



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors Meeting October 5, 2022

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1001**

www.wildernesslakecdd.org

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

The Preserve at Wilderness Lake Lodge
21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637

District Board of Supervisors	Holly Ruhlig Bryan Norrie Heather Hepner Beth Edwards Scott Diver	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Attorney	John Vericker	Straley Robin & Vericker
District Engineer	Stephen Brletic	JMT Engineering

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.wildernesslakecdd.org

September 27, 2022

Board of Supervisors Preserve at Wilderness Lake Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, October 5, 2022 at 9:30 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the agenda for this meeting:

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS / BOARD & STAFF RESPONSES**
- 3. BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS**
- 4. REFUNDING TIMELINE PRESENTATION AND AGREEMENT
(BY MBS CAPITAL MARKETS) Tab 1**
- 5. GENERAL INTEREST ITEMS**
 - A. Landscaping Reports Tab 2
 - B. District Engineer Report Tab 3
 1. Update on Splash Pad
 2. Update on Ranger Station
 - C. District Counsel Report
 - D. GHS Environmental Report..... Tab 4
 - E. Community Manager's Report..... Tab 5
 1. Discussion Regarding Available Plot of Land
 2. Consideration of FitRev Proposals..... Tab 6
 3. Consideration of Proposals for Chaise Lounges Tab 7
 4. Consideration of Proposals for Volleyball
Court Sand Replacement..... Tab 8
 5. Discussion Regarding Dock Repair/Replacement..... Tab 9
- 6. BUSINESS ITEMS**
 - A. Discussion Regarding Conservation Area Cutback and
Maintenance inside the Deerfield Community
 - B. Consideration of Spectrum Rights of Entry Agreement..... Tab 10
 - C. Consideration of Amendment to Construction Management
Services Agreement..... Tab 11
- 7. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Meeting held on September 6, 2022 Tab 12

- 8. **DISTRICT MANAGER UPDATE**
 - A. District Manager's Report.....Tab 14
 - B. Overview of Reserve Study.....Tab 16
- 9. **AUDIENCE COMMENTS/SUPERVISOR REQUESTS**
- 10. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 933-5571.

Sincerely,

Matthew Huber

Regional District Manager

cc: John Vericker, Straley & Robin
Stephen Brletic, JMT Engineering

Tab 1

Presented By: MBS Capital Markets



MBS CAPITAL MARKETS, LLC

The Preserve at Wilderness Lake Community Development District

Pasco County, Florida

October 5, 2022

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OVERVIEW – SERIES 2012 and 2013 BONDS

Overview of Series 2012 BONDS

- The Preserve at Wilderness Lake Community Development District (the “District”) issued its \$2,195,000 Capital Improvement Revenue Refunding Bonds], Series 2012 in March 2012.
- The Series 2012 Bonds were issued to finance the cost of refunding and redeeming all of the outstanding principal amount of the District’s Capital Improvement Revenue Bonds, Series 2002A. The Series 2002A Bonds were issued to finance certain infrastructure and facilities benefiting District lands, including water management, roads (both on-site and off-site), recreation facilities and landscaping.
- The Series 2012 Bonds are rated BBB+/Stable by Standard and Poor’s (upgraded from BBB on 4/22/2015).
- The Series 2012 Bonds mature on May 1, 2033, and became callable at the option of the District on or after May 1, 2022, at par. The interest rate on the Series 2012 Bonds ranges from 5.0 to 5.375%.
- The Series 2012 Bonds may be currently refunded at any time.
- The Series 2012 Bonds are secured by special assessments on approximately 376 assessable units identified in the Special Supplemental Assessment Methodology Report dated March 23, 2012.
- The total par amount of Series 2012 Bonds outstanding as of 8/31/2022 is \$1,335,000.
- Following is the status of the District’s Series 2012 Long-term Debt.

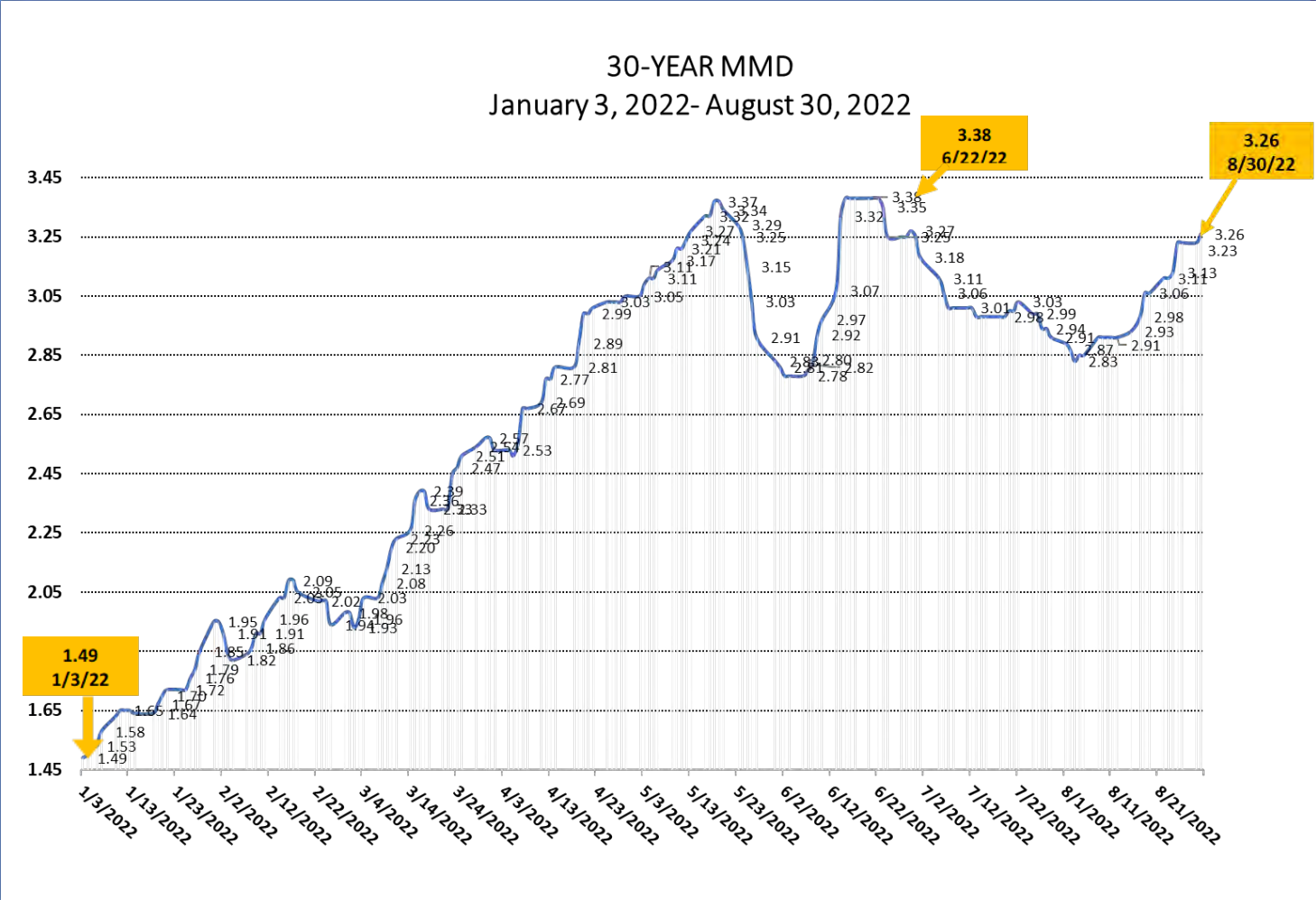
Series	Outstanding Par	Coupon	Current Annual Debt Service	Call Provisions	Call Premium	Final Maturity
2012	\$190,000	5.00%				5/1/2024
2012	205,000	5.10%				5/1/2026
2012	<u>940,000</u>	<u>5.375%</u>				5/1/2033
Avg Coupon	\$1,335,000	5.34%	\$163,105	5/1/2022	At Par	

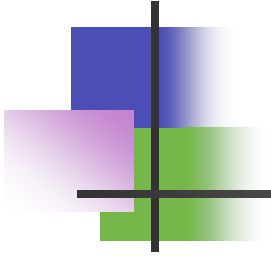
Overview of Series 2013 BONDS

- The Preserve at Wilderness Lake Community Development District (the “District”) issued its \$4,470,000 Capital Improvement Revenue Refunding Bonds], Series 2013 in May 2013.
- The Series 2013 Bonds were issued to finance the cost of refunding and redeeming all of the outstanding principal amount of the District’s Capital Improvement Revenue Bonds, Series 2004A. The Series 2004A Bonds were issued to finance certain infrastructure and facilities benefiting District lands, including water management, roads (both on-site and off-site), recreation facilities and landscaping.
- The Series 2013 Bonds mature on May 1, 2034, and will be callable at the option of the District on or after May 1, 2023, at par. The interest rate on the Series 2013A Bonds ranges from 3.65 to 4.25%.
- The Series 2013 Bonds may be currently refunded on February 1, 2023 (90 days prior to the call date).
- The Series 2013 Bonds are secured by special assessments on 580 lots identified in the First Supplemental Assessment Methodology Report dated June 5, 2013.
- The total par amount of Series 2013 Bonds outstanding as of 8/31/2022 is \$2,890,000.
- Following is the status of the District’s Long-term Debt.

Series	Outstanding Par	Coupon	Current Annual Debt Service	Call Provisions	Call Premium	Final Maturity
2013	\$ 190,000	3.65%				5/1/2023
2013	200,000	3.75%				5/1/2024
2013	205,000	3.90%				5/1/2025
2013	1,435,000	4.15%				5/1/2031
2013	<u>860,000</u>	<u>4.25%</u>				5/1/2034
Avg Coupon	\$2,890,000	4.18%	\$307,966	5/1/2023	At Par	

Current Year MMD Chart (Municipal Market Data)





REFUNDING OPTIONS

Refunding Structures

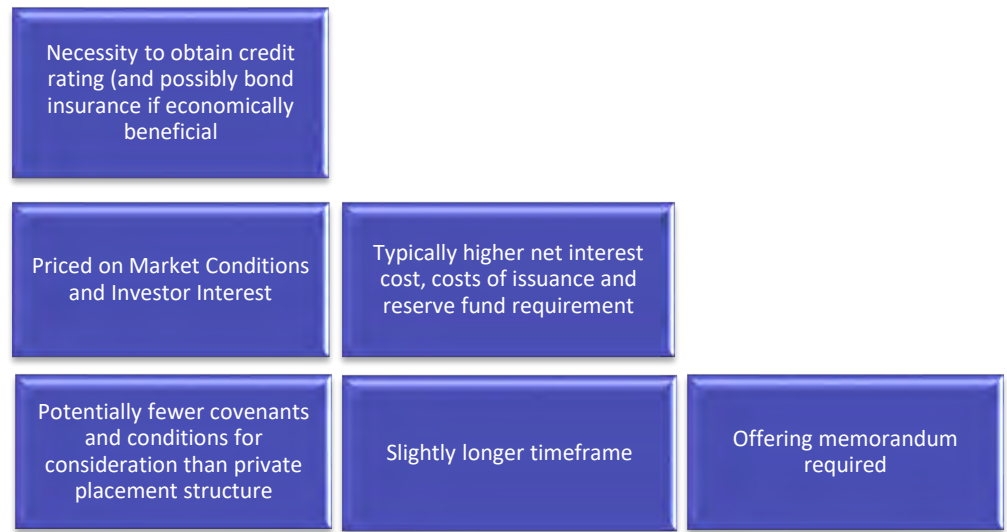
Bank Placement

Given the credit dynamics of the District's Bonds, this financing may lend itself to a bank placement.



Public Offering

MBS will pursue a dual-track process preparing for a public market offering at the same time as running a private placement process.



Next Steps (Public Offering)

Step 1: Engage the Financing Team to prepare necessary bond documents.

Step 2: Approve Preliminary Engineer's Report

Step 3: Approve Preliminary Assessment Methodology Report, Indenture and Bond Resolution (for validation)

Step 4: Due Diligence including research and credit work.

Step 5: Compile a credit package to submit to Rating Agency and Bond Insurer.

