

MINUTES OF MEETING
PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT

The Workshop Meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on Tuesday, April 8, 2025 at 2:00 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 were:

Heather Hepner	Board Supervisor, Chairwoman
John Staples	Board Supervisor, Vice Chairman
Beth Edwards	Board Supervisor, Assistant Secretary
Holly Ruhlig	Board Supervisor, Assistant Secretary
Aga Fisher	Board Supervisor, Assistant Secretary
Tish Dobson	District Manager, Vesta District Services
Stephen Giovanniello	Vesta Property Services
Steve Swartz	Florida Reserve Study

The following is a summary of the discussions and actions taken at the April 8, 2025 Preserve at Wilderness Lake CDD Board of Supervisors Workshop 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 – Discussion Topics

Prior to proceeding with Exhibit 1, Mr. Swartz presented revisions to the reserve study, highlighting updates to projected maintenance costs to better reflect ongoing needs, as well as specific lifespan estimates for various CDD infrastructure items. Mr. Swartz stated that the chain link fencing for the tennis courts had been moved to 2028 in the schedule, and discussion ensued regarding establishing funding for items to be replaced as needed or via an annualized approach, such as the windscreens and outdoor furniture respectively.

Mr. Swartz commented on well pumps and irrigation, noting that this would also be annualized as it was less straightforward to determine their condition as they were underground. Mr. Swartz also noted a significant annualized amount for overall landscaping costs, giving a range of \$40,000 to \$50,000, and Ms. Dobson suggested that the aging community may require that amount of investment in order to adequately maintain landscaping conditions. Suggestions were also heard regarding the pool furniture Phase 2 item to adjust it to a “replace as needed” item.

Discussion ensued with Mr. Swartz regarding the reserve study comprising recommendations based on current conditions, and certain infrastructural items, such as air conditioning, roofs, and pool resurfacing, being on more of a hard schedule of aging and replacement than others. Additional discussion followed on furnishing and equipment items categorized into the Activities Center, Fitness Center, Lodge, Nature Center, Ranger Station, and Playgrounds.

Ms. Dobson and Mr. Swartz commented on the aging parking areas by the Amenity Center coming up on needing replacement, and Ms. Dobson noted that while the foundation was solid, there had

not been an inspection in some years, so the CDD's current to-do list included having an asphalt contractor come in and assess the area to provide direct feedback on the conditions. Mr. Swartz stated that he did not recommend putting the replacement off for more than a couple of years, suggesting that the replacement could run 1"-1.5" deep.

There were no additional comments from the Board. Mr. Swartz stated that he should be able to incorporate the feedback into revisions and return the updated version by the end of the following week.

(The Board recessed the meeting at 3:40 p.m., and reconvened at 3:49 p.m.)

A. Exhibit 1: Proposed FY 2026 Budget

Ms. Dobson noted that a proposed budget had been provided, but this did not yet reflect a number of the increases that were recently reported/projected, so she had gone in to make the adjustments accordingly. Ms. Dobson noted that an additional adjustment was forthcoming with Vesta Property Services, and Mr. Giovanniello suggested that this would likely run at the standard 3% increase.

Ms. Edwards noted three general goals: that a District should try to keep a carried-forward balance as small as possible, to make sure that the line items reflect a realistic cost, and to fund the reserves at an appropriate level. Ms. Dobson highlighted the importance of transparent uses of funds and allocations in relation to the financial auditing process each year.

The Board discussed the utilization of the lightning damage insurance proceeds. Ms. Dobson recalled past discussions from the Board to discuss any special projects under consideration in Spring 2025 when the insurance proceeds had initially been received.

There were no comments from the Board on Lines 12-21 for Administrative Expenditures, or Lines 23-26 for Insurance forecasts.

Ms. Dobson noted that Line 28 for the Off-Duty Deputy had been increased, anticipating that the deputy may seek a raise, or the Board may look to add on an additional shift in more active months.

There were no comments from the Board on Lines 28-33 for Utilities.

Ms. Edwards provided an overview on the landscape category of line items, noting increases to flower rotations and mulch to match numbers more in line with the Fiscal Year actuals. The Board commented on the mulch line item for the current fiscal year, and asked whether they anticipated spending another \$60,000.00 for mulch in FY 2026 after having spent that amount in FY 2025. Ms. Edwards noted that the mulch number was not a fixed number in the landscape contract, and following additional discussion, the Board agreed to reduce the line item by \$15,000.00, bringing it to \$45,000.00 for FY 2026.

The Board discussed the line items for Tree Trimming and Removal Services, Palm Tree Trimming, and Hardwood Tree Pruning. Ms. Dobson noted that the landscape budget reflected a notable loss of trees on CDD property due to issues stemming from ambrosia beetles, as well as fungi specifically attacking palm trees.

The Board additionally discussed the Line Item for Landscape Inspections with PSA. Comments were made noting their status as a neutral third party to hold the landscaping company accountable for performance and landscape conditions. Suggestions were heard to establish a quarterly inspection schedule, and the Board discussed the efficacy of the inspections and their reports' findings, with comments being heard in favor for a more critique-focused reporting style, with more thorough documentation on observed deficiencies. The Board requested to invite a representative from PSA to the next meeting.

There were no comments from the Board on Lines 46-51 for Road & Street Facilities.

Ms. Dobson noted that a 3% increase would be added to the Management Contract that currently stood at \$54,000.00 for FY 2026, and highlighted a \$5,000.00 increase for Maintenance & Repair of the Lodge which may be removed if the line item work could be done with the reserves.

The Board discussed establishing a \$15,000.00 expense line item for Special Projects, which could encompass expenses for items such as storage, the security cameras, the shade structure at the Tot Park, and the community fence.

Ms. Dobson noted the assessment allocation page, which provided a variance on assessments per lot currently ranging from 3.01% to 3.19%. Ms. Dobson acknowledged that these percentages did not yet reflect the estimated 3% increase to Vesta Property Services management contracts, or potential reductions to various line items as also discussed. The Board suggested scheduling a continuation to the May regular meeting for the purposes of additional discussion and approval of the proposed FY 2026 Budget, and opted to set the continued meeting date for May 21, at 1:30 p.m.

FIFTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

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

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Adjournment

The Workshop Meeting was adjourned at 5:36 p.m.

**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