

**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, May 7, 2025 at 6:32 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	Board Supervisor, Vice Chairman
Beth Edwards	Board Supervisor, Assistant Secretary
Aga Fisher ( <i>via phone</i> )	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
Tom Piccano	PSA
John Burkett	RedTree Landscape

*The following is a summary of the discussions and actions taken at the May 7, 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*)**

Prior to opening the floor to Audience Comments, the Board heard from Mr. Piccano presenting on behalf of PSA, as requested at the CDD's previous budget workshop meeting. In response to questions from the Board regarding a lack of clarity on the threshold for a "Satisfactory" evaluation, Mr. Piccano explained that the judgements accounted for how maintenance was typically handled on a rotating basis across the community. Discussion ensued on thoroughly documenting deficiencies to more accurately represent the condition of the landscape, with comments made focusing on a number of brown patches that had been observed throughout the CDD landscape. Additional comments were heard from the Board and Ms. Dobson regarding the treatment of spider mites in the Fakahatchee grass, and the need to document pest control treatments in subsequent reports. The Board stressed the need for more documentation in general, and for reporting on whether or not highlighted items had received any follow-through from on-site crews after first reported.

The Board opened the floor to any comments from audience members.

An audience member requested for the CDD to assist in temporarily removing a panel from the community fence by Cardinalwood Lane, in order to facilitate the removal of tree roots that were currently causing the fence and pavers to shift. The Board discussed the responsibilities involved, with Ms. Dobson noting that the Board could not proceed with the idea of reconfiguring or modifying the fence panel as this would result in placing the CDD fence on someone's private

property. The Board spoke in favor of sending a copy of the survey with the community fence line to the District Counsel for further steps.

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved directing District staff to coordinate with the owner of the property on 7004 Cardinalwood Lane on the temporary removal of a panel from the community fence bordering the property, to allow for the homeowner to remediate the tree roots, then to reinstall the panel once roots were removed, for the Preserve at Wilderness Lake Community Development District.

No additional audience comments were heard following the motion.

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

**FIFTH ORDER OF BUSINESS – Supervisor Comments**

The Board requested for Exhibit descriptions to be added on the outline tabs on the agenda documents moving forward.

**SIXTH ORDER OF BUSINESS – Staff Reports**

**A. Landscaping & Irrigation**

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

Mr. Burkett provided an overview of detail work and weed treatment that had been done over the past month, as well as the treatment process for brown patches. Mr. Burkett additionally noted that bees were present in certain areas of the property, and that a crew member had been stung near the Draycott berm. Ms. Dobson stated that the exterminator had been on the property the previous week before the meeting. Mr. Burkett also noted that with the lack of rain, the pond banks were being mowed on an as-needed basis. Mr. Burkett fielded questions from the Board regarding root extraction and pulling out tree root balls.

3. RedTree Proposals (if any)

Ms. Dobson noted that the Board had previously approved \$11,000 of turf stretching from the court to the lodge in January, but that as this area had not been fully covered, additional proposals had been provided to close in beds.

- a. Exhibit 4: ADA Playground Mulch Installation - \$8,250.00

On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved directing staff to secure two additional ADA playground mulch installation proposals, in an amount not to exceed 110 cubic yards, for the Preserve at Wilderness Lake Community Development District.

**B. Aquatic Services**

1. Exhibit 5: GHS Environmental Report

Ms. Dobson stated that the grass carp had been released on May 5, and that the \$4,500.00 amount inclusive of Mr. Burnite's fees fell within the Board's approved NTE amount of \$20,000.00. Ms. Dobson also noted that the delivery of the Jon Boat had been completed on May 6.

**C. Exhibit 6: District Engineer**

The District Engineer was not present. Ms. Dobson noted that additional proposals were being sought for the SWFWMD permit work as staff currently felt that other vendors may come in with

lower estimates. Ms. Dobson also noted that the CDD had been reimbursed for the \$465 of engineering fees incurred from work related to a previously reported issue of possible contamination from a homeowner. Ms. Dobson noted that the homeowner and contractor had been informed that this payment did not close out the project as there was still some long-term monitoring ongoing to ensure that there were no lasting impacts.

D. District Counsel

Mr. Vericker discussed the Cardinalwood Lane fence panel removal with the Board. Ms. Dobson also noted a dispute between a resident and a staff member regarding the resident's use of the fitness center with what had been deemed by the insurance company as inappropriate footwear. Ms. Dobson noted that the resident was on their second warning, and a subsequent violation would result in a suspension.

*(The Board recessed the meeting at 8:23 p.m., and reconvened at 8:32 p.m.)*

E. Community Manager

1. Exhibit 7: Presentation of Community Manager Report

Ms. Dobson provided a clubhouse operations report to the Board, noting that the building had passed its annual life support sprinkler system inspection, and that an exit sign was in the process of being replaced following a fire marshal inspection.

Ms. Dobson gave an overview of the hiring process for the part-time and full-time positions, noting some differences in skill sets and staffing needs between the marketing side and administrative sides. Additional discussion ensued regarding training the Lifestyle Coordinator to expand skillsets for organizing and managing events.

F. District Manager

1. Exhibit 8: Presentation of District Manager & Field Operations Report

Ms. Dobson stated that hurricane stumps were continuing to be remediated by RedTree. There were no further questions or comments from the Board on the Field Operations or District Manager Report.

**SEVENTH ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 9: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on April 2, 2025

B. Exhibit 10: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on April 8, 2025

Ms. Dobson suggested that some language on the workshop meeting minutes needed to be edited to reflect that some comments about general goals were being shared by Supervisor Edwards as an opinion and did not constitute a collective direction from the Board at this meeting.

C. Exhibit 11: Consideration for Acceptance – The March 2025 Unaudited Financial Statements

D. Exhibit 12: Consideration for Acceptance – The March 2025 Operations & Maintenance Expenditures

E. Exhibit 13: Ratification of Cooper Pools Pentair Replacement Proposal - \$696.98

On a MOTION by Ms. Edwards, 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.
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**EIGHTH ORDER OF BUSINESS – Business Items**

A. Exhibit 14: Discussion of Tennis Court Reservation Policies

Ms. Dobson suggested that more parameters could be set as far as the number of guests that could be brought to the courts, as some pickleball players were now beginning to organize tournaments involving many outside residents. This item was tabled to the June 4 regular meeting.

B. Exhibit 15: Consideration of Vesta Property Services Amenity Services Renewal Letter

Ms. Dobson noted that the renewal as presented would encompass a 3% increase, which had been accounted for in the CDD's preliminary budget which would be discussed and considered at the May 21 meeting. This item was tabled to the May 21 continued meeting.

**NINTH ORDER OF BUSINESS – Supervisors Requests**

Mr. Staples asked for an update on powering the sheds area, and Ms. Dobson stated that the light had been installed with a motion sensor.

**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 21, 1:30 PM – Continued Meeting**

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

**TWELFTH ORDER OF BUSINESS – Adjournment**

Ms. Dobson asked for final questions, comments, or corrections from the Board. There being none, Ms. Edwards made a motion to continue the meeting.

On a MOTION by Ms. Edwards, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board, at 9:41 p.m., approved continuing the meeting to May 21, at 1:30 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 June 4, 2025.**

Signature

John M Staples Chair

Printed Name

Signature

Tish Dobson - Secretary

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman