

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, February 5, 2025 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:

Heather Hepner	Board Supervisor, Chairwoman
John Staples <i>(via phone)</i>	Board Supervisor, Vice Chairman
Beth Edwards	Board Supervisor, Assistant Secretary
Aga Fisher	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

The following is a summary of the discussions and actions taken at the February 5, 2025 Preserve at Wilderness Lake CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

Ms. Hepner 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 concerns about a number of incidents on her property involving RedTree crews encroaching onto her property, and provided an overview of the actions they had reportedly taken while in her yard. The audience member stated that her security footage of some of these incidents had been submitted for review.

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

FIFTH ORDER OF BUSINESS – Supervisor Comments

Ms. Edwards inquired about Ms. Dobson's email storage system working across multiple email addresses, for Vesta and WLP respectively. Ms. Dobson explained that WLP emails were stored through the website domain host GoDaddy, and Vesta emails were stored with the company's own servers, noting that both were easily accessible for transferring files. Ms. Dobson noted additional plans to move Gmail accounts over to the custom domain through GoDaddy, as Gmail was not as timely for public records requests.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

1. Exhibit 2: RedTree Report – January 9, 2025

2. RedTree Landscape Inspection Report

Ms. Dobson noted that no representative from RedTree was present, but that she could take any questions from the Board. Ms. Dobson added that a walkthrough was scheduled for February 6, in which turf installation areas would be identified and the crape myrtles would be counted and prioritized for trimming. Ms. Dobson also stated that an annual bed that had been impacted by a recent freeze had been replaced, and that the previously approved mulch had been delivered.

The Board and Ms. Dobson discussed the incident report, and the Board emphasized that RedTree had a means to access all of the CDD's public areas through ways that did not cross into anyone's private property, and stressed the need for their crews to do so. Acknowledgement was given that Counsel had been made aware of the incident, and Ms. Dobson added that the current plan of action in the meantime was for service near the resident who filed the report should only take place when Ms. Dobson was on property, with ample prior notice.

3. RedTree Proposals (if any)

B. Aquatic Services

1. Exhibit 3: GHS Environmental Report

Ms. Dobson stated that GHS was anticipating a response from Florida Fish & Wildlife shortly regarding the permit, as their activity with other permits had recently been picking up speed. Ms. Dobson additionally noted that the woodline cutback was scheduled to begin shortly, and that she would be meeting with Mr. Burnite to discuss the depth of the cutback. Ms. Edwards noted that some large uprooted trees and stumps spanning the south side of Wilderness Lake Boulevard, particularly one large tree on the far end of the Palmetto Pines area, could serve as a great animal habitat if chopped up and moved further into the woods.

On a MOTION by Ms. Edwards, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved the cutting and pushback of overturned trees and large stumps on the south side area of Wilderness Lake Boulevard spanning from the front entrance to Palmetto Pines, to be completed with the approval of GHS Environmental on impacts, in an amount not to exceed \$5,000.00 to be allocated from the wetlands or tree removal/hurricane budgets, for the Preserve at Wilderness Lake Community Development District.

Following the motion, Ms. Hepner asked whether carp needed to be released immediately once the permit approval was received from Florida Fish & Wildlife, noting that the issues which the carp were being released to solve had subsided during the winter months. Ms. Dobson suggested that permits typically had a set timeframe that they were active, and that the upcoming spring months would be an ideal time to release carp.

Ms. Edwards also asked about some yellow debris barriers on both sides of Wilderness Lake Boulevard, and Ms. Dobson suggested that these had been installed by Pasco County and that they may have forgotten to remove the barriers.

C. District Engineer

Mr. Brletic discussed the scheduling of rate change notices to accommodate for CDD budget planning, and with their preference to adjust rates at either the midway point or end of each calendar year, the next time that the CDD may see a rate increase would be July 2026. Ms. Dobson noted that the fiscal year operated differently from calendar years, with a start date of October 1, and asked whether the firm could accommodate adjusting to this schedule. Mr. Brletic stated that he

could work to establish rates that could reflect an increase that would hold until the start of the FY 2027 fiscal year, and forward these to Counsel for drafting the amended contract.

Mr. Brletic, Ms. Dobson, and the Board additionally discussed roofing repair and replacement proposals that had come in from vendors, included under Exhibits 10 and 11.

D. District Counsel

Mr. Vericker stated that he would be working with the District Engineer on the contract, and discussed further details on the matter involving RedTree crews on a resident's property. Ms. Dobson added that she had not received the documentation yet, but would be sharing any forthcoming information with the Board and District Counsel. Mr. Vericker and Ms. Dobson discussed scheduling a conference call with the vendor to attempt to reach viable solutions.

E. Community Manager

1. Exhibit 4: Presentation of Community Manager Report

Ms. Dobson noted that there had been reports of additional hogs entering CDD property and residential property. Ms. Dobson stated that she had asked residents to hold off on feeding birds and deer to curtail the food supply that the hogs were seeking, and that the trapper had laid some scent around the existing trap.

F. District Manager

1. Exhibit 5: Presentation of District Manager & Field Operations Report

The Board opted to schedule a budget workshop meeting for Tuesday, April 8, 2025, at 2:00 p.m.

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on January 8, 2025

A Supervisor suggested that their comment on Line 30 was inaccurate.

