

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, December 4, 2024 at 9:33 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
Beth Edwards (<i>via phone</i>)	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	
John Vericker (<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 December 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 – Re-Elected Officers

- A. Seat #3 – John Staples
- B. Seat #4 – Holly Ruhlig
- C. Seat #5 – Heather Hepner
- D. Form 1
- E. Exhibit 1: Consideration & Adoption of **Resolution 2025-02**, Designating Officers

As not all Board members were present at the meeting, consideration of these items was tabled to the next meeting.

FOURTH ORDER OF BUSINESS – Audience Comments – (*limited to 3 minutes per individual for agenda items*)

There were no comments from audience members.

FIFTH ORDER OF BUSINESS – Exhibit 2: Presentation of Proof of Publication(s)

SIXTH ORDER OF BUSINESS – Supervisor Comments

Ms. Hepner expressed appreciation for staff's work on the Turkey Trot event.

SEVENTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

1. RedTree Report

Mr. Burkett presented the report to the Board, noting tree work and landscaping detail schedules. Ms. Edwards commented on palm tree trimming, and requested that the District Manager meet with the crews to ensure that the trees were being trimmed at more appropriate angles. Additional discussion ensued regarding the scheduled fire truck for the Santa's arrival holiday event on December 7.

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

3. RedTree Proposals (if any)

B. Aquatic Services

1. Exhibit 4: GHS Environmental Report

Ms. Dobson stated that GHS was continuing to work on installing the structures related to carp release, and that they were still on target for this month.

C. District Engineer

Ms. Dobson stated that she had discussed the facilities report with Mr. Brletic, who had indicated that the CDD was still in compliance. Ms. Dobson added that major repairs would be included in the next facilities report which would be due in five years.

D. District Counsel

Mr. Vericker stated that business had been routine for the month, and that he was available if there were any questions.

E. Community Manager

1. Exhibit 5: Presentation of Community Manager Report

In response to a Supervisor expressing concerns about an AC unit at the Nature Center, Ms. Dobson explained that there had been some buildup in the condensation line, and that a drip pan sensor alarm had been triggered due to a misfit between a pan and its unit. Ms. Dobson also clarified that quarterly maintenance was part of the agreement with the vendor.

F. District Manager

1. Exhibit 6: Presentation of District Manager & Field Operations Report

There were no comments from the Board on the District Manager & Field Operations Report.

EIGHTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on November 6, 2024

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held on November 6, 2024, as presented, for the Preserve at Wilderness Lake Community Development District

B. Exhibit 8: Consideration for Acceptance – The October 2024 Unaudited Financial Report

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

C. Exhibit 9: Consideration for Acceptance – The October 2024 Operations & Maintenance Expenditures

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

D. Exhibit 10: Ratification of Cooper Pools Jacuzzi ADA System Proposal

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved the Ratification of the Cooper Pools Jacuzzi ADA System Proposal, for the Preserve at Wilderness Lake Community Development District.

E. Exhibit 11: Ratification of ATS Fire Safety Proposal

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved the Ratification of the ATS Fire Safety Proposal, for the Preserve at Wilderness Lake Community Development District.

NINTH ORDER OF BUSINESS – Business Items

A. Exhibit 12: Consideration of Berger, Toombs Auditor Engagement Letter

Ms. Dobson stated that the engagement letter provided for auditing services for Fiscal Years 2022 and 2023 in the amount of \$3,635 each, Fiscal Year 2024 in the amount of \$3,820, and Fiscal Years 2025 and 2026 in the amount of \$4,000 each.

On a MOTION by Mr. Staples, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved moving forward with Berger, Toombs, Elam, Gaines, & Frank for auditing services, as outlined in the presented engagement letter, for the Preserve at Wilderness Lake Community Development District.

TENTH ORDER OF BUSINESS – Supervisors Requests

Ms. Edwards suggested that invoices related to hurricane repairs be added to a future meeting's consent agenda for transparency as to what the funds were being spent on. Ms. Dobson stated that a spreadsheet with attached invoices would be added for ratification.

In response to Supervisor questions about staffing, Ms. Dobson confirmed that the staffing was now full, and provided an update on their progress in learning the ins and outs of the community and connecting with residents. Ms. Dobson stated that staff members had been fulfilling expectations, and that by January, following the holiday events schedule, they could look at coordinating team-building efforts.

ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: January 8, 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 adjourn 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 10:26 a.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 January 8, 2025.

Signature

Printed Name

Signature

Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman