

**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, January 8, 2025 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
Beth Edwards	Board Supervisor, Assistant Secretary
John Staples	Board Supervisor, Assistant Secretary

Also present were:

Tish Dobson	District Manager, Vesta District Services
Steven Giovanniello	Vesta Property Services
John Vericker <i>(via phone)</i>	District Counsel, Straley Robin Vericker
Stephen Brletic <i>(via phone)</i>	District Engineer, BDI Engineers
Pete Lucadano	RedTree
John Burkett	RedTree

*The following is a summary of the discussions and actions taken at the January 8, 2025 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**

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

**SIXTH ORDER OF BUSINESS – Staff Reports**

A. Landscaping & Irrigation

1. RedTree Report

Mr. Lucadano and Mr. Burkett presented the report, with positive comments being heard regarding both general maintenance inspections and the Santa arrival event turnout. Mr. Lucadano noted that some turf grass growth had been stunted somewhat due to colder weather.

2. Exhibit 2: RedTree Landscape Inspection Report – December 2024

3. Exhibit 3: RedTree Proposals (if any)

The Board discussed landscape enhancement proposals that had been revised since their previous discussion, to a new amount of \$13,295. Ms. Dobson inquired as to how billing would work if it was later determined that there was not enough room to install all of the listed plant material on the proposal, and Mr. Lucadano clarified that RedTree would not bill the District for anything not used. The Board and Ms. Dobson discussed areas of priority, with comments being made indicating that the monument proposal should move forward, contingent upon Ms. Dobson verifying that the scope would match what the CDD currently had.

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved the RedTree monuments proposals totaling \$13,295.00, with a not to exceed \$15,000.00, pending the District Manager signing off following verification of the total plants, for the Preserve at Wilderness Lake Community Development District.

Ms. Hepner additionally suggested that turf replacement could proceed with funding coming out of the plant material reserves.

On a MOTION by Ms. Hepner, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved for RedTree to perform turf replacement, in the amount of \$11,000.00, for the Preserve at Wilderness Lake Community Development District.

a. Crape Myrtle Tree Pruning - \$26,850.00

Ms. Edwards questioned the tree count, and the Board requested for the District Manager to verify the tree count with Mr. Burkett, and to determine a priority for trees in areas with higher volumes of traffic for pruning. This item was tabled to the next meeting pending a revised proposal.

Oak Tree Pruning - \$5,310.00

Ms. Dobson noted that the tree pruning proposals were identified by herself and Pasco County as potentially causing issues with high-profile vehicles such as delivery trucks.

On a MOTION by Ms. Hepner, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved the RedTree Oak Tree Pruning proposal, in the amount of \$5,310.00, for the Preserve at Wilderness Lake Community Development District.

b. Mulching Program - \$60,000.00

Ms. Dobson acknowledged that the estimate amount for the proposed mulching program was significant compared to the funds set aside in the budget for mulching in FY 2025. Ms. Dobson noted that her understanding was that mulch hadn't been added for at least two years, and comments were made adding that the most recent mulching was a half-mulch job. The Board requested to pull \$25,000 for the program from the mulch line-item fund, and the remaining \$35,000 from the special projects line item.

On a MOTION by Ms. Ruhlig, SECONDED by Mr. Staples, WITH ALL IN FAVOR, the Board approved the RedTree Mulching Program proposal, in the amount of \$60,000.00, for the Preserve at Wilderness Lake Community Development District.

c. Stump Removal - \$3,200.00

Ms. Dobson noted that this stump removal near Cormorant Cove was broken out due to its substantial scope given the size of the stump. Ms. Dobson explained that this stump was located in a common area and that there were some concerns about potential tripping hazards with roots creating uneven ground. The Board suggested that they move forward with the proposal on a not-to-exceed amount and allow for the District Manager look into additional competing proposals including leveling and adding in soil and turf, and move forward if any came in at a more favorable cost.

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved the RedTree Stump Removal proposal, in an amount not to exceed \$3,200.00, for the Preserve at Wilderness Lake Community Development District.

*(The Board recessed the meeting at 11:33 a.m. and reconvened at 11:42 a.m.)*

Ms. Edwards inquired about one-time landscape purchases such as tree replacements when old ones had fallen, and Ms. Dobson provided clarification to questions about where funds could be pulled from for other types of landscape proposals, particularly if mulch and tree removal could be considered reserve items.

B. Aquatic Services

1. Exhibit 4: GHS Environmental Report

Ms. Dobson stated that they were still waiting on approval from Florida Fish & Wildlife regarding the submitted permit application. Ms. Dobson noted that a good portion of the invasive grasses had been cleared from the lake, as well as other lakes in the general area, and that UF was currently running tests to try to determine the cause of this change.

C. District Engineer

1. Exhibit 5: BDI Increased Labor Rates – 01/01/25-12/31/25

Ms. Dobson asked Mr. Brletic when he recalled the most recent previous rate increase may have been. Mr. Brletic noted that following the initial transfer to BDI, they had held the previous rates from JMT. In response to a Supervisor question, Ms. Dobson explained that the engineering budget was set in accordance to how BDI billed the CDD, based on relative usage of services. Following discussion, Ms. Dobson recommended that the Board allow for Mr. Brletic to discuss further with his partners and indicate whether they would be open to discussing locking in a 21-month service agreement at the next meeting, for the proposed rate increase to be extended through September 30, 2026.

D. District Counsel

E. Community Manager

1. Exhibit 6: Presentation of Community Manager Report

Ms. Dobson noted that two alligators had been removed, and that activity appeared to have slowed with the colder weather. Ms. Dobson also provided an update on hog trapping activity, noting that some success had been observed in pushing back the hogs by using dogs, though noted that the physical trap had been less successful.

Ms. Dobson also provided updates on the regularly occurring storytime events, as well as plans for an upcoming law enforcement appreciation day.

F. District Manager

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

Ms. Dobson stated that she was waiting on a proposal for sensor lighting for the dumpster, as well as another proposal to replace a light pole globe by the playground. Ms. Dobson stated that some cracked panels of plexiglass on playground equipment had already been replaced.

Ms. Dobson stated that the Nature Center was looking to expand its programs via partnership with Zoo Tampa or Dundee Farms and showcasing a specific animal as a learning opportunity. Ms. Dobson also noted some resident suggestions for various interactive science activities for children. The Board discussed the selection of a species of animal, with comments being heard noting concerns about bird lifespans as well as selecting an animal, or bonded pair animals, with a habitat that the Center could accommodate within its budget. Additional comments were made suggesting expanding the funds for the Center beginning with the next fiscal year's proposed budget.

**SEVENTH ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on December 4, 2024

B. Exhibit 9: Consideration for Acceptance – The Updated September 2024 Unaudited Financial Statements

C. Exhibit 10: Consideration for Acceptance – The Updated October 2024 Unaudited Financial Statements

D. Exhibit 11: Consideration for Acceptance – The November 2024 Unaudited Financial Statements

E. Exhibit 12: Consideration for Acceptance – The November 2024 Operations & Maintenance Expenditures

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the Consent Agenda, as presented, for the Preserve at Wilderness Lake Community Development District.
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F. Exhibit 13: Ratification of ServPro Invoices

1. IN-ORL-100183

2. IB-ORLC-100062

G. Exhibit 14: Ratification of RedTree Proposals

3. Dead Pine Removal – 7550 Grasmere Dr. - \$2,800.00

4. Dead Pine Removal – 21237 Quiet Haven Ct. - \$550.00

5. Dead Sycamore Removal – 21533 Cormorant Cove at Wooden Deck - \$2,100.00

6. Dead Pine Removal – 21536 Draycott Way - \$550.00

7. Dead Sycamore Removal – Cormorant Cove Dock by Fence - \$2,100.00

8. Dead Pine Removal – 21410 Draycott Way - \$550.00

9. Dead Sycamore Removal – Cormorant Cove Dock - \$2,800.00

10. Dead Sycamore Removal – 21533 Cormorant Cove Open Area - \$2,100.00

11. Dead Pine Removal – 21528 Draycott Way - \$550.00

12. Dead Pine Removals – 21607 Draycott Way - \$1,650.00

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved the ratification of the proposals, as presented, for the Preserve at Wilderness Lake Community Development District.

**EIGHTH ORDER OF BUSINESS – Business Items**

A. Exhibit 15: Consideration & Adoption of **Resolution 2025-02**, Designating Officers

Ms. Dobson asked the Board if they wished to nominate a new Chair of the Board or remain with the same slate of officers. Ms. Ruhlig nominated Ms. Hepner as the Chair.

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved designating Ms. Hepner as Chair of the Board of Supervisors for the Preserve at Wilderness Lake Community Development District.

Following the motion, Ms. Dobson asked the Board if they wished to nominate a new Vice Chair of the Board or remain with the same. Ms. Edwards nominated Mr. Staples as the Vice Chair.

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved designating Mr. Staples as Vice Chair of the Board of Supervisors for the Preserve at Wilderness Lake Community Development District.

B. Discussion of Speed Bumps

Ms. Dobson stated that the roadways were not handled by the CDD directly but indicated that with the residents' concerns about excessive speeding as well as a rollover accident on Grasmere Drive that was possibly caused by speeding, residents of Pasco County could log onto the County's portal to request speed bumps through that channel. Suggestions were heard from the Board to provide the website URL for the Pasco County Government website to the residents to organize a campaign of requests and inquiry regarding the installation of speed bumps. The Board additionally suggested that staff look into the cost of speed bump installation that would be incurred for the residents, if any. Ms. Dobson also offered to determine whether there was an area of Grasmere Drive which could accommodate a radar speed sign.

**NINTH ORDER OF BUSINESS – Supervisors Requests**

There being none, the next item followed.

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

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: February 5, 6:30 PM**

Ms. Edwards, Ms. Ruhlig, and Ms. Hepner stated that they would be able to attend the next meeting in person, which would constitute a quorum. Mr. Staples stated that he could attend the meeting remotely.


**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. Hepner, WITH ALL IN FAVOR, the Board adjourned the meeting at 1:07 p.m., for the Preserve at Wilderness Lake Community Development District.

200 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
201 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
202 *including the testimony and evidence upon which such appeal is to be based.*

203 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
204 meeting held on Jan. 8, 2025.

205 

Signature



Printed Name

206 Title: ☒ Secretary ☐ Assistant Secretary



Signature



Printed Name

Title: ☒ Chairman ☐ Vice Chairman