B. Exhibit 7: Consideration for Acceptance – The Updated December 2024 Unaudited Financial Statements

C. Exhibit 8: Consideration for Acceptance – The December 2024 Operations & Maintenance Expenditures

On a MOTION by Ms. Hepner, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved the Consent Agenda, pending review of the Supervisor Comments section of the January 8, 2025 regular meeting minutes, for the Preserve at Wilderness Lake Community Development District.

D. Exhibit 9: Ratification of RedTree Proposals

1. Lift & Center Prune Oak Trees - \$2,065.00

2. Wax Myrtle Removal, Flesh Cut Option - \$450.00

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

Following the motion, the Board discussed the tree removal/cleanup tracker and the need for clarification on tree work invoicing.

Ms. Dobson additionally provided an update on the requested additional proposals for stump removal, noting that a proposal had been received from Stumped Up in the amount of \$1,200.00, and that Blue Line planned on submitting another proposal. Ms. Dobson noted that, unlike the \$3,200.00 proposal that had previously been approved, the Stumped Up proposal did not include the replacement of turf.

On a MOTION by Ms. Edwards, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved for the District Manager to verify with District Counsel that the CDD had the ability to rescind the approved \$3,200.00 stump removal proposal, and if District Counsel confirmed that the CDD had the authority to rescind the proposal, for District Manager to contact and move forward with Stumped Up with the \$1,200.00 quote, for the Preserve at Wilderness Lake Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

A. Exhibit 10: Consideration of Roofing Repairs Proposal Options

1. Rescue Roofing - \$12,720.00

Ms. Dobson noted that this vendor had performed the repairs and reroofing of the Welcome Center a few years prior.

2. Westfall Roofing - \$13,600.00

Ms. Dobson noted that this vendor did not include repair of the ranger station as part of the proposal scope.

3. Ryman Roofing - \$6,400.00

On a MOTION by Ms. Edwards, SECONDED by Ms. Fisher, WITH ALL IN FAVOR, the Board approved the Rescue Roofing repair proposal, as presented, in the amount of \$12,720.00, for the Preserve at Wilderness Lake Community Development District.

Following the motion, Ms. Dobson stated that the roofing work would be accounted for in the final reserve study.

B. Exhibit 11: Consideration of Roofing Replacement Proposal Options

1. USI Roofing - \$6,592.00

Ms. Dobson noted that this vendor did not submit a proposal to repair the ranger station, only reroofing.

2. Westfall Roofing - \$19,675.00

Consideration of these proposals was tabled.

C. Discussion of Lightning Strike Insurance Proceeds

Ms. Dobson stated that she had held a conference call with the Vesta Financial Analyst, Mr. Muether, and the Vesta accounting team, and provided recommendations to compile a spreadsheet of all items the Board had approved to use under insurance proceeds. Ms. Dobson noted that following the completion of the audited financials and the precise number for the fund balance carryforward was known, the Board could then amend the budget. Ms. Dobson noted that Mr. Muether had recommended waiting until the end of the budget year to perform a final amendment of the budget.

Ms. Edwards made a motion that the insurance proceeds be tracked.

During discussion of the motion, Ms. Edwards asked for clarification on where the funds were currently being allocated, and how they could be tracked in the budget. Ms. Dobson clarified that currently the insurance proceeds could not be classed into their own line item without performing an amendment, and that the financial analyst had recommended having the audit completed first. The Board discussed accounting for and allocating funds. Ms. Dobson additionally noted that not all of the projects may be earmarked by the time the audit was complete, and that holding off until the end of the fiscal year would allow for any and all changes to be covered under the one amendment.

Ms. Edwards withdrew her motion.

On a MOTION by Ms. Hepner, SECONDED by Ms. Fisher, with Ms. Hepner, Ms. Fisher, and Mr. Staples voting “AYE”, and Ms. Edwards voting “NAY”, the Board approved moving forward with the Financial Analyst’s recommendation on including the expense tracker in each future meeting agenda package until the budget amendment topic was revisited, and tabling the discussion of a budget amendment until its finalization at the end of the Fiscal Year, for the Preserve at Wilderness Lake Community Development District.

D. Exhibit 12: Discussion of SWFWMD Inspection Report Reminder

Ms. Dobson noted that the engineer fee in the amount of \$1,600 was within the spending authority threshold, and that while no motion was needed as this inspection was a requirement, it was being brought forward for the Board’s information.

NINTH ORDER OF BUSINESS – Supervisors Requests

Ms. Edwards commented on an upcoming event advertised as a fundraiser with a game console listed as a prize. The Board discussed the existing setup for fundraisers through the CDD operating via the general fund, and the possibility of establishing a specific enterprise fund account for any incoming money through fundraisers. The Board opted to add this discussion to the agenda for the next meeting. Ms. Dobson additionally noted that the event flyer could be updated to remove specific “fundraiser” verbiage.

TENTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: March 5, 9:30 AM

Ms. Edwards, Mr. Staples, and Ms. Hepner stated that they would be able to attend the next meeting in person, which would constitute a quorum. Ms. Fisher stated that she would not be able to attend the meeting.

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. Hepner made a motion to adjourn the meeting.

On a MOTION by Ms. Hepner, SECONDED by Ms. Fisher, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:26 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.*

204 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
205 meeting held on March 5, 2025.

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Signature

Printed Name

Signature

Printed Name

209 Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman