

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, April 2, 2025 at 9:34 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
Stephen Giovannello	Vesta Property Services
John Vericker <i>(via phone)</i>	District Counsel, Straley Robin Vericker
Stephen Brletic	District Engineer

The following is a summary of the discussions and actions taken at the April 2, 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

There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Landscaping & Irrigation

1. Exhibit 2: RedTree Report – February 2025
2. Exhibit 3: RedTree Landscape Inspection Report – March 2025

The Board discussed the recent installation of the mulch and the landscape enhancement project, with staff noting that areas with spotty mulch would be addressed by the day after the meeting. Additional discussion ensued regarding the upcoming removal of the dead trees along Wilderness Lake Boulevard and Night Heron Drive which was reported to have a completion date of April 9, and the removal of tree stumps in the common area adjacent to the Cormorant Cove dock for aesthetic purposes.

3. RedTree Proposals (if any)

41 B. Aquatic Services

42 1. Exhibit 4: GHS Environmental Report

43 Ms. Dobson noted the removal of a small bridge in the wetland buffer at the end of Blue
44 Spring Drive, and that the lower layer of vegetation had been removed from the
45 conservation area behind three homes at the end of Blue Spring Drive. The Board discussed
46 restoring the conservation area where the herbaceous layer had been removed, and
47 requested that the Natural Area Policy be included as a reminder in the next newsletter and
48 in a standalone eblast.

49 C. Exhibit 5: District Engineer

50 Mr. Brletic provided an update on the SWFWMD permit inspection of Phase 1 of the community,
51 noting a punch list that would be addressed by Mr. Burnite and GHS Environmental following a
52 separate meeting. Mr. Brletic noted that third-party vendors would be performing repairs on the
53 stormwater structures, and proposals would be submitted for consideration at the next regular
54 meeting, with Mr. Brletic estimating repair costs ranging from \$20,000.00 to \$25,000.00. Mr.
55 Brletic highlighted recommendations to address two grates out of safety concerns. The Board
56 discussed funding the repairs out of reserves, and also commented on the budget workshop.

57 Mr. Brletic additionally gave an overview of an incident involving reported water contamination
58 on Sky Vista Drive, explaining that it had been reported that plaster had gotten into the stormwater
59 system during a pool construction project, adding that the plaster base mix's safety data sheet had
60 been included in his report. Mr. Brletic stated that the stormwater drains and Pond 5 had been
61 assessed for contaminated water and debris, or any apparent decline in vegetation or fish kills. Mr.
62 Brletic stated that the water turbidity appeared to be normal with no apparent signs of
63 contamination, but recommended continuing to monitor the pond for any changes or impacts. The
64 Board discussed the costs associated with the contaminated water assessment, and Ms. Dobson
65 noted that the District Engineer had not yet invoiced the CDD. The Board requested for the
66 contractor to be invoiced for reimbursement of any associated fees, along with a Demand Letter
67 sent by District Counsel.

68 The Board discussed measures related to public record as it concerned the District Engineer's
69 report. Following discussion on file size restrictions, Mr. Brletic stated that he could set up a
70 OneDrive system to make the report files accessible.

71 D. District Counsel

72 Mr. Vericker stated that this had been a routine month for the CDD and that he had nothing specific
73 to report.

74 E. Community Manager

75 1. Exhibit 6: Presentation of Community Manager Report-

76 Ms. Dobson and the Board discussed the hog population in the Deerfields, and the Board
77 requested for staff to explore additional methods of decreasing the population.

78 Ms. Dobson also gave an update on Activities Center furniture refurbishment that would
79 be taking place over the next few months, as well as the broken gate at the Grasmere Drive
80 common area. During discussion of events, and in particular a happy hour event where
81 alcohol had been served, the Board requested for menu items to be included as part of event
82 flyers.

83 F. District Manager

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

Ms. Dobson presented her report, noting hurricane-related tree work and repairs, revisions to the reserve study, the FY 2026 budget, and the SwimKids USA program. The Board requested for data on the resident/non-resident ratio for the classes. Additional discussion ensued regarding the animals at the Nature Center, with Ms. Dobson noting Fiona beginning to lay eggs and Athena recently having passed.

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on March 5, 2025

B. Exhibit 9: Consideration for Acceptance – The January 2025 Unaudited Financial Statements

C. Exhibit 10: Consideration for Acceptance – The January 2025 Operations & Maintenance Expenditures

Ms. Dobson noted that the financial statements included in the agenda/*were for February 2025. There were no comments from the Board on any of the Consent Agenda items.

On a MOTION by Ms. Hepner, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved the Consent Agenda, as presented, for the Preserve at Wilderness Lake Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

A. Exhibit 11: Consideration of Cooper Pools Replacement Pool Heater Proposal - \$8,166.00

Ms. Dobson explained that one of the three heaters had gone down about a month ago, and recommended replacing it prior to the cooler months when they were typically turned on fully. The Board discussed the additional flow switch component also being changed out, as well as different means by which the heaters could be powered.

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved the Cooper Pools Replacement Pool Heater Proposal, in the amount of \$8,166.00, for the Preserve at Wilderness Lake Community Development District.

B. Consideration of No Fishing in Designated Deerfields' Ponds

Ms. Dobson noted that there were some concerns about minors walking through private areas to access ponds for fishing. Ms. Dobson explained that the current community stance was to verbally encourage and recommend that people mainly fish out of the big lake, but there were no specific ponds designated as “no fishing” ponds, nor was there any signage indicating this. Ms. Dobson stated that the Deerfields were requesting the Board’s permission to designate some of the CDD-owned ponds as “no fishing” ponds. Clarification was given that the issue involved individuals crossing private property but fishing while on an embankment on CDD property/a common area.

Following discussion, the Board suggested that this may be an issue for the Deerfields HOA to address, and that “No Fishing” in specific ponds was not the policy of the CDD Board.

NINTH ORDER OF BUSINESS – Supervisors Requests

Ms. Hepner asked if there was a way to determine which SWFWMD trappers were Phase 3 feral hog trappers, as this hunting Phase was reserved for individuals that SWFWMD determined to be “top producers” on hunts of previous phases. Ms. Dobson stated that she could look this and provide her findings. Ms. Hepner asked about the roofing repairs, and Ms. Dobson confirmed that these would begin on April 16. Ms. Hepner also requested that the reservation policy for tennis and pickleball courts be slated for discussion on the May meeting agenda. Ms. Hepner additionally

requested for the meeting room to be configured in a U-shaped table arrangement for future meetings.

TENTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: May 7, 6:30 PM

All Board members present stated that they would be able to attend the next meeting in person, which would constitute a quorum.

Ms. Dobson additionally noted that a workshop meeting was scheduled for April 8 at 2:00 p.m. All Board members present stated that they would be in attendance for this meeting as well.

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. Ruhlig, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:28 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 May 7, 2025.

Signature

Printed Name

Signature

Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman