

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, March 5, 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:

Heather Hepner	Board Supervisor, Chairwoman
John Staples	Board Supervisor, Vice Chairman
Beth Edwards	Board Supervisor, Assistant Secretary
Holly Ruhlig	Board Supervisor, Assistant Secretary

Also present were:

Tish Dobson	District Manager, Vesta District Services
John Vericker <i>(via phone)</i>	District Counsel, Straley Robin Vericker
John Burkett	RedTree Landscaping

The following is a summary of the discussions and actions taken at the March 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)

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

Ms. Edwards commented on the listed date of the landscape inspection report under Landscaping & Irrigation not being updated properly.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

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

Mr. Burkett noted work that had occurred regarding detailing, mowing, and fertilization. Mr. Burkett stated that the brown patch of turf that had appeared over the winter was beginning to heal following their efforts. Mr. Burkett also noted plans to install variegated flax lilies on either side of the Wilderness Lake Boulevard bridge. Positive comments were heard regarding the on-site collaboration with the irrigation crew.

In response to questions about the current extent of mulch along the perimeter of the basketball court, Ms. Dobson explained that there were new proposed plans that were forthcoming which would require the area to be aerated and for the Bermuda grass near the bike rack to be extended further. Ms. Dobson also noted a forthcoming proposal for laying down ADA mulch on the playgrounds. Ms. Dobson additionally addressed questions from

the Board regarding a past incident between RedTree crews and a resident related to Draycott berm access, noting that communications with the resident had been ongoing and a letter had been issued outlining the three points of entry, and that the District Counsel had suggested surveying the area for a clear definition on property lines to resolve any possible landscape bed encroachment disputes.

2. RedTree Landscape Inspection Report

3. RedTree Proposals (if any)

Ms. Dobson recalled that the Board had previously given her the authority to move forward with a vendor to remediate trees along Wilderness Lake Boulevard and Night Heron, and that RedTree had submitted a proposal on March 4 in the amount of \$4,150 that they were moving forward with. The Board and Ms. Dobson discussed a large stump between the guard shack and Palmetto, which Ms. Dobson stated would be removed and filled in.

B. Aquatic Services

1. Exhibit 3: GHS Environmental Report

Ms. Dobson stated that FWC had been on site on March 3 to check all of the structures for the grass carp, and that once the permit was received and a delivery date for the fish had been confirmed, an event would be planned for the community. Ms. Dobson noted that some growth in the ponds had been observed, and that fish were not currently being actively fed so that they would eat the vegetation. Ms. Dobson explained that Mr. Burnite would then give the all-clear to reinstall fish feeders, and that she had some pictures of feeders at neighboring communities that could be provided for the Board's consideration.

C. Exhibit 4: District Engineer

The District Engineer was not present.

Ms. Dobson noted that the District Engineer had provided some information concerning Phase One of the inspection, and that once BDI had completed the report they would submit it directly to the State, and that this would be forwarded to the Board. In response to a Supervisor questions regarding billing, Ms. Dobson confirmed that the District Engineer had not been contacted by her regarding any other projects or consultations, so this should be the only billed item for Engineering.

D. District Counsel

Mr. Vericker acknowledged the letter that had been sent to the resident regarding RedTree's points of entry to the Draycott berm and noted that no response had been received.

E. Community Manager

1. Exhibit 5: Presentation of Community Manager Report

Ms. Dobson noted that the health of Athena the guinea pig was improving, and that they were currently looking into ways to better secure her food supply to avoid potential contamination. Ms. Dobson also noted research into acquiring additional animal species for the Nature Center, as well as the potential viability of a larger tank. The Board and Ms. Dobson discussed the pros and cons for hedgehogs, hermit crabs, and corn snakes, and the specific employee training needs for each respective species' care.

Ms. Dobson provided an update on gunshots that had been reported between midnight and 1:30 a.m., stating that the FWC agent had reviewed home security footage and was unable to determine where the gunshots had occurred. Ms. Dobson noted that gunshot sounds

tended to carry across long distances and suggested that these could have originated from a nearby farmer.

Ms. Edwards asked about the fireplaces at the Lodge and Activities Center being listed as “electric”. Ms. Dobson clarified that the fireplaces ran on propane, but they also contained electric starters, and these pieces of equipment were what needed replacement. Ms. Dobson also noted suggestions from a vendor to start up the flames for a few minutes each week to help ensure that equipment was being maintained in working order and pipes were not corroding over. Comments were heard from the Board regarding an outdoor fireplace unit, and Ms. Dobson explained that this had been disconnected previously due to issues where people were not shutting it off properly and leaving it leaking propane unattended, but that she could acquire a proposal to bring it back online with a more secure system to prevent this issue from reoccurring.

Positive comments were heard from the Board regarding the soccer shootout event and Steven Approbato’s general degree of engagement with the community thus far. Additional discussion ensued regarding the use of existing amenity resources to add to the activities and events available to residents. Ms. Dobson noted that most of the staff was now ServSafe certified, with a few remaining individuals needing to update their certificates.

F. District Manager

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

Ms. Dobson highlighted April 16 and 17 as dates for addressing roofing at the Nature Center, Activities Center, Main Lodge, Fitness Center, and Ranger Station. Updates were also provided regarding Swim Kids USA payments and water aerobics class programming.

Ms. Dobson noted concerns from the pickleball community regarding the increasing ratio of non-residents to residents on the courts. Suggestions were heard from the Board that the policy of allowing five non-resident guests per family may be excessive, particularly for the limited space available, and that this number had been established with the intent of accommodating visiting families without properly accounting for how it could also be used to facilitate large tournament play. Ms. Dobson stated that this discussion on policy and enforcement could be slated for the April meeting agenda, as well as during the budget workshop if needed.

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on February 5, 2025

B. Exhibit 8: Consideration for Acceptance – The January 2025 Unaudited Financial Statements

C. Exhibit 9: Consideration for Acceptance – The January 2025 Operations & Maintenance Expenditures

On a MOTION by Ms. Hepner, 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.

D. Exhibit 10: Ratification of Cooper Pools Power Defencer Installation Proposal - \$1,881.36

Ms. Dobson explained that this was a new motor on the Splash Pad, and that the Chair had been informed of this proposal as it was over \$1,000 coming out of the repair reserves. Ms. Edwards requested that invoices for ratification on future consent agendas include their specific GL coding.

E. Exhibit 11: Ratification of Rescue Roofing Nature Center Roof Repair Proposal - \$2,440.00

Ms. Dobson explained that this proposal would address the whole ridge vent, as well as any shingles and wood underneath. Ms. Dobson stated that the Chair had also been informed of this proposal initially coming out of reserves, though noted that this would be bundled under the hurricane tracker report and that the \$10,000 deductible threshold would be met, meaning that funds would be coming back to the District after.

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

EIGHTH ORDER OF BUSINESS – Business Items

A. Exhibit 12: Consideration & Adoption of **Resolution 2025-03**, Designating Authorized Signatories

Ms. Dobson noted that this Resolution reflected Ms. Kehr moving up as a supervisor with Vesta and signatory for the CDD, replacing an outgoing employee.

On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-03**, Designating Authorized Signatories, for the Preserve at Wilderness Lake Community Development District.

B. Exhibit 13: Consideration & Adoption of **Resolution 2025-04**, Removing & Appointing Assistant Treasurer

Ms. Dobson stated that this Resolution added Ms. Kehr as an Assistant Treasurer for the CDD by appointment.

On a MOTION by Ms. Hepner, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-04**, Removing & Appointing Assistant Treasurer, for the Preserve at Wilderness Lake Community Development District.

C. Exhibit 14: Consideration of Himes Electric Lighting for Trash Dumpster Proposal - \$2,405.00

Ms. Dobson explained that this proposal would involve connecting the area into the main power line to allow for one light to be installed. Ms. Dobson added that the light would be sensor-activated. Ms. Edwards commented that she believed that a maintenance shed area also currently lacked lighting and asked if lights could also be installed there as part of Himes Electric's work. The Board expressed support for expanding the circuit and lighting, and Ms. Dobson suggested that the Board could approve a not-to-exceed amount and she could communicate with Himes Electric on the requests for expanded lighting. Ms. Hepner also asked about the feasibility of solar lighting.

On a MOTION by Ms. Edwards, SECONDED by Mr. Staples, WITH ALL IN FAVOR, the Board approved for Himes Electric to install lighting for the trash dumpster area, and to install additional lighting for areas behind the maintenance shed, in a total amount not to exceed \$4,000.00, for the Preserve at Wilderness Lake Community Development District.

D. Exhibit 15: Presentation of Revised Reserve Study – 02/2025

Ms. Dobson explained that no motion was needed at this time from the Board on the reserve study. Ms. Dobson asked if the Board had any questions or concerns that could be brought back to Mr. Swartz with Florida Reserve Study and Appraisal.

Supervisor questions were raised regarding the relative level of reserve funding at other CDDs that Ms. Dobson had previously worked with. Ms. Dobson noted that her other Districts had not been as extensive as Wilderness Lake Preserve as far as the scope of assets, and discussed balancing the reserve funding with keeping CDD fees stable and low. The Board discussed the budget in general, as well as the relative health of the reserve fund and expected impacts from some items of maintenance that had been deferred or could be deferred further. Additional comments were heard on the accuracy of fiscal year projections and expected lifespans, with Ms. Hepner suggesting that a specific line item on tennis court lighting needed to be updated to reflect their recent replacement. Ms. Dobson stated that she could request for Mr. Swartz to attend the next meeting and address the Board's questions on life expectancies for specific items ahead of the FY 2026 budget discussions.

NINTH ORDER OF BUSINESS – Supervisors Requests

Ms. Edwards asked about a past discussion between Ms. Dobson, the Chair, and Mr. Lucadano with RedTree regarding turf replacement under warranty at Americus Lane and Deerfield. Ms. Dobson stated that this was still an ongoing item, and that the turf work would coincide with upcoming mulch work. Ms. Edwards also requested an update on the damaged Magnolia tree from a car accident in 2024, and Ms. Dobson stated that she could touch base with Mr. Smith with RedTree on where its new location may be.

TENTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: April 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.

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 11:20 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 April 2, 2025.

Signature

Printed Name

Signature

Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman