

**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, November 6, 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
Beth Edwards	Board Supervisor, Assistant Secretary
John Staples	Board Supervisor, Assistant Secretary
Aga Fisher	Board Supervisor, Assistant Secretary

Also present were:

Tish Dobson	District Manager, Vesta District Services
Jennifer Von Lueders	Vesta Property Services
John Vericker	District Counsel, Straley Robin Vericker
Pete Lucadano	RedTree
John Burkett	RedTree

*The following is a summary of the discussions and actions taken at the November 6, 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 were no comments from audience members.

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

**FIFTH ORDER OF BUSINESS – Supervisor Comments**

There were no comments from any Supervisors.

**SIXTH ORDER OF BUSINESS – Staff Reports**

A. Landscaping & Irrigation

1. RedTree Report

Mr. Lucadano and Mr. Burkett presented the report to the Board, giving an overview on debris removal and scheduled installations for annuals and vegetation replacements. Ms. Dobson noted that evaluation accounted for the fact that crews were primarily focused on post-storm cleanup and restoration. Ms. Dobson additionally noted that the Fall Festival activities had been cancelled, but the originally scheduled activities had been moved to a new event scheduled for December 28, and asked whether crew members could appear on site and lead hayrides on that date.

2. Exhibit 2: RedTree Landscape Inspection Report

3. RedTree Proposals (if any)

a. Exhibit 3: Consideration of Landscape Enhancement Rock Replenishment Proposal

The Board discussed two proposal options, being the brown river rock option already used throughout the property and an additional grey New England blend, which Ms. Dobson noted was more visually appealing on its own but also ran at a higher cost and would not match its surroundings.

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved the RedTree Brown River Rock Replenishment Proposal Option, in the amount of \$6,250.00, for the Preserve at Wilderness Lake Community Development District.

B. Aquatic Services

1. Exhibit 4: GHS Environmental Report

Ms. Dobson stated that Mr. Burnite was working on putting together structures that would meet Florida Fish & Wildlife's standards and guidelines for grass carp release, and following their assessment they would transfer a permit over to the CDD for an eventual carp release around mid-December. Ms. Dobson stated that an updated article regarding the grass carp release would be going out to the community with the newsletter.

C. Exhibit 5: District Engineer

The Board and Ms. Dobson discussed routine maintenance on checking sewer lines and sealing any cracks found around manholes, as well as lift station alarms when power outages were detected.

D. District Counsel

Mr. Vericker discussed trees in the conservation area damaged by recent storms, and courses of action to handle hazardous trees that had fallen onto private property and into areas with higher levels of traffic. Ms. Dobson also reviewed the damage to the Lodge from the storm events, noting that Pasco County was working on debris removal for residential areas. Mr. Vericker and the Board additionally discussed the Goals and Objectives for the Fiscal Year, with Counsel suggesting that the Board could have a discussion on whether they felt they had met these objectives at the close of the fiscal year, and that this would likely satisfy state requirements on the matter.

E. Community Manager

1. Exhibit 6: Presentation of Community Manager Report

Ms. Dobson noted that the high water levels following the storm had led to some increased alligator activity by the docks, and noted actions being taken by the trapper to address and capture an aggressive alligator. Additional discussion ensued regarding staff work on various events held on Sundays and their positive reception from the community, as well as prep work for upcoming holiday events. Comments were heard acknowledging the staff roster now being full.

F. District Manager

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

**SEVENTH ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on October 2, 2024

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84 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved  
85 the Minutes of the Board of Supervisors Regular Meeting Held on October 2, 2024, as presented, for the  
86 Preserve at Wilderness Lake Community Development District

87 B. Exhibit 9: Consideration for Acceptance – The September 2024 Unaudited Financial Report

88 The Board discussed highlighting line item fluctuations across months, which Ms. Dobson stated  
89 could be done for future financial reports.

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

93 C. Exhibit 10: Consideration for Acceptance – The September 2024 Operations & Maintenance  
94 Expenditures

95 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved  
96 the September 2024 Operations & Maintenance Expenditures, as presented, for the Preserve at Wilderness  
97 Lake Community Development District.

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

99 A. Exhibit 11: Presentation of State Required Oath of Office – Due within 30 Days

100 Mr. Staples, Ms. Hepner, and Ms. Ruhlig were each administered their Oaths of Office by Ms.  
101 Dobson.

102 B. Exhibit 12: Consideration & Adoption of **Resolution 2025-01**, Approval of Disbursement for  
103 Expenses

104 On a MOTION by Ms. Edwards, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board adopted  
105 **Resolution 2025-01**, Approval of Disbursement for Expenses, for the Preserve at Wilderness Lake  
106 Community Development District.

107 C. Exhibit 13: Consideration of License Plate Reader Camera Proposal Options

108 Ms. Dobson noted that a license plate reader camera upgrade was recommended by the Sheriff's  
109 Department for the front and back entrances. Ms. Dobson suggested that the difference in proposal  
110 costs came down to labor charges.

111 1. A Total Solution

112 2. DCSI, Inc.

113 On a MOTION by Ms. Edwards, SECONDED by Mr. Staples, WITH ALL IN FAVOR, the Board approved  
114 the DCSI, Inc. License Plate Reader Camera Proposal, in the amount of \$1,798.00, for the Preserve at  
115 Wilderness Lake Community Development District.

116 Following the motion, Ms. Dobson stated that this proposal could be paid for out of reserves, as it  
117 was replacing a current asset.

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D. Exhibit 14: Consideration of Performance Measures & Standards Annual Reporting

The Board discussed reverting to the format of the annual Performance Measures & Standards draft that had been presented at the October 2 regular meeting.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the Performance Measures & Standards Annual Reporting, for the Preserve at Wilderness Lake Community Development District.

E. Discussion of Conservation Trees & Private Property

Ms. Dobson noted that a conservation tree had fallen on a homeowner's fence, but that the fence had been installed in an area that it should not have been. Ms. Dobson stated that the HOA was currently working with the homeowner to remediate the fence and relocate it to an appropriate location, having verified that it was placed in the wrong area and that the tree was in the wetland buffer area owned by the neighbor, thus being outside of the CDD's responsibility.

Prior to proceeding with Supervisors Requests, Ms. Dobson stated that Illuminations, the holiday lighting company that worked with the CDD, had offered a replacement for the Christmas tree in the front of the Lodge provided that the CDD renewed their contract maintaining the \$12,000 price for the next three years. Positive comments were heard regarding the reasonable price. Ms. Dobson also clarified that the proposal had not been included on the agenda because it had come in from Illuminations the day of the meeting.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved the Illuminations Holiday Lighting 3-year Contract through 2027, inclusive of a 12' Christmas tree, for the Preserve at Wilderness Lake Community Development District.

**NINTH ORDER OF BUSINESS – Supervisors Requests**

Ms. Hepner noted that there were several areas that looked bare and were in great need of mulch enhancement, and asked whether these areas could be wrapped into the overall landscape enhancement plan packages that would be under consideration at the next meeting. Ms. Hepner suggested that this could be a good time for mulch cover, as they were outside of the growing season. Additional discussion followed regarding thinning out tree cover in middle areas to improve visibility, with Ms. Hepner expressing concerns about low light levels.

Mr. Staples noted the high volume of foot traffic from high school walkers, and inquired about potential crosswalk improvements. Ms. Dobson and the Board discussed previous measures taken by FDOT to improve signage visibility and safety.

Ms. Edwards asked about a previous agenda item that had been cut due to time, regarding a discussion on future plans with the Nature Center and possible animals. Ms. Dobson stated that she understood that the Board had requested for birds not to be considered, and potential candidates included a bearded dragon, a corn snake, hedgehog, and other animals that appealed to children. Ms. Edwards also acknowledged a complimentary letter from David Gaul, president of the Wilderness Lake HOA, regarding the Wilderness Lake staff.

**TENTH ORDER OF BUSINESS – Audience Comments – New Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: December 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.

**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. Edwards, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:19 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 December 4, 2024.**

Signature

Printed Name

Signature

Printed Name

Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman