

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, September 4, 2024 at 9:30 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	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
Jennifer E. Von Lueders	Vesta Property Services
Cari Webster (<i>via phone</i>)	District Counsel, Straley Robin Vericker
Pete Lucadano	RedTree
John Burkett	RedTree

The following is a summary of the discussions and actions taken at the September 4, 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. Exhibit 2: RedTree Report – July 2024

Mr. Lucadano spoke on behalf of RedTree, providing an overview of crew work on rotations and projects.

Ms. Dobson summarized recent incidents regarding water line breaks and damage resulting from heavy equipment, which would require remediation. Ms. Dobson stated that Egis was in the loop and that aspects of the debacle were being documented with photographs, but there was not yet any claim pending. Ms. Dobson added that the incident was well within

the statute of limitations. Requests were made to provide a proposal to repair irrigation for the front entrance.

2. RedTree Landscape Inspection Report – July 2024

3. RedTree Proposals (if any)

Ms. Dobson noted that the vegetation proposal for remediation at the front entrance came in at \$6,230.00, and provided a breakdown of amounts for bed debris clearing, annuals installation to re-establish seasonal color, additional palm tree planting, and removal and replacement of sod.

On a MOTION by Ms. Hepner, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved the RedTree Front Entrance Vegetation Remediation proposal, in the amount of \$6,230.00, for the Preserve at Wilderness Lake Community Development District.

a. Exhibit 3: 2024 Revised Plant Pricing

Discussion ensued regarding the timing of the revised plant pricing being presented, with Supervisor comments being made suggesting that a more appropriate time to do so would have been during the period of contract renewal discussions. Ms. Hepner recommended agreeing to the pricing but holding the vendor to the prices when requesting proposals. Ms. Edwards additionally commented to clarify that Exhibit B being discussed was part of the original contract and not an addendum added on.

Ms. Ruhlig made a motion, seconded by Ms. Hepner, to approve the 2024 Revised Plant Pricing.

During discussion of the motion, Ms. Edwards requested for District Counsel to prepare an addendum to cleanly replace both the pricing in Exhibit B of the main contract executed on February 1, 2019, and the first amendment to the main contract that had been executed on September 7, 2019, valid through the existing term of the landscape maintenance agreement.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved the RedTree 2024 Revised Plant Pricing, for the Preserve at Wilderness Lake Community Development District.

(The Board recessed the meeting at 11:13 a.m. and reconvened at 11:22 a.m.)

B. Aquatic Services

1. Exhibit 4: GHS Environmental Report

Ms. Dobson and the Board discussed the grass carp release into the ponds, and suggestions were heard to organize a community event when they were expected to arrive in October. Additional discussion ensued regarding wetland property lines and hog trapper activity.

C. Exhibit 5: District Engineer

Ms. Dobson noted discussions with Mr. Brletic regarding the playground ADA ramp recommendations, stating that they had agreed that the panels at the entrance end should be resloped. Ms. Dobson explained that adding additional concrete could impede the fall zone and bring the playground out of compliance, and other ramp solutions could constitute a tripping hazard. Mr. Brletic had reached out to multiple vendors for proposals to address the slope itself underneath the problematic panels.

84 D. District Counsel

85 No report was provided by District Counsel.

86 E. Community Manager

87 1. Exhibit 6: Presentation of Community Manager Report

88 Ms. Dobson fielded questions from the Board regarding the report, noting that Softroc had
89 yet to come out for a site visit. Ms. Dobson also noted issues with the surface of the splash
90 pad peeling away, as well as palm tree seeds crowding the top grate during this time of the
91 year, which she suggested would become less of an issue after an upcoming scheduled
92 trimming. In response to questions about towing activity, Ms. Dobson stated that after the
93 first towing, no additional complaints of individuals parking on CDD turf had been
94 received, and that the problem appeared to currently be at bay.

95 Additional discussion ensued regarding candidates for the Lifestyle Coordinator positions,
96 and each of their specific strengths and backgrounds. The Board discussed expectations for
97 new hires, emphasizing the need for multi-generational engagement and balancing aspects
98 of the workload. Ms. Dobson highlighted recent successes in youth engagement, with
99 special focus on increased pickleball activity, and stated that the nets may need to be
100 upgraded as recommended by players. Ms. Dobson noted that the estimated amount of
101 \$389 per upgraded net would fall within the spending authorization threshold, but that she
102 still wished to bring the item before the Board as it was an upgrade to a relatively new
103 facility.

104 On a MOTION by Ms. Hepner, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board
105 approved the purchase of four upgraded pickleball net systems, for the Preserve at Wilderness Lake
106 Community Development District.

107 Following the motion, Ms. Dobson stated that she would seek out proposals for covers as
108 well, and also acknowledged increased community demand to rent out the lodge room
109 where CDD meetings were held, and general facility rentals for various events including
110 the theater. Supervisor comments were heard regarding the specs for the theater and
111 potentially reconfiguring the layout to allow for more flexible use.

112 F. District Manager

113 1. Exhibit 7: Presentation of District Manager & Field Operations Report

114 **SEVENTH ORDER OF BUSINESS – Consent Agenda**

115 A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
116 Held on August 7, 2024

117 B. Exhibit 9: Consideration for Acceptance – The July 2024 Unaudited Financial Report

118 C. Exhibit 10: Consideration for Acceptance – The July 2024 Operations & Maintenance Expenditures

119 D. Exhibit 11: Ratification of A Total Solution, Inc. Proposals

120 1. Backflow Quote

121 2. Fire Sprinkler Quote

122 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved
123 the consent agenda as presented, for the Preserve at Wilderness Lake Community Development District.

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EIGHTH ORDER OF BUSINESS – Business Items

A. Exhibit 12: Consideration of Himes Electrical Shed Electric Maintenance Repair Proposal

On a MOTION by Ms. Edwards, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board accepted the Himes Electrical Shed Proposal to repair the electrical line, in the amount of \$5,427.00, for the Preserve at Wilderness Lake Community Development District.

NINTH ORDER OF BUSINESS – Business Items

A. Discussion of Nature Center Animals

Discussion on this item was tabled to the next meeting’s agenda.

B. Discussion of Residents Utilizing the Lockers to Secure Personal Items while Boating on the Lake

The Board requested for staff to provide locks for residents to secure lockers with their personal items when boating.

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: October 2, 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. Ruhlig made a motion to adjourn the meeting.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board adjourned the meeting at 1:11 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 October 2, 2024.

Tish Dobson

Signature
Tish Dobson

Printed Name

Holly Ruhlig, Chair

dotloop verified
10/05/24 2:29 PM EDT
34VF-HLDV-FQ23-R5VQ

Signature

Holly Ruhlig, Chair

Printed Name

Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman