could reach out to the PSA Horticultural representative to attend a future meeting and go over the services provided.

C. Exhibit 5: District Engineer

There were no questions on the District Engineer report.

D. District Counsel

Mr. Vericker stated that he had nothing specific to report but would remain on the line if there were any questions during the budget and assessment public hearings.

SEVENTH ORDER OF BUSINESS – Public Hearings

A. FY 2025 Budget Public Hearing

1. Open the Public Hearing

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved opening the FY 2025 Budget Public Hearing for the Preserve at Wilderness Lake Community Development District.

(The Board recessed the meeting at 8:10 p.m. and reconvened at 8:19 p.m.)

2. Exhibit 6: Presentation of FY 2024-2025 Budget

3. Public Comments

Ms. Hepner recalled previous concerns raised by a resident about the increase, and asked whether anything had changed with regards to the overall budget. Ms. Dobson acknowledged that the lightning reimbursement had come through and that the current budget fiscal year would be amended to reflect the insurance proceeds, but otherwise this budget was the same as the one that had been previously drafted and approved by the Board for the public hearing.

4. Close the Public Hearing

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved closing the FY 2025 Budget Public Hearing for the Preserve at Wilderness Lake Community Development District.

5. Exhibit 7: Consideration & Adoption of **Resolution 2024-06**, Adopting Fiscal Year 2024-2025 Budget

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board adopted **Resolution 2024-06**, Adopting the Fiscal Year 2024-2025 Budget for the Preserve at Wilderness Lake Community Development District.

B. FY 2024 O&M Assessments Public Hearing

1. Open the Public Hearing

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved opening the FY 2025 O&M Assessments Public Hearing for the Preserve at Wilderness Lake Community Development District.

2. Public Comments

Ms. Dobson addressed a resident comment about the bond term and how assessments would be affected once the bond had been paid.

3. Close the Public Hearing

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved closing the FY 2025 O&M Assessments Public Hearing for the Preserve at Wilderness Lake Community Development District.

4. Exhibit 8: Consideration & Adoption of **Resolution 2024-07**, Annual Assessments

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board adopted **Resolution 2024-07**, imposing the annually recurring Operations and Maintenance Non-ad Valorem Special Assessments for the Preserve at Wilderness Lake Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports - continued

A. Community Manager

1. Exhibit 9: Presentation of Community Manager Report

Ms. Dobson responded to questions from the Board regarding the transitional ramp, explaining that it would help ease the steep drop off in elevation between the playground and courts. In response to an inquiry about pouring more concrete, Ms. Dobson indicated that the material costs were currently significantly high. Discussion ensued regarding materials and overall appearance of the transitional ramp, and the Board requested proposals with material options and associated price points to be brought forward for consideration at the September meeting.

The Board requested an update on the splash pad problems, and Ms. Dobson noted that filter issues were being caused by palm tree seed pods, as they tended to collect at the drains

and get caught in the filters. Ms. Dobson reassured the Board that there wasn't any issue with the pebbling involved, and that she could look into different types of cover designs.

Ms. Dobson provided an update on communications with the trapper, noting that in discussions with him, a deputy representing Fish & Wildlife, and District Counsel, the trapper had been directed to only communicate with CDD staff, as residents were to contact the lodge with any issues with wildlife in the future rather than taking matters into their own hands. Ms. Dobson also noted that the deputy had expressed some interest in conducting seminars to educate the community on local wildlife. Ms. Dobson additionally confirmed that the deceased hog had been removed from the property, and that this fell under the CDD's normal monthly fee and would not incur any additional cost.

Additional discussion ensued regarding the movie license fees increasing, as well as ideas for animals at the lodge.

2. Events

B. District Manager

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

The Board and Ms. Dobson discussed the workshop training and what scheduled date would work best for Supervisors. Following discussion, the Board suggested that September 24 at 9:30 a.m. would be the most optimal date and time to move forward with, followed by September 17 as a backup.

Ms. Dobson also provided an update on staffing, stating that Mr. Giovanniello was the new amenities lifestyle director, and that interviews were scheduled later in the week for the lodge representative and lifestyle coordinator positions. Ms. Dobson and the Board discussed requirements and benchmarks for the positions.

Ms. Hepner asked about the towing situation and suggested that a targeted mailer could be distributed regarding permitted parking areas. Ms. Dobson noted that parking on turf was the major issue, and that roadway parking overnight was also a violation due to obstruction of emergency vehicles. Ms. Dobson explained the process of issuing a notification on the windshield of cars parked in violation of rules, and that these were documented such that subsequent violations resulted in towing. Discussion ensued regarding monitoring on weekends and off days, parking permits with the County, and installing signage.

2. Qualified Electors – *informational purposes*

a. Seat #3 – John Staples

b. Seat #4 – Holly Ruhlig

c. Seat #5 – Heather Hepner

Ms. Dobson stated that the electors for each Seat were all running unopposed and would be on the ballot.

EIGHTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 11: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 3, 2024

The Board indicated that there was a spelling error with Mr. Diver's surname and requested that it be corrected.

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 July 3, 2024, as amended, for the Preserve at Wilderness Lake Community Development District.

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

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

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

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

D. Exhibit 14: Ratification of Blue Line Tree Co. Invoices

1. Invoice #24-1199 - \$2,700.00

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved the ratification of the Blue Line Tree Co. Invoice #24-1199, in the amount of \$2,700.00, for the Preserve at Wilderness Lake Community Development District.

2. Invoice #24-1229 - \$2,880.00

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved the ratification of the Blue Line Tree Co. Invoice #24-1229, in the amount of \$2,880.00, for the Preserve at Wilderness Lake Community Development District.

3. Invoice #24-1227 - \$900.00

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved the ratification of the Blue Line Tree Co. Invoice #24-1227, in the amount of \$900.00, for the Preserve at Wilderness Lake Community Development District.

E. Exhibit 15: Ratification of RedTree Proposals

1. Irrigation - \$1,065.00

Ms. Dobson noted that the irrigation work was to repair and replace an irrigation clock after a lightning strike.

2. Irrigation - \$1,000.00

On a MOTION by Ms. Hepner, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved the ratification of the RedTree Irrigation Proposals, in the amounts of \$1,065.00 and \$1,000.00, for the Preserve at Wilderness Lake Community Development District.

F. Exhibit 16: Ratification of A Total Solution Inc. Fire Cellular Communication Invoice - \$1,249.72

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the ratification of the A Total Solution Inc. Fire Cellular Communication Invoice, in the amount of \$1,249.72, for the Preserve at Wilderness Lake Community Development District.

NINTH ORDER OF BUSINESS – Business Items

A. Exhibit 17: Presentation & Acceptance of FY 2023 Audited Annual Financial Report

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board accepted the FY 2023 Audited Annual Financial Report, for the Preserve at Wilderness Lake Community Development District.

B. Exhibit 18: Consideration & Adoption of **Resolution 2024-08**, Approving FY 2024-2025 Meeting Schedule

The Board indicated that the January meeting on the resolution was set for New Year's Day, and requested that it be moved to January 8, 2025.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board adopted **Resolution 2024-08**, Approving the FY 2024-2025 Meeting Schedule, for the Preserve at Wilderness Lake Community Development District.

TENTH ORDER OF BUSINESS – Supervisors Requests

The Board requested for the September meeting agenda to include a discussion on residents utilizing lockers to secure personal items while boating on the lake.

ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 4, 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.

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. Ruhlig, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:53 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 September 4, 2024.

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Signature


Printed Name

235 Title: ☐ Secretary ☒ Assistant Secretary


Signature


Printed Name

Title: ☒ Chairman ☐ Vice Chairman