Step 6: Public Hearing on Assessments

Step 7: Bond Validation Hearing (30-day appeal period) (if required)

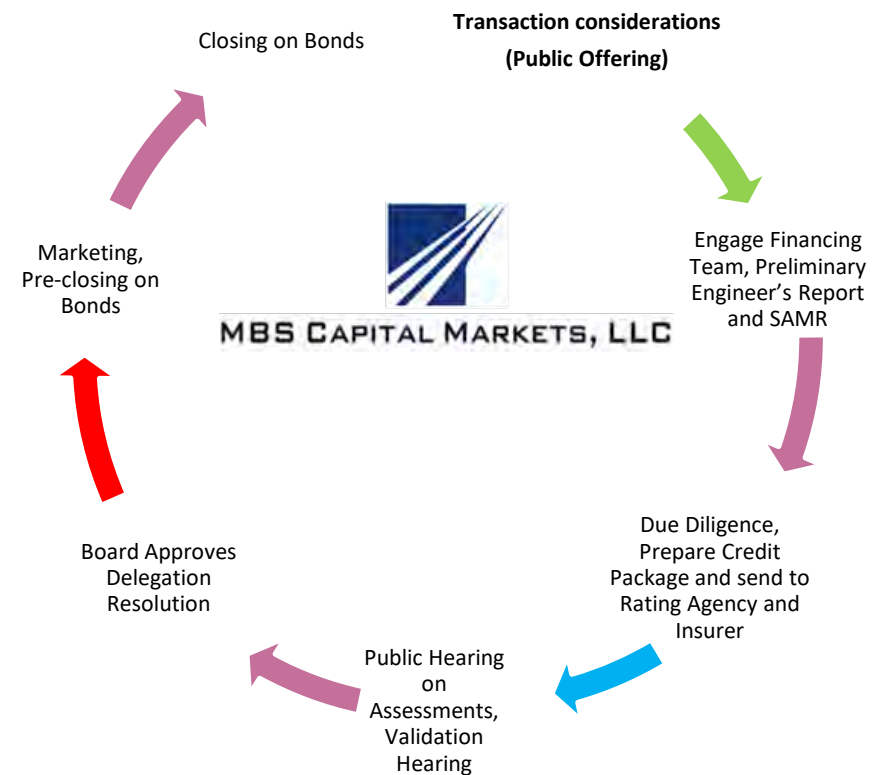
Step 8: Board approval of Delegation Resolution

Step 9: Marketing of Bonds

Step 10: Finalize Bond Documents

Step 11: Pre-closing, sign all bond documents.

Step 12: Close on Bonds



Timeline typically requires approximately 90-120 days to complete

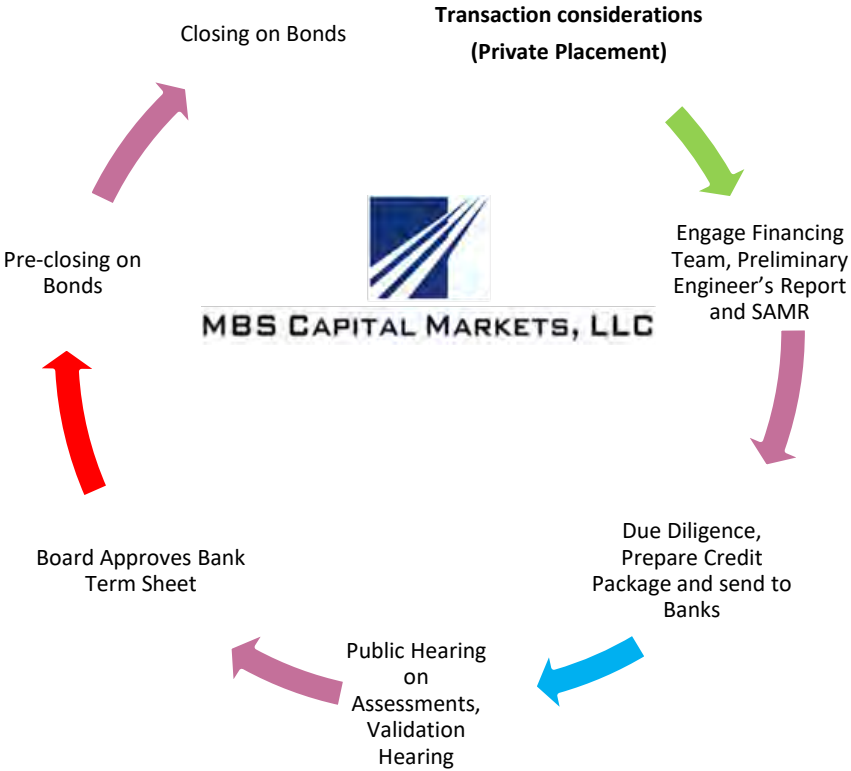


Timetable – Public Offering

- **Day 1**
Board Meeting:
 - Engage Financing Team
 - Preliminary Engineer’s Report
- **Day 30-35**
Board Meeting:
 - Preliminary Assessment Methodology Report
 - Indenture, Bond Resolution
 - Credit Package sent to Rating Agency and Insurer
- **Day 60-65**
Board Meeting:
 - Receive Indicative Bond Rating
- **Day 90-95**
Board Meeting:
 - Board Approves Delegation Resolution
- **Day 95-100**
Post PLOM
- **Day 100-105**
Market, Price Bonds
- **Day 106-120**
Preparation of Final Bond Documents
- **Day 120**
Board Meeting - Pre-closing on Bonds
- **Day 122**
Closing on Bonds (Target February 1, 2023)

Next Steps (Private Placement)

- Step 1:** Engage the Financing Team to prepare necessary bond documents.
- Step 2:** Approve Preliminary Engineer's Report
- Step 3:** Approve Preliminary Assessment Methodology Report, Indenture and Bond Resolution (for validation)
- Step 4:** Due Diligence including research and credit work.
- Step 5:** Compile a credit package to submit to interested Banks
- Step 6:** Public Hearing on Assessments
- Step 7:** Bond Validation Hearing (30-day appeal period) (if required)
- Step 8:** Board approval of Bank Term Sheet
- Step 9:** Finalize Bond Documents
- Step 10:** Pre-closing, sign all bond documents.
- Step 11:** Close on Bonds



Timeline typically requires approximately 80-90 days to complete



Timetable – Private Placement (Bank)

- **Day 1**
 - Board Meeting:**
 - Engage Financing Team
 - Preliminary Engineer’s Report
- **Day 30-35**
 - Board Meeting:**
 - Preliminary Assessment Methodology Report
 - Indenture, Bond Resolution
 - Credit Package sent to interested Banks
- **Day 60-65**
 - Board Meeting:**
 - Review and Approve Term Sheet from Bank
- **Day 65-80**
 - Preparation of Final Bond Documents
- **Day 90**
 - Board Meeting - Pre-closing on Bonds
- **Day 92**
 - Closing on Bonds (Target February 1, 2023)



Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriter has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

- The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.



Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Conflicts of Interest

- The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.
- Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.
- Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.
- Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.
- Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.
- Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

- Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.



MBS CAPITAL MARKETS, LLC

AGREEMENT FOR UNDERWRITING SERVICES PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

October 5, 2022

Board of Supervisors
Preserve at Wilderness Lake Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the “Underwriter”) offers to enter into this agreement (the “Agreement”) with the Preserve at Wilderness Lake Community Development District (the “District”) which, upon your acceptance of this offer, will be binding on the District and the Underwriter. This agreement relates to the proposed issuance of the District’s Series 2023 Bonds (the “Bonds”) for the purpose of refunding the District’s outstanding Series 2012 and 2013 Bonds (the “Prior Bonds”). This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
 - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
 - Preparation of rating strategies and presentations related to the issue being underwritten.
 - Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
 - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
 - Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
 - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
 - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
 - Preparation of post-sale reports for the issue, if any.
 - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

Member: FINRA/SIPC

Tampa, FL Winter Park, FL Kingston, TN Nashville, TN



MBS CAPITAL MARKETS, LLC

- Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of \$50,000 or 1.50% of the total par amount of Bonds issued.

The Underwriter shall also bear the cost of obtaining an investment grade rating with the actual cost of the rating to be paid from the proceeds of the Bonds only to the extent Bonds are issued.

- Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
- Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
- Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
- Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,
MBS Capital Markets, LLC

Rhonda Mossing

Rhonda Mossing
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



MBS CAPITAL MARKETS, LLC

EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.



MBS CAPITAL MARKETS, LLC

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

Tab 2

PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

925 Florida Avenue, Suite D
Palm Harbor, FL 34683

LANDSCAPE INSPECTION RESULTS

Date:	August 18, 2022
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management- Beth Edwards Redtree Landscape Systems- RJ Johnson, Joseph Mendoza PSA Horticultural-Tom Picciano

This landscape inspection report and subsequent ones will serve as a both a benchmark of current landscape maintenance concerns and the progress toward corrective actions. It will also serve as a deficiency list of items that should be addressed under the current landscape agreement.

These items must be completed by August 30, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on August 31, 2022. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

Most of the turf was noted to be mowed during the inspection. The remainder was scheduled to be completed. The mowers were set to the correct height and the blades were sharp, leaving a clean and precise cut. The hard edging was vertical and the edged material was cleaned out thoroughly. The bed lines were neatly defined and the line trimming was at the same height as the mowing.

Ranger station - remove turf runners on both gate pillars. *Photo below.* **Completed**



7206 Americus- straighten bed line for the newly installed viburnum hedge. **Completed**

Main entry-be certain that wedelia and turf are hard edged weekly. **Completed**

RJ

The majority of the bed lines were neatly defined. *Photo below.*



3 WOOD LINE MAINTENANCE

7548 Blue Spring common area- cut back wood line. **Completed**

The majority of the wood lines were cut back in accordance with the specifications.

3 TURF COLOR

Boulevard from Lodge to main entry-turf color ranged from a consistent medium green to a consistent dark green.

Citrus Blossom park common area- turf color was a consistent medium green.

Citrus Blossom playground-turf color was a consistent medium green.

Stoneleigh park-turf color of the common Bermudagrass ranged from a lightly mottled medium green to a consistent medium green.

Lodge-turf color of the main lawn ranged from a consistent medium green to a consistent dark green.

Oakhurst park-turf color of the common Bermudagrass ranged from a lightly mottled medium green to a consistent medium green.

Kendall Heath/Waverly Shores-turf color of the common Bermudagrass remained a lightly mottled medium green. The St. Augustine turf color was a consistent medium green.

Night Heron/Caliente intersection-turf color was a lightly mottled medium green.

Roundabout- turf color ranged from a consistent medium green to a consistent dark green.

August



August



August



RJ

July



July



July



June



June



June



May



May



May



3 TURF DENSITY

Kendall Heath/Waverly Shores-the density of the common Bermudagrass still ranged from fair to good. The density of the St. Augustine turf was strong.

Boulevard from Lodge to main entry-the density was strong.

Citrus Blossom park-the density was strong.

Citrus Blossom common area-the density was strong.

Stoneleigh park-the common Bermudagrass density was strong.

Oakhurst park-the density of the common Bermudagrass was strong.

Night Heron/Caliente intersection-the density was strong.

Lodge-the density of the main entry lawn, front lawn, nature center lawn and rear lawn was strong.

Tennis court-the density around the tennis court ranged from fair to good.

RJ

The Bahia turf density was strong throughout the property.

2 TURF WEED CONTROL

Blvd. inbound at pediatric office-treat broadleaf weeds. **Completed**

Main exit monument-treat broadleaf weeds. **Completed**

Lodge exit drive lawn-treat broadleaf weeds including chamberbitter. **Completed**

Lodge left side lawn-treat broadleaf weeds and goosegrass. **Completed**

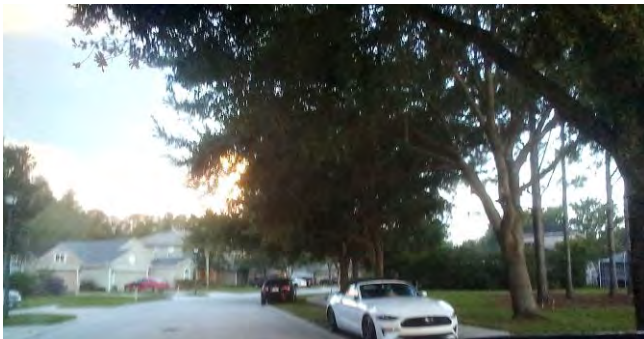
Caliente/Night Heron intersection- treat broadleaf weeds. **Completed**

Americus-treat broadleaf weeds. **Completed**

3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Blvd. inbound from ranger station to Americus- replace dead turf in numerous areas. **WARRANTY WORK Completed**

21819 Waverly Shores common area-two cars were parked on common area grass. *Photo below.*



Butterfly garden sidewalk-replace dead turf. **WARRANTY WORK. Photo below. Completed**



The turf was being mowed at the proper height with sharp blades. Both the color and density remained strong, though there was a slight loss of color due to the efficacy of the summer fertilization wearing off. This is common. There was a slight increase in the broadleaf weed content. There were no indications of new turf insect presence or any new disease activity. Monitor for grub and chinch bug activity as well as for disease activity. Disease activity is increased in the higher humidity. The majority of the turf was performing very well.

RJ

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

The butterfly garden plants were healthy and actively growing. *Photo below.*



Caliente/Night Heron-remove dead flowers and bush daisies. **Completed**

Americus fence line- replace dead viburnum. **WARRANTY WORK. Completed**

Blvd. entry median-treat Fakahatchee grass for spider mites. **Completed**

Tennis court sidewalk-remove dead plumbago. **Completed**

Left front corner of lodge-treat Fakahatchee grass for spider mite. *Photo below.* **Completed**



Tennis court sidewalk-remove and replace dead bottlebrush. **WARRANTY WORK. Photo below. Completed**



2 BED / CRACK WEED CONTROL

Deerfield berm-treat crack weeds in gravel and bed weeds on berm. There is a heavy accumulation of vines on the berm. **Completed**

RJ

Water's Edge-remove weeds from palmettos. **Completed**

Blvd. entry median-remove bed weeds. **Completed**

Rear of butterfly garden- remove weeds and volunteer trees from fence line. **Completed**

Amenity center-remove volunteer maples. **Completed**

Lodge patio-remove bed weeds in schilling holly bed. **Completed**

Americus-remove bed weeds. **Completed**

Front of ranger station-remove bed weeds. **Completed**

Pine Knot stop sign bed-remove bed weeds. **Completed**

Pine Knot-remove bed weeds from viburnum hedge. **Completed**

Citrus Blossom playground-remove bed weeds. **Completed**

Heron's Wood monument-remove pepper trees. **Completed**

Sparrow Wood monument-remove bed weeds by signage. **Completed**

Woodsmere monument-remove bed weeds. **Completed**

Oakhurst lift station-remove bed weeds. **Completed**

3 IRRIGATION MANAGEMENT

Water's Edge gate median-repair broken standpipe. **Will be completed**

General work order-valve locations need to be re-painted on curbs. Paint is fading. This should be done over the winter. *Photo below.*



Lodge exit drive-trim around valve box.

Will be completed

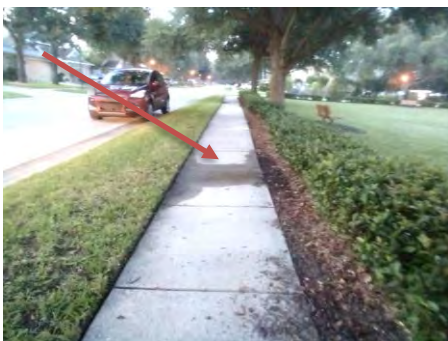
Nature center-trim around valve box. *Photo below.* **Will be completed**



Tennis court sidewalk-trim around valve boxes. *Photo below.* **Will be completed**



Oakhurst park-possible irrigation break along sidewalk. *Photo below.* **Will be completed**



Most of the landscape appears to be receiving sufficient irrigation.

3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having “holes” in it, and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

Water’s Edge-thin out palmettos along fence. **Completed**

Main entry- prune back wedelia behind fence by Dunkin Donuts. **Completed**

RJ

Butterfly garden-prune firebush and porterweed to improve line of sight. **Completed**

Lodge patio-prune dead sections from schilling hollies. **Completed**

Heron's Glen monument-prune firebush and lantana away from signage. **Completed**

Draycott cds-entire length of hedge line is maintained. *Photo below.* **Completed**



Deerfield irrigation pump station-prune viburnum hedge. **Completed**

Deerfields-prune lorapetalum under magnolia and remove dead vegetation from foxtail fern. **Completed**

Sparrow Wood monument prune dead sections from juniper. **Completed**

Lodge staging area-prune back palmettos that are encroaching over lawn and remove dead fronds. *Photo below.* **Completed**



2 TREE PRUNING

Water's Edge-remove sucker growth from oak along blvd. **Completed**

Main entry median-prune dead section from ligustrum tree. **Completed**

Butterfly garden-remove sucker growth from magnolia. **Completed**

Butterfly garden sidewalk-prune crape myrtles. Remove bad cuts, crossing branches, water sprouts and dead wood. **Completed**

Tennis court-remove moss from crape myrtles. **Completed**

RJ

Lodge parking lot-remove moss from crape myrtles. **Completed**

Lodge patio- remove pups from windmill palm. **Completed**

7220 Blvd common area.-lift oak tree hanging low over the sidewalk. **Completed**

Blvd. at roundabout- prune tree away from crosswalk sign. It cannot be clearly seen when driving. **Completed**

3 CLEANUP/RUBBISH REMOVAL

Blvd. across from Lakewood Retreat-remove fallen branches in back section along fence. **Completed**

Main exit monument-scrape silt from curb line. **Completed**

There was not a significant amount of litter or vegetative debris that needed to be removed. **Completed**

2 APPEARANCE OF SEASONAL COLOR

The seasonal color display of coleus was providing a strong curb appeal at the two main monuments. These plants require a light pinching to maintain a consistent height. The flower beds at the lodge also had a colorful display. The flower beds at the intersection of Caliente/Night Heron had a weak display. Many plants have died, and the beds were sparse. The coleus in these beds need to be removed. *Photo below.*

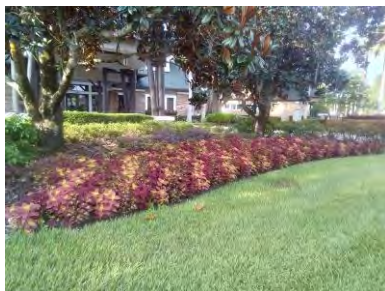
August



August



July



July



June

June



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 35 of 39–PASSED INSPECTION. Passing score is 33 of 39 or 30 of 36 (w/o flowers). Payment for AUGUST services should be released after the receipt of the DONE REPORT.

FOR MANAGER

None

PROPOSALS

None

SUMMARY

Redtree performed to contractual standards for this inspection. The turf was being mowed, trimmed and edged in accordance with the specifications. The color and density of the turf were both strong, though there was a slight loss of color due to the efficacy of the summer fertilization wearing off. The broadleaf weed volume saw a slight increase. There were no indications of insect or disease activity. Most of the shrubs were healthy and did not require any immediate pruning attention outside of the rotational schedule. Some hardwoods require pruning for clearance and overall health. The bed and crack weed control was fair. There were some irrigation issues that needed to be addressed. The landscape appears to be receiving sufficient irrigation. The seasonal color planting of coleus was providing a fair display, with a percentage of the display in decline.

Be certain to document in writing the rotational work zones that were worked on during the month. All maintenance items noted on this report must be completed during the normal rotational schedule. The reason for any uncompleted task must be noted in writing.

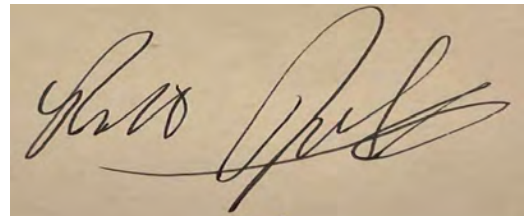
RedTree Landscape Systems certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature _____

Print Name **Robert Johnson, Client Care Specialist**

Company **RedTree Landscape Systems, LLC**

Date **8/31/22**



RJ

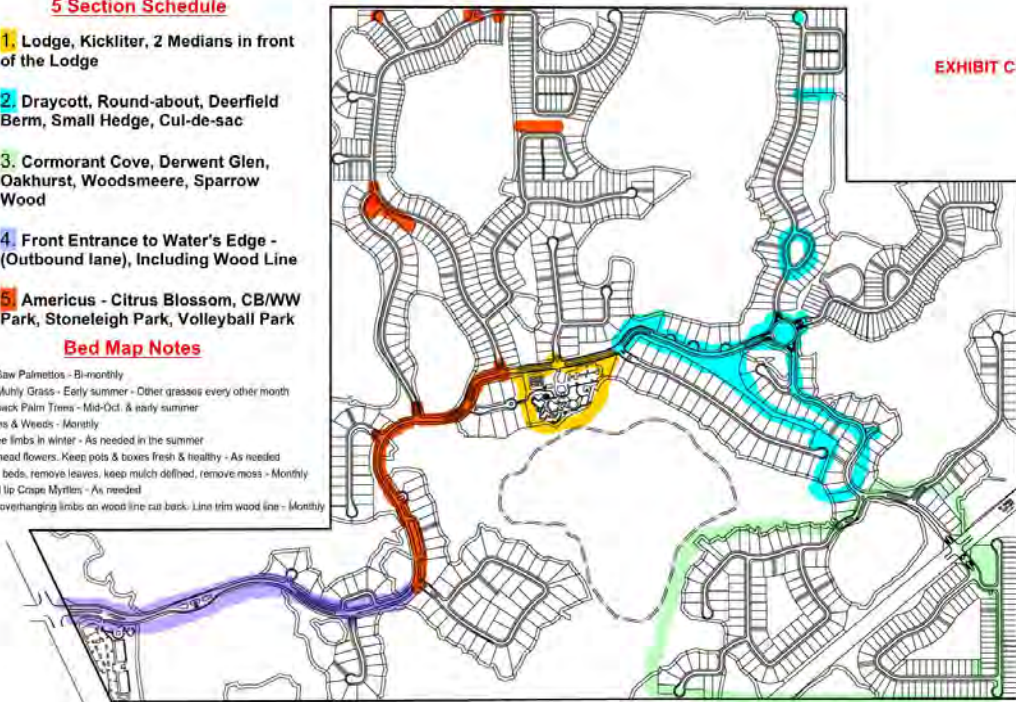
5 Section Schedule

- 1.** Lodge, Kickliter, 2 Medians in front of the Lodge
- 2.** Draycott, Round-about, Deerfield Berm, Small Hedge, Cul-de-sac
- 3.** Cormorant Cove, Derwent Glen, Oakhurst, Woodsmeere, Sparrow Wood
- 4.** Front Entrance to Water's Edge - (Outbound lane), Including Wood Line
- 5.** Americus - Citrus Blossom, CB/WW Park, Stoneleigh Park, Volleyball Park

Bed Map Notes

Thin Saw Palmettos - Bi-monthly
Trim Mulhy Grass - Early summer - Other grasses every other month
Trim back Palm Trees - Mid-Oct. & early summer
Hedges & Weeds - Monthly
Lift tree limbs in winter - As needed in the summer
Deadhead flowers. Keep pots & boxes fresh & healthy - As needed
Clean beds, remove leaves, keep mulch defined, remove moss - Monthly
Pencil lip Crape Myrtles - As needed
Keep overhanging limbs on wood line cut back. Linn trim wood line - Monthly

EXHIBIT C



PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
“Protecting Your Landscape Investment”

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	September 8, 2022
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management- Beth Edwards, Sean Craft Redtree Landscape Systems- RJ Johnson, Joseph Mendoza PSA Horticultural-Tom Picciano

This landscape inspection report and subsequent ones will serve as a both a benchmark of current landscape maintenance concerns and the progress toward corrective actions. It will also serve as a deficiency list of items that should be addressed under the current landscape agreement.

These items must be completed by September 26, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9 am on September 27, 2022. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

2 MOWING/EDGING/TRIMMING

The mowing of the turf was not yet completed for the week, but it was evident that the mowers were set to the correct height and the blades were sharp. The hard edging was vertical, and the edged material is being cleaned out thoroughly. The bed lines were neatly defined, and the line trimming was at the same height as the mowing. Some of the hard edging was not completed last week leaving a slightly unkempt look in certain areas.

Main entry-hard edge wedelia weekly.

The bed lines were neatly defined. *Photo below.*



Some of the hard edging could not be completed today due to heavy rains and the difficulty associated cleaning up the mud generated during the edging.

3 WOODLINE MAINTENANCE

Morning Mist cds pond-cut back woodline.

7404 Ambleside-cut back encroaching section of woodline.

Minnow Brook-cut back woodline.

Blvd. entry and exit from ranger station to Eagles Nest-cut back encroaching sections of woodline.

3 TURF COLOR

Boulevard from Lodge to main entry-turf color ranged from a lightly mottled medium green to a consistent dark green.

Citrus Blossom Park common area-turf color was a lightly mottled medium green.

Citrus Blossom playground-turf color was a lightly mottled medium green.

Stoneleigh park-turf color of the common Bermudagrass was a consistent medium green.

Lodge-turf color of the main lawn ranged from a lightly mottled medium green to a consistent dark green.

Oakhurst park-turf color of the common Bermudagrass ranged from a lightly mottled medium green to a consistent medium green.

Kendall Heath/Waverly Shores-turf color of the common Bermudagrass remained a lightly mottled medium green. The St. Augustine turf color remained a consistent medium green.

Night Heron/Caliente intersection-turf color remained a lightly mottled medium green.

Roundabout- turf color ranged from a consistent medium green to a consistent dark green.

September

September

September



August



August



August



July



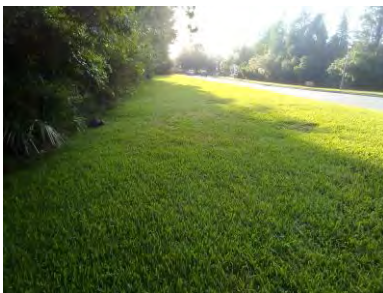
July



July



June



June



June



3 TURF DENSITY

Kendall Heath/Waverly Shores-the density of the common Bermudagrass ranged from fair to good. The density of the St. Augustine turf was good.

Boulevard from Lodge to main entry-the density was good. There were still isolated sections of poor quality turf that needed to be replaced under warranty.

Citrus Blossom park-the density was good.

Citrus Blossom common area-the density was good.

Stoneleigh park- the density of the common Bermudagrass was good.

Oakhurst park-the density of the common Bermudagrass was good.

Night Heron/Caliente intersection-the density was good.

Lodge-the density of the main entry lawn, front lawn, nature center lawn and rear lawn was good.

Tennis court-the density around the tennis court still ranged from fair to good.

The Bahia turf density was good throughout the property.

2 TURF WEED CONTROL

There was an increase in the volume of turf weeds over the past month. They will need to be controlled with a blanket application of herbicide once the daily temperature is 85 degrees or below. This will prevent herbicide damage to the turf.

Lodge playground-treat broadleaf weeds.

Americus fence line-treat broadleaf weeds.

Citrus Blossom Park common area-treat broadleaf weeds.

Lodge-treat goose grass and broadleaf weeds including chamberbitter and heavy dollar weed. *Photo below.*



Blvd. entry at pediatric office-treat broadleaf weeds.

Main exit monument-treat broadleaf weeds.

Caliente/Night Heron intersection-treat broadleaf weeds.

3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Cormorant Cove dock-over seed the sparse areas along the sidewalk.

Main entry pond-treat disease activity.

Blvd. inbound from ranger station to Americus- replace remaining dead turf in numerous areas along the Blvd. **WARRANTY WORK.** Warranty sod should be completed by next Friday.

The turf mowing was not yet completed. The mowing, trimming, hard and soft edging were performed in accordance with the specifications. The color remained strong but with the slight loss of color which is common in late summer. The density was strong in most turf panels. There was a continued increase in the broadleaf weed content. These weeds can only be treated once the weather cools, in order to avoid herbicide damage to turf. There were no indications of insect activity, but some new disease activity was noted by the main entry of the property.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Caliente/Night Heron intersection-treat Fakahatchee grass for spider mites.

Caliente/Night Heron intersection-remove remaining bush daisies in front of monument.

Grasmere berm-treat Fakahatchee grass for spider mites.

Natures Ridge entry-remove and replace dead lorapetalums. WARRANTY WORK. *Photo below.*



Eagles Crest monument-treat Fakahatchee grass for spider mites.

Blvd. median at roundabout-treat Fakahatchee grass for spider mites.

Across from 21527 Blvd.-treat Fakahatchee grass for spider mites.

Blvd. at Osprey Pointe-treat Fakahatchee grass for spider mites.

The butterfly garden plants were healthy and actively growing. *Photo below*



2 BED / CRACK WEED CONTROL

Main entry median-remove vine from pine tree. Treat stumps with Garlon.

Kendall Heath/Waverly Shores-cut all vines that are in tree. Treat stumps with Garlon.

Blvd. medians at Natures Ridge-remove bed weeds.

Front corner of nature center-remove vines.

Some weeds were allowed to grow too large before being killed off. They are left as unsightly large dead patches of weed. *Photo below.*



Pine Knot-remove vines from anise hedge. *Photo below.*



Water's Edge monument-remove bed weeds.

Eagles Cove monument-remove bed weeds.

Stoneleigh park- treat crack weeds in sidewalk and vines around lift station.

Draycott cds-remove bed weeds from along hedgeline.

Across from 21511 Blvd.-remove vines from large Walter's viburnum.

Eleanor Wood- treat crack weeds in street.

Sparrow Wood monument-remove bed weeds from perennial peanut and vines from juniper.

3 IRRIGATION MANAGEMENT

Most of the landscape appears to be receiving sufficient irrigation

Lodge- check irrigation for proper operation including irrigation to all beds and flower boxes.

General work order-valve locations need to be re-painted on curbs. Paint is fading. This should be done over the winter.

Oakhurst park-possible irrigation break along sidewalk. *Photo below.*

August

September



3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having “holes” in it, and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

Caliente-prune both sides of long hedge in October.

Caliente/Night Heron intersection-prune dead sections out of schilling hollies.

Lodge service area-remove lower ring of fronds and dead fronds on palmetto. These plants should be thinned out during the winter season. *Photo below.*



Stoneleigh park-prune viburnum hedge along pond.

Egret Glade monument-cut back allamanda.

Water’s Edge-thin out palmettos along fence.

3 TREE PRUNING

Deerfields exit berm-remove moss from crape myrtles and separate crape myrtle and magnolia.

Minnow Brook-prune low hanging cypress limbs over sidewalk.

7220 Blvd. common area-lift oak tree hanging low over the sidewalk.

3 CLEANUP/RUBBISH REMOVAL

Deerfields/Grasmere berm-remove fallen tree debris.

There was not a significant amount of litter or vegetative debris that needed to be removed.

3 APPEARANCE OF SEASONAL COLOR

The newly installed fall mix seasonal color planting was providing an excellent curb appeal at all locations. The plants were healthy, properly spaced and have almost filled in the bed space. *Photo below.*

September

September

September



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 36 of 39–PASSED INSPECTION. Passing score is 33 of 39 or 30 of 36 (w/o flowers). Payment for SEPTEMBER services should be released after the receipt of the DONE REPORT.

FOR MANAGER

None

PROPOSALS

NEW Submit proposal Cormorant Cove dock-flush cut 11 crape myrtles and sod over eight tree rings.

NEW Submit proposal Ranger station-pine tree is dead and should be removed.

NEW Submit proposal Grasmere berm-pine tree is dead and should be removed.

SUMMARY

Redtree performed to contractual standards for this inspection. The lawn was being mowed, edged and trimmed in accordance with the specifications. There continued to be a slight loss of color, which is common in late summer. The density was strong on most of the turf panels. The broadleaf weed volume continued to increase and they will need to be controlled once the weather cools. There were no indications of insect activity, but there were signs of disease activity along the boulevard. The shrubs were healthy and required normally scheduled pruning. Some immediate tree work was necessary for pedestrian clearance. The bed and crack weed control was fair. The landscape appears to be receiving sufficient irrigation but there were a few irrigation issues that needed attention. The newly installed seasonal color planting was providing excellent curb appeal.

Be certain to document in writing the rotational work zones that were worked on during the month. All maintenance items noted on this report must be completed during the normal rotational schedule. The reason for any uncompleted task must be noted in writing.

RedTree Landscape Systems certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

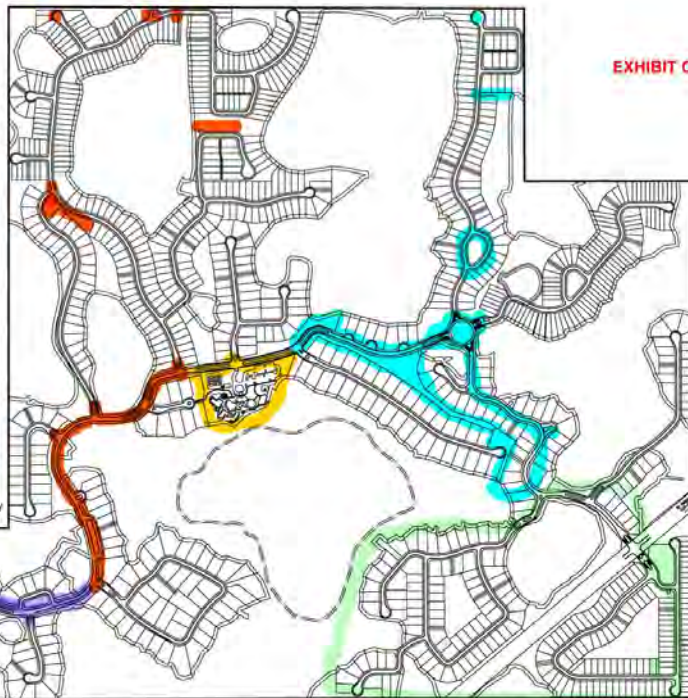
Signature _____
Print Name _____
Company _____
Date _____

5 Section Schedule

- 1.** Lodge, Kickliter, 2 Medians in front of the Lodge
- 2.** Draycott, Round-about, Deerfield Berm, Small Hedge, Cul-de-sac
- 3.** Cormorant Cove, Derwent Glen, Oakhurst, Woodsmeere, Sparrow Wood
- 4.** Front Entrance to Water's Edge - (Outbound lane), including Wood Line
- 5.** Americus - Citrus Blossom, CB/WW Park, Stoneleigh Park, Volleyball Park

Bed Map Notes

Thin Saw Palmettos - Bi-monthly
 Trim Muhly Grass - Early summer - Other grasses every other month
 Trim back Palm Trees - Mid-Oct. & early summer
 Hedges & Weeds - Monthly
 Lift tree limbs in winter - As needed in the summer
 Deadhead flowers. Keep pots & boxes fresh & healthy - As needed
 Clean beds, remove leaves, keep mulch defined, remove moss - Monthly
 Prune lip Crape Myrtles - As needed
 Keep overhanging limbs on wood line cut back. Line trim wood line - Monthly



Tab 3



Preserve at Wilderness Lake CDD

ENGINEER'S REPORT FOR October 5th, 2022 BOARD MEETING

Ongoing Projects Report and Updates:

Ranger Station Repair

The improvements to the aesthetics of the shoring at the ranger station authorized at the last meeting have been completed.

The revision to the plans and construction contract are complete.

The permitting process is underway.

No update on the timeline of the beam but it is tentatively on the same anticipated schedule discussed at the last meeting.

Splash Pad Surface & Repair

The contract process with Phoenix Pools and Softroc are both underway. JMT will coordinate with both vendors regarding official start date once both contracts have been executed. JMT has reached out to the vendors for tentatively start dates and will update the board and staff with information as soon as received.

Tab 4



GHS Environmental
PO Box 55802
St. Petersburg, FL 33732-5802
727-667-6786

September 26, 2022

The Preserve at Wilderness Lake CDD
c/o Ms. Jayna Cooper
21320 Wilderness Lake Boulevard
Land O' Lakes, Florida 34637

**Re: The Preserve at Wilderness Lake Community Development District (CDD)
September 2022 Summary Report**

Dear Ms. Cooper,

GHS Environmental (GHS) herein submits this report to summarize the work that was completed during the month of September 2022 at the Wilderness Lake Preserve (WLP) community located in Land O' Lakes, Florida.

Dates Worked Performed: August 30, September 1, 12, 13, 16, 19, 20, 22, 23 and 26

Summary of Monthly Objectives/Goals Achieved:

1. Performed monthly inspections and maintenance of vegetation/algae in stormwater ponds.
2. Removed trash from stormwater ponds.
3. Began trimming, vine removal and brush cutting of Maintenance Area No. 6 (Whispering Wind). Field meetings with B. Edwards.
4. Email coordination with S. Craft, J. Cooper and M. Huber concerning the requested conservation area cutback by the Deerfield HOA is owned by the residents and not the CDD.
5. Met with the homeowners of 7644 Deer Path to discuss fallen shrubs were located on resident owned property, not CDD property.
6. Field meeting with the resident of 21444 Cormorant Cove to discuss the allowable vegetation removal, CDD process and Southwest Florida Water Management District's (SWFWMD) guidelines. Emailed CDD maintenance agreement for review.
7. Email coordination with S. Craft, J. Cooper and M. Huber about the status of a dead tree behind 7544 Whispering Wind located on WLP CDD property.
8. Reviewed access point to common area adjacent to 7947 Grasmere Drive with S. Craft.
9. Coordination with S. Craft and SWFWMD compliance staff to confirm pool drainage into the street gutters is not enforceable by SWFWMD.
10. Coordination with S. Craft, J. Cooper and M. Huber concerning pine trees located behind 7204 Kendall Heath. Property is not owned by CDD.
11. Field checked control structures CS-P1 and CS-P2 located in Wetland P to ensure there are no blockages.
12. Spikerush treatments in Pond Nos. 5, 18, 22 and 24.
13. Applied EutroSorb in Pond No. 24 to remove phosphorus from the water column to help with algae control.
14. Phone and e-mail coordination with WLP staff (S. Craft).
15. Prepared and submitted monthly summary report.



We appreciate the opportunity to assist you with this project. Please do not hesitate to call us at (727) 432-2820 with any questions or if you need any additional information.

Sincerely yours,

GHS Environmental










A handwritten signature in black ink that reads 'Chuck Burnite'. The signature is written in a cursive style with a large, looping 'C' and 'B'.

Chuck Burnite
Senior Environmental Scientist







THE PRESERVE AT WILDERNESS LAKES CDD

Map of Stormwater Ponds, Natural Wetlands and Wood Line Trimming Areas

Legend

-  Stormwater Ponds
-  Natural Wetland Systems
-  Natural Lake (Open Water)
-  Property Boundary
-  Cul-De-Sac Maintenance
-  Weir
-  Bubbler Box
-  Control Structure
-  Drainage Flow

Wood Line Trimming Areas

-  Maintenance Area No. 1
-  Maintenance Area No. 2
-  Maintenance Area No. 3
-  Maintenance Area No. 4
-  Maintenance Area No. 5
-  Maintenance Area No. 6
-  Maintenance Area No. 7
-  Maintenance Area No. 8
-  Maintenance Area No. 9
-  Maintenance Area No. 10
-  Maintenance Area No. 11
-  Maintenance Area No. 12

Note: Natural Lake "E" was previously identified as Stormwater Pond No. 23 on maps prepared by others. Since this area is natural, it has been moved into the wetland lettering system. There is no Stormwater Pond No. 23.

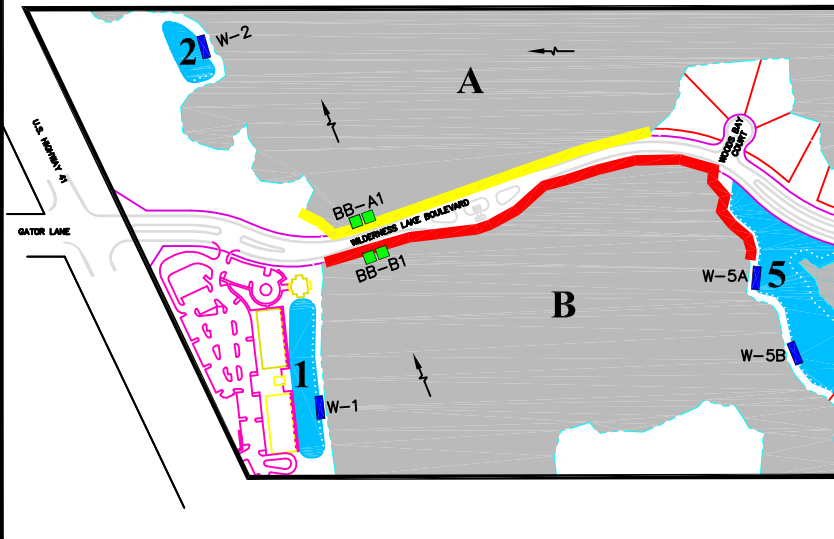
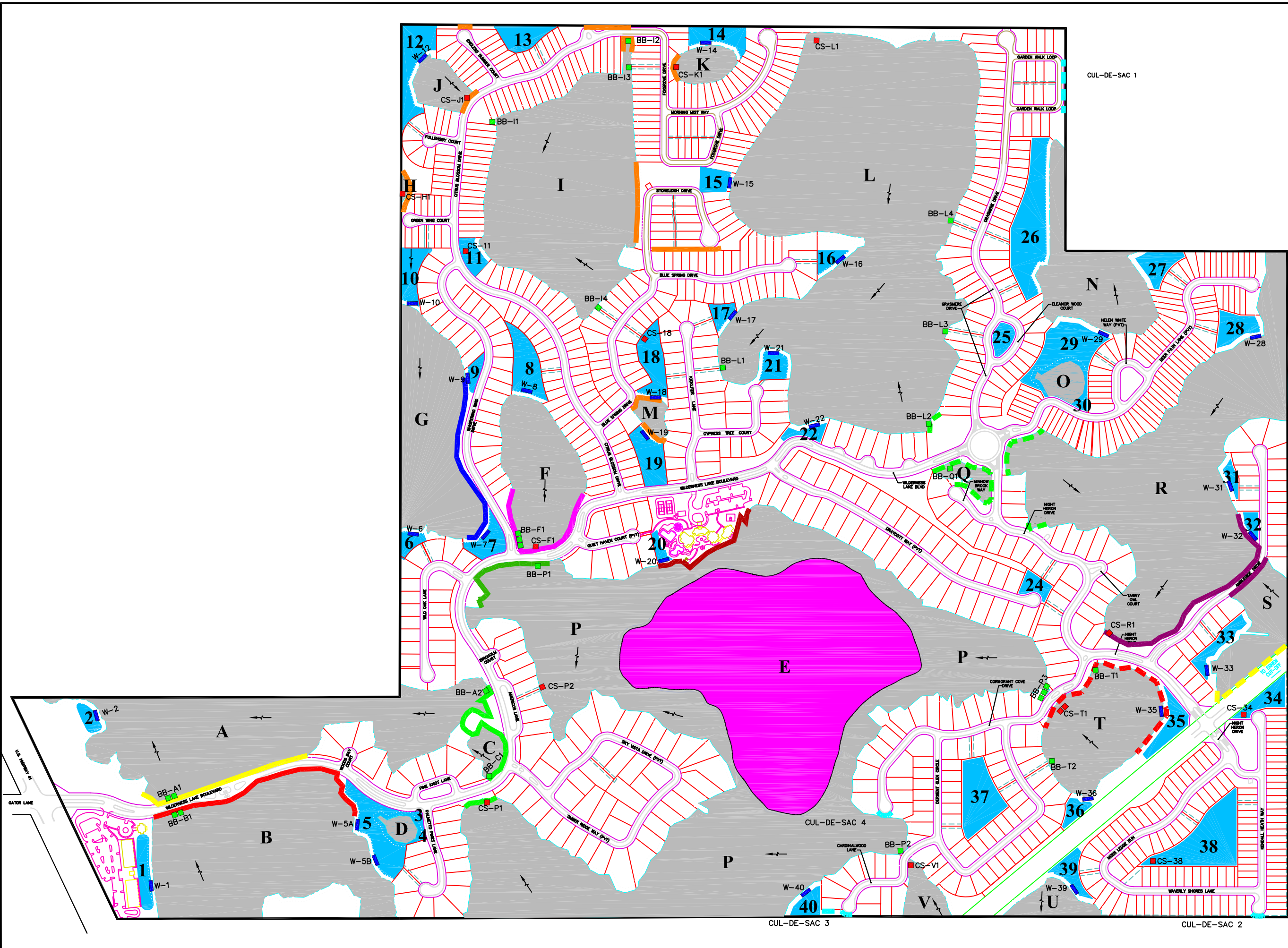
Date: September 18, 2020



Not to Scale



GHS Environmental
 PO Box 55802
 St. Petersburg, FL 33732-5582
 Phone: 727-432-2820
 Chuck@GHSEnvironmental.com
 www.GHSEnvironmental.com



CUL-DE-SAC 3

CUL-DE-SAC 2

CUL-DE-SAC 4

CUL-DE-SAC 1

Tab 5



Wilderness Lake Preserve Community Development District (CDD)

Wilderness Lake Preserve

21320 Wilderness Lake Blvd • Land O Lakes, FL • 34637

Phone: 813-995-2437 • Fax: 813-995-2436

September 2022 Clubhouse Operations / Maintenance Updates

- Held Labor Day Cookout/Pool Party with over 100 residents in attendance.
- Executed proposal to have maintenance order needed parts for A/C duct work for the nail salon.
- Executed proposal to repair gutters and install new gutters surrounding the clubhouse and fitness center as needed. Work scheduled for October 20th.
- Submitted proposals to re-cloth and re-level the pool table as the cloth is due for replacement and the table was knocked off level by a resident (incident report submitted).
- Obtained three proposals for sand replenishment at the volleyball court and submitted to District Management for review.
- Executed proposal to add new bench to Wilderness Lakes Blvd. with delivery expected at the end of November.
- Obtained proposals to replace the floating dock behind the clubhouse as the current dock has lost a support column underneath, resulting in the dock sagging to an unsafe level. Submitted to District Management for review.
- Had fire extinguishers as well as emergency lights and signs inspected, and had all needed batteries and signs changed out as needed.
- Coordinated fall tree trimming schedule with Red Tree to be completed by mid-October in advance of the holiday lights being wrapped.
- Had needed repairs to Kubota completed as it was overdue for maintenance.
- Received additional proposals for quantities 25 and 50 chaise lounges and submitted to District Management for review.
- Executed proposal to center cut Live Oak tree with several limbs hanging directly over the clubhouse and fitness center. Work to be done in conjunction with the fall tree trimming.
- Executed proposal to replace net at one tennis court as it was due, and to replace the net posts on the other court as it was damaged by a resident (incident report submitted).
- Executed proposal to replace 240v electrical equipment at 7250 Ambleside Dr. as it was damaged by a lightning strike and requested by Red Tree. Project to be completed week of October 3rd.
- Took delivery of new pavers to be installed at community entrance areas 7 & 9. Coordinating installation with ACPLM currently.
- Met with two vendors regarding needed repairs to tennis court fencing as it is peeling away at the bottom and in need of new connecting joints. Proposals pending.
- Cleaned out debris at the Ranger Station, stocked it with snacks, and executed proposal to have it cleaned twice weekly by our current cleaning company for an additional \$75/month.
- Ordered quantity ten (10) Florida DOT certified traffic cones per Board directive, to be placed at the Ranger Station and kept for future use as needed.



Wilderness Lake Preserve Community Development District (CDD)

Maintenance Completed Tasks (Including Playground Equipment and Dock Inspection):

- Installed screen on pool sewer
- Cleaned up roots over growth at sidewalk areas
- Moved bicycle racks by playground
- Installed river rock and mulch around the sewer at the main playground, and also built a border surrounding it
- Built canoe and kayak rack for storage of water vessels
- Cleaned all trash along shorelines

3rd Quarter 2022 Projects In Work/Projected Projects

- See Report Under Separate Cover

Pasco Sheriff's Special Detail Report on Citations & Warnings

- See Report Under Separate Cover

Scheduled Room Usage/Rentals (October)

In preparation for a meeting or rental, the staff on duty is responsible for the presentation of the room. This may include cleaning, staging of tables & chairs, and concierge services.

***AC: Activities Center and NC: Nature Center Classroom**

10/1 – Robles, 12-5pm @ A/C

10/1 – Brinkley, 1-6pm @ N/C

10/2 – LaBenz, 1-6pm @ A/C

10/15 – Diaz, 12-5pm @ N/C Classroom

10/16 – Johnson, 12-5pm, A/C

10/22 – Allende, 2-7pm @ A/C

10/30 – Middleton, 12-5pm @ A/C

Vendors on site performing a service:

- **Fit Logic.** Repairs to two treadmills and replacement of three benches
- **DCSI.** Replacing dead reader at the tennis courts. Cleaned out old files in AEC which was causing the system to lock up and prevent new cards from being issued.
- **Stellar Electric.** Installed new digital timer at tennis courts, allowing the lights to be run on a set schedule.

Upcoming Events



Wilderness Lake Preserve Community Development District (CDD)

➤ **October**

- Fall Festival, 10/8
- Walking Toning Class, 10/3, 10/5, 10/7, 10/12, 10/14, 10/17, 10/19, 10/21, 10/24, 10/26, 10/28, 10/31
- Yoga Class, 10/4, 10/6, 10/11, 10/13, 10/18, 10/20, 10/25, 10/27
- Story Time w/Aga, 10/3, 10/17, 10/24
- Line Dancing, 10/12
- Oktoberfest, 10/21
- Fall Yard Sale, 10/15
- Halloween Haunted House, 10/28, 10/29
- Halloween Costume Parade, 10/31
- Stand Up Comedy Evening, 10/16
- Karaoke w/Mr. Ray, 10/7
- Paint & Sip w/Mr. Joe, 10/14
- Art Class w/Mr. Joe, 10/15
- Caring & Sharing Fest, 10/9
- HOA Meeting, 10/4, 10/25
- CDD Meeting, 10/5
- ARC Meeting, 10/7, 10/24
- Family Movie Day, 10/4, 10/11, 10/18, 10/25
- Family Movie Night, 10/6, 10/13, 10/20, 10/27
- Tennis Class, 10/8, 10/22
- Crafting w/Ms. Marylin, 10/23

Resident Requests

- New equipment for the fitness center to replace the old equipment that breaks down frequently.

Employee Schedule (October):

- See Report Under Separate Cover

Radar Speed Sign Data:

- See Report Under Separate Cover



Wilderness Lake Preserve Community Development District (CDD)

Red Tree Wet Check Report (September):

Recap from Wednesday 21st- Caliente Pump and components are okay. The irrigation controller will need a new rain sensor.

Amberside pump and controller is down due to the electrical panel issues

Deerfield pump had to be shut down due to a missing pressure switch cover. This is off for safety reasons.

Berm pump and controller- The grey flexible conduit has shrunk and will need to be replaced for safety reasons. Also, the rain sensor is bad and will need replacing.

Lodge pump and controller- Pump and components are okay, the rain sensor is bad and will need to be replaced.

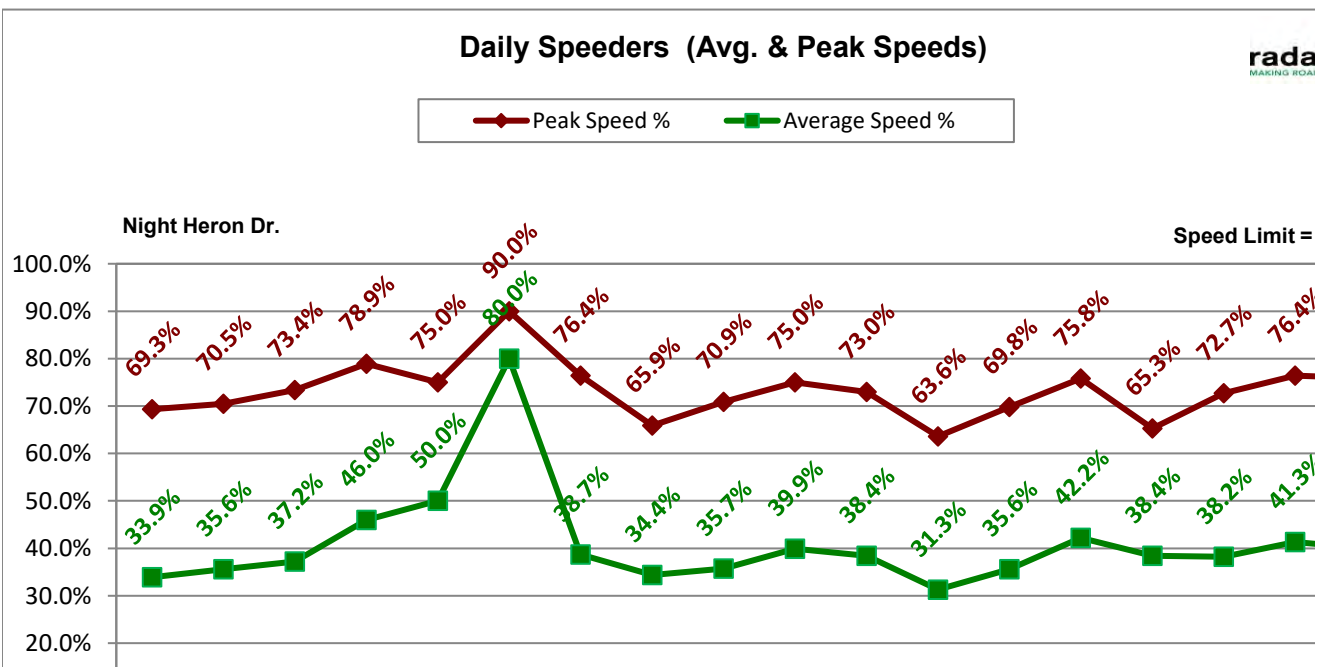
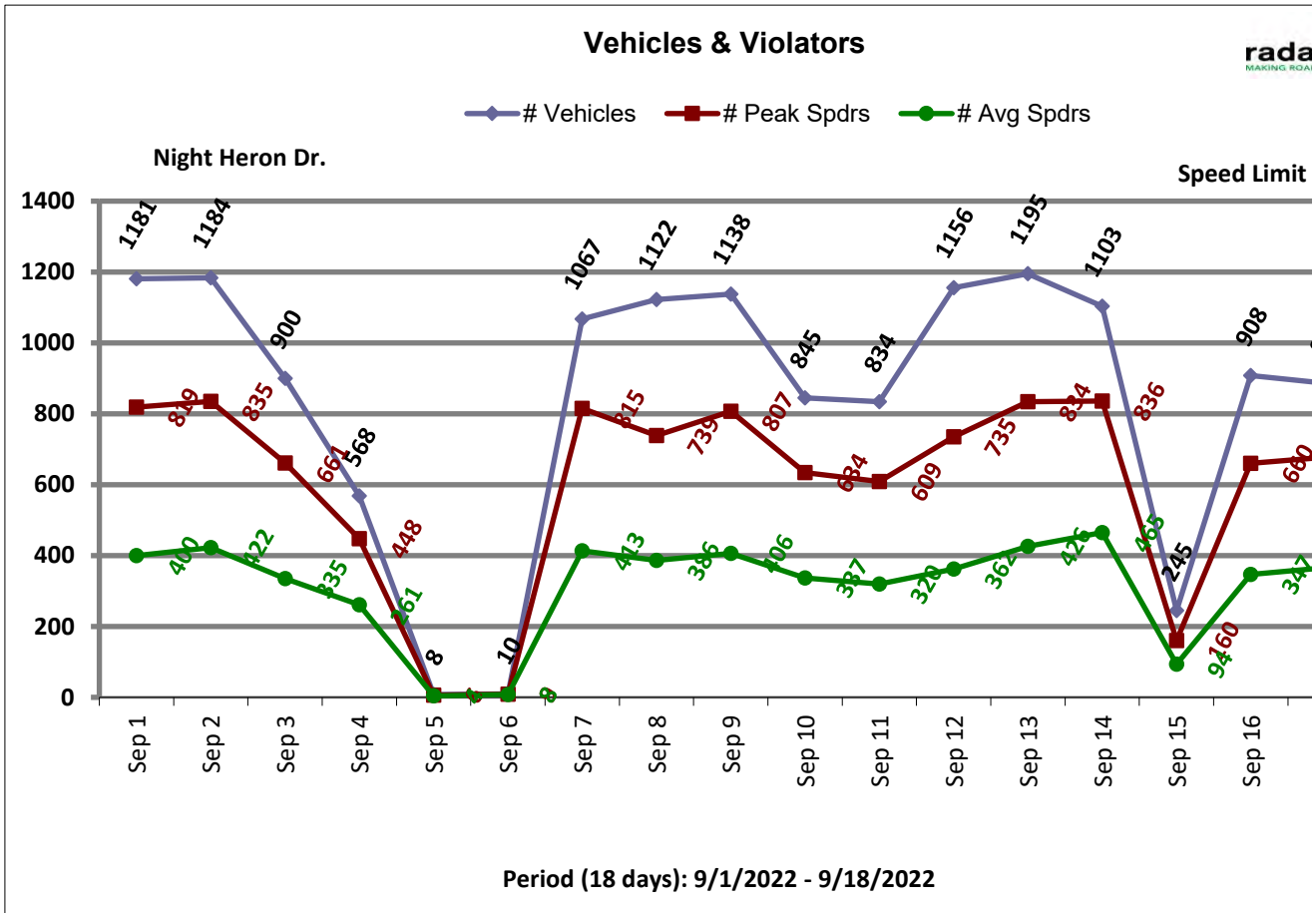
Stoneleigh park- Rain sensor good, back flow leaks when system runs. Back flow needs to be rebuilt.

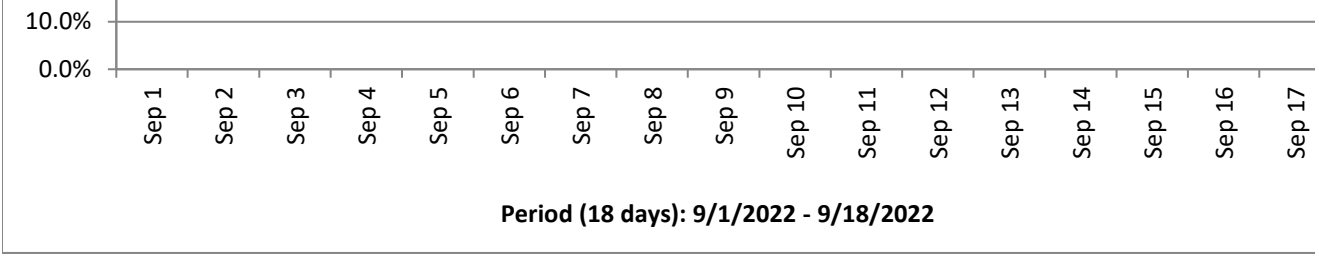
Neighborhood Park- Potable prz – all good. Rain sensor is good.

Waters Edge - Controller and pump components are good. The post the controller is attached to is rotting away and needs replacing. Also so needs a backing board.

Dunkin Donuts pump & controller- Pump components good. Rain sensor was bad.

All materials have been ordered. Will let you know once work is completed.



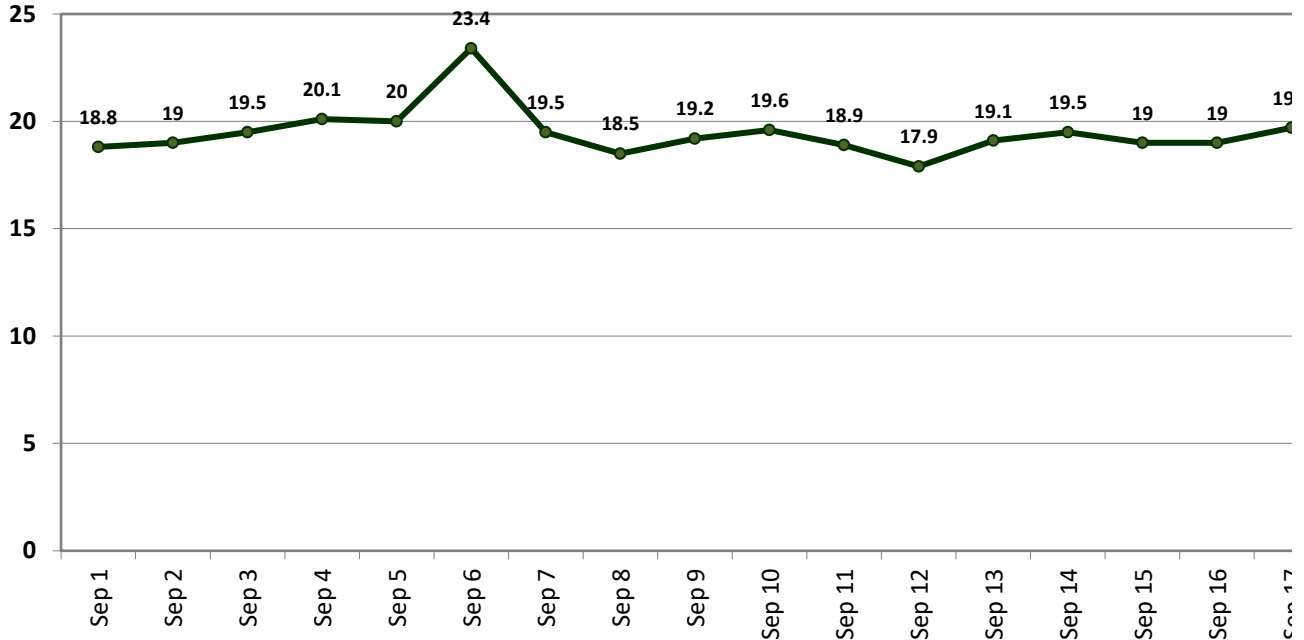


Daily Average Speeds



Night Heron Dr.

Speed Limit = 2



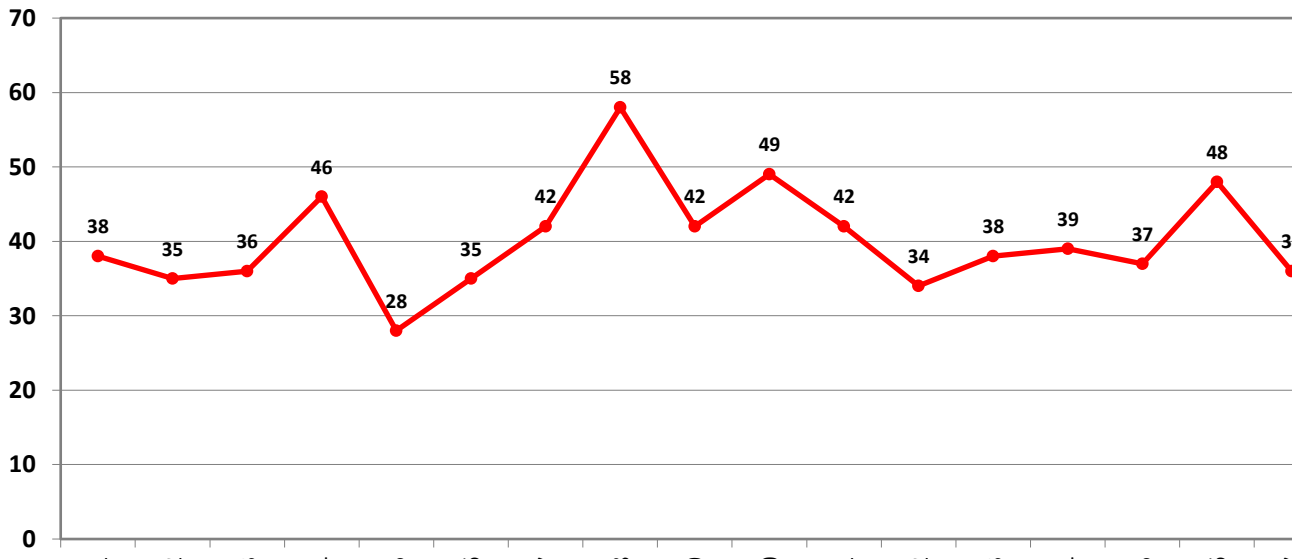
Period (18 days): 9/1/2022 - 9/18/2022

Daily Peak Speeds



Night Heron Dr.

Speed Limit



Sep 1

Sep 2

Sep 3

Sep 4

Sep 5

Sep 6

Sep 7

Sep 8

Sep 9

Sep 10

Sep 11

Sep 12

Sep 13

Sep 14

Sep 15

Sep 16

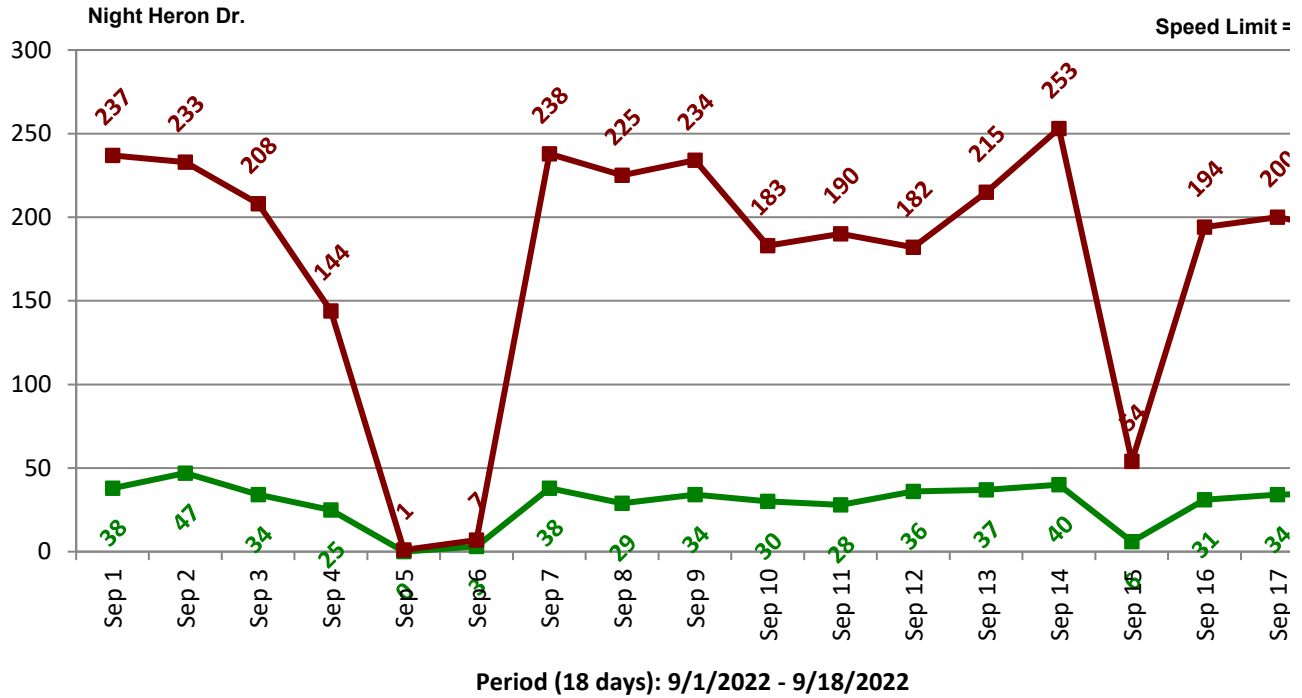
Sep 17

Period (18 days): 9/1/2022 - 9/18/2022

Violator Trends: > 5 MPH (Avg. & Peak Spds)



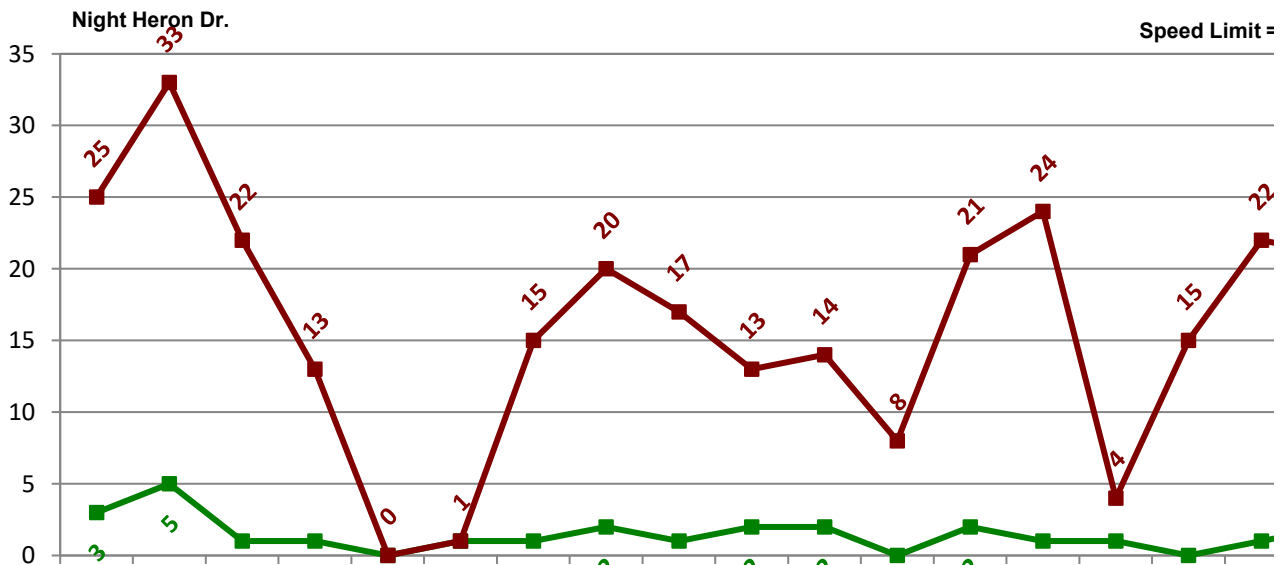
■ Violators > 5 MPH Avg
 ■ Violators > 5 MPH Peak



Violator Trends: > 10 MPH (Avg. & Peak Spds)



■ Violators > 10 MPH Avg
 ■ Violators > 10 MPH Peak



Sep 1

Sep 2

Sep 3

Sep 4

Sep 5

Sep 6

Sep 7

Sep 8

Sep 9

Sep 10

Sep 11

Sep 12

Sep 13

Sep 14

Sep 15

Sep 16

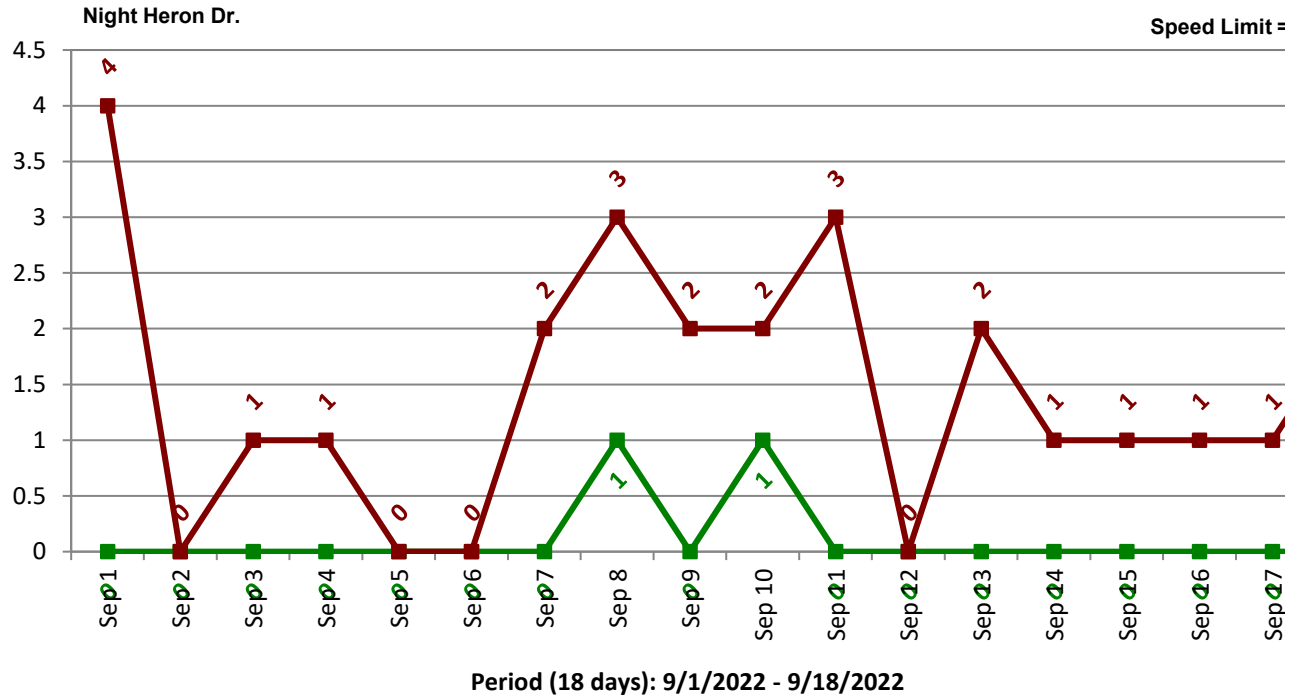
Sep 17

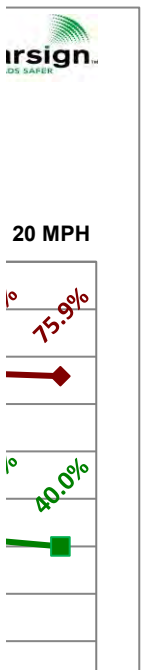
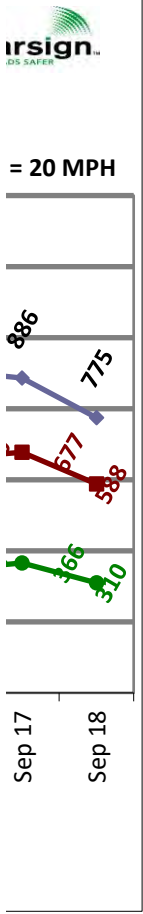
Period (18 days): 9/1/2022 - 9/18/2022

Violator Trends: > 15 MPH (Avg. & Peak Spds)



Violators > 15 MPH Avg Violators > 15 MPH Peak





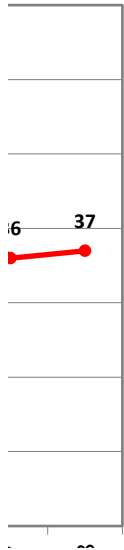
Sep 18



20 MPH



20 MPH

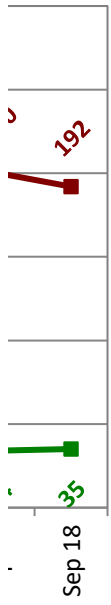


Sep 17

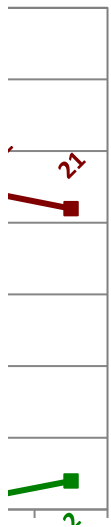
Sep 18



= 20 MPH

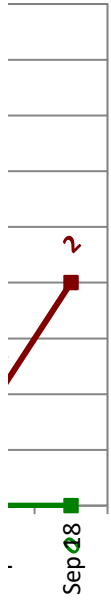


= 20 MPH



Sep 18

= 20 MPH



Master Data Report



Select Sign #

303004

Change Street Name

Night Heron Dr.

Set Speed Limit/ Bins

20 MPH

Bin Type: NB

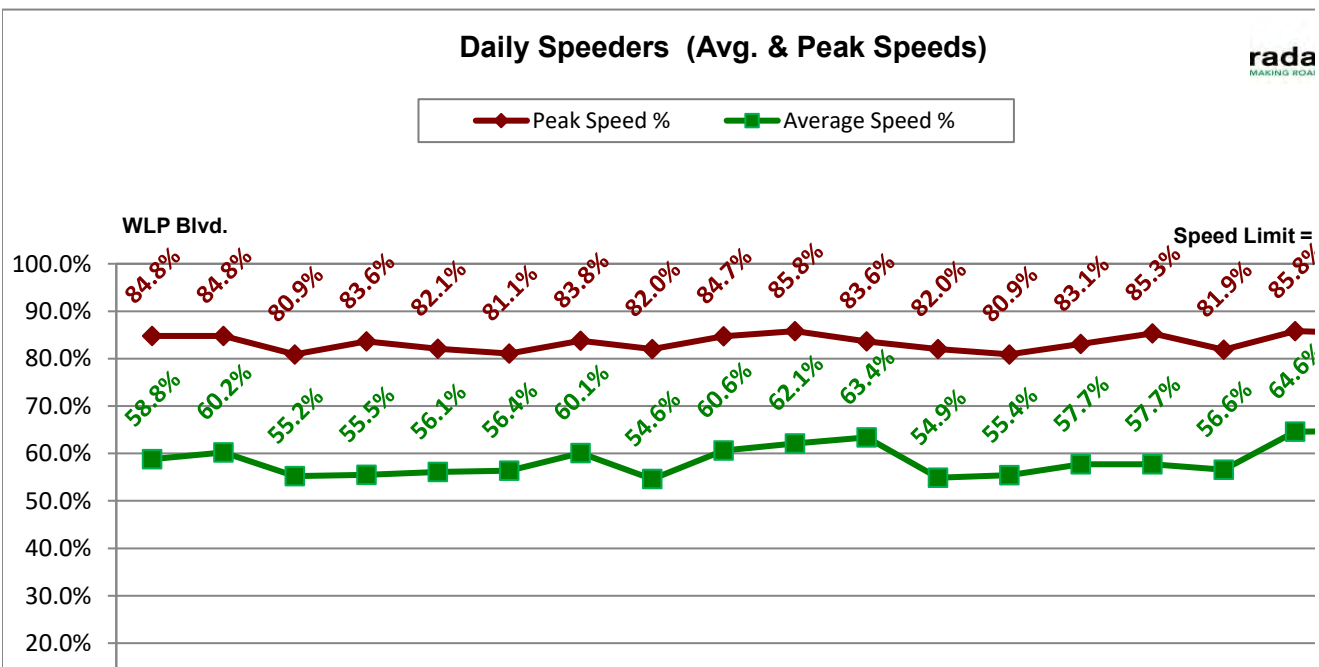
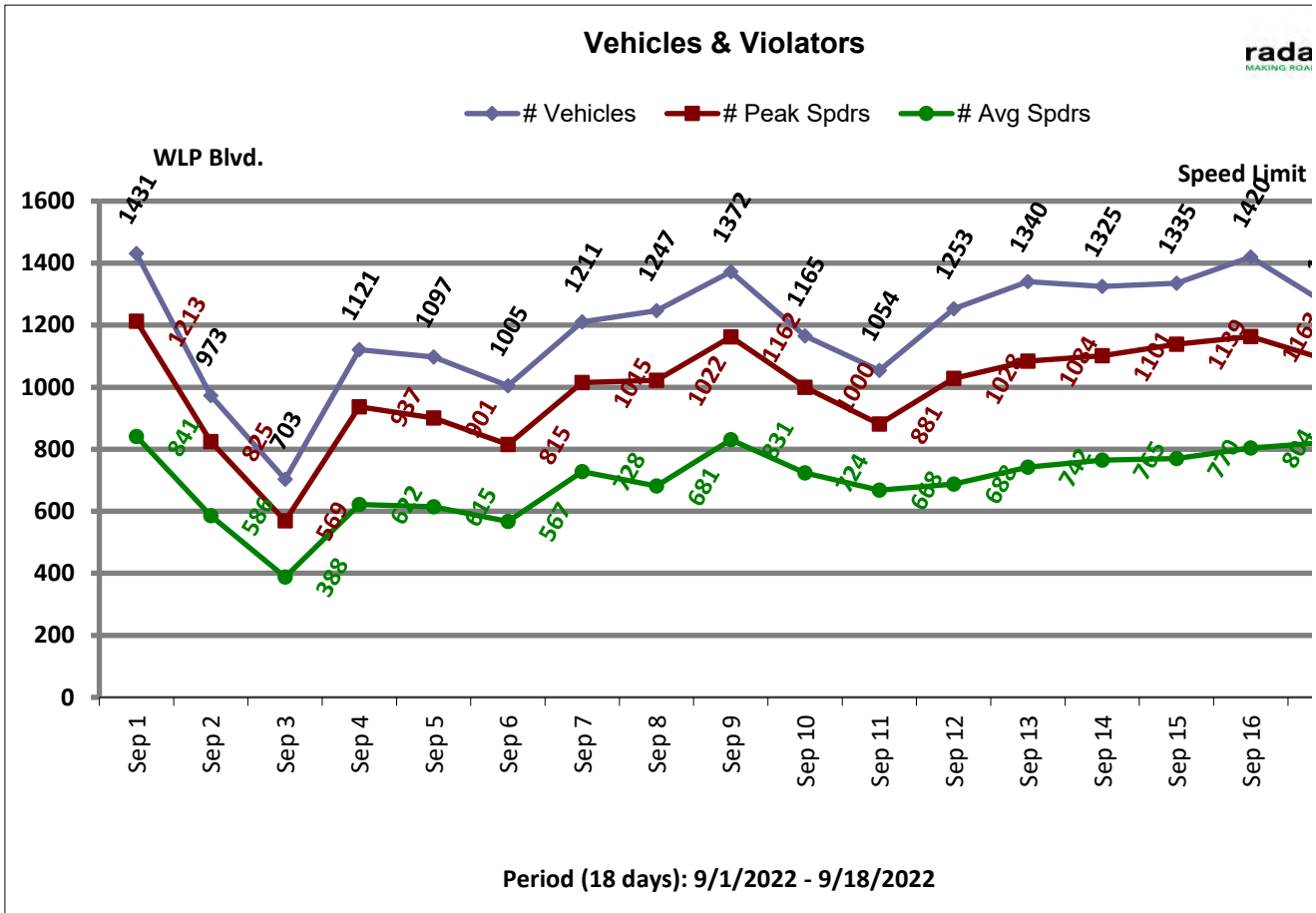
SUMMARY TABLE 1/2 HOUR SEGMENT RECORDS

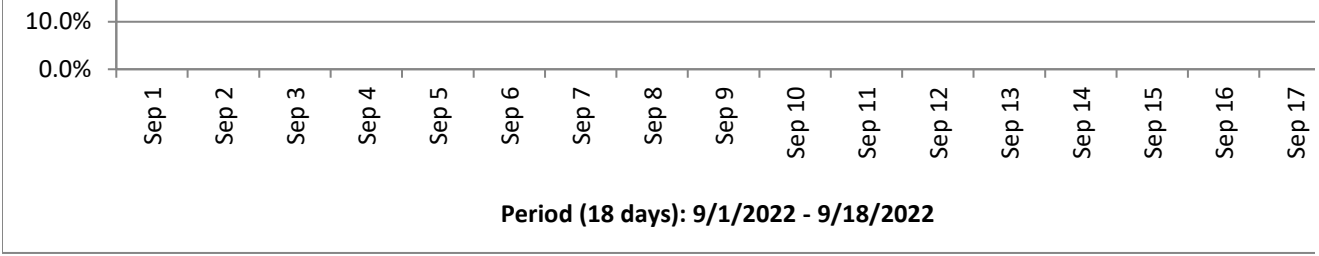
Serial # **303004**

Street: **Night Heron Dr.**

Speed Limit: **20 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd.	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Sep 1	1181	400	34%	38	3	0	5:00p	237	25	4	26	18.8
Sep 2	1184	422	36%	47	5	0	2:30p	233	33	0	26	19
Sep 3	900	335	37%	34	1	0	1:30p	208	22	1	27	19.5
Sep 4	568	261	46%	25	1	0	5:00p	144	13	1	27	20.1
Sep 5	8	4	50%	0	0	0	12:00p	1	0	0	24	20
Sep 6	10	8	80%	3	1	0	2:00p	7	1	0	29	23.4
Sep 7	1067	413	39%	38	1	0	6:30p	238	15	2	27	19.5
Sep 8	1122	386	34%	29	2	1	6:00p	225	20	3	27	18.5
Sep 9	1138	406	36%	34	1	0	1:30p	234	17	2	26	19.2
Sep 10	845	337	40%	30	2	1	5:30p	183	13	2	27	19.6
Sep 11	834	320	38%	28	2	0	4:00p	190	14	3	27	18.9
Sep 12	1156	362	31%	36	0	0	4:00p, 4:30p	182	8	0	26	17.9
Sep 13	1195	426	36%	37	2	0	4:00p	215	21	2	26	19.1
Sep 14	1103	465	42%	40	1	0	12:30a	253	24	1	27	19.5
Sep 15	245	94	38%	6	1	0	7:00p	54	4	1	27	19
Sep 16	908	347	38%	31	0	0	11:00p	194	15	1	26	19
Sep 17	886	366	41%	34	1	0	8:30p	200	22	1	26	19.7
Sep 18	775	310	40%	35	2	0	4:30p	192	21	2	27	19.7



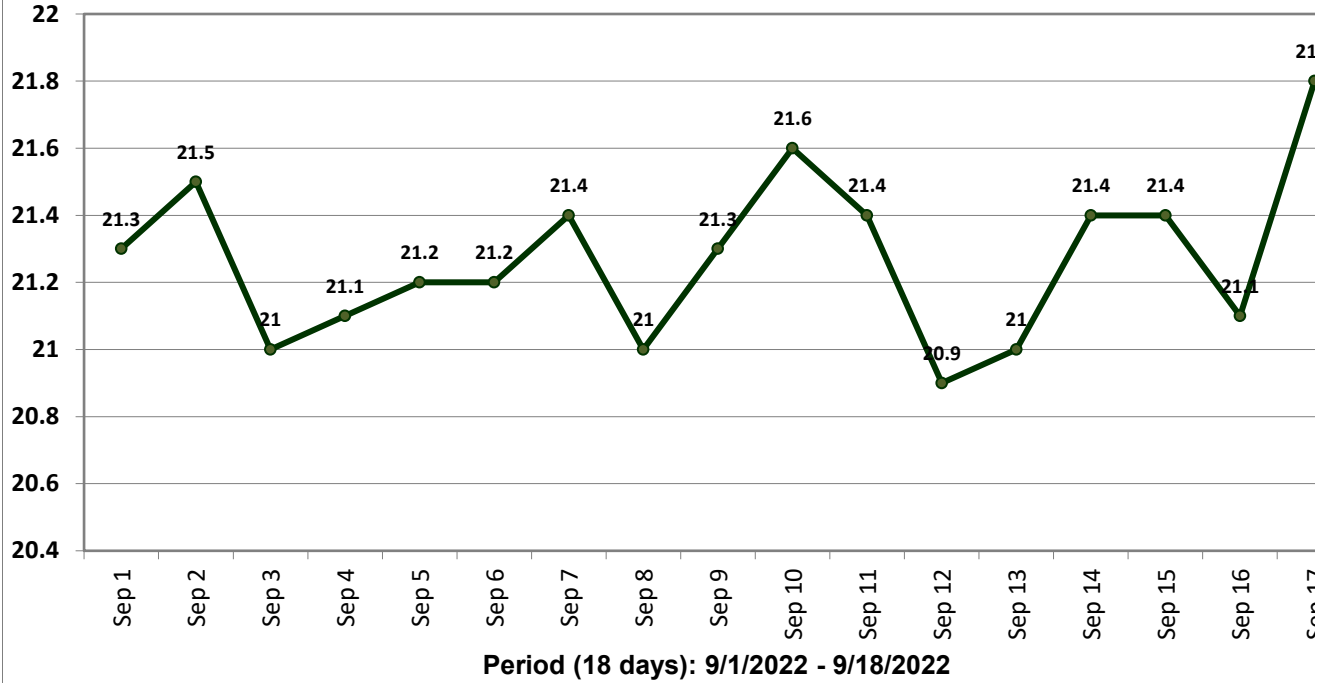


Daily Average Speeds



WLP Blvd.

Speed Limit = 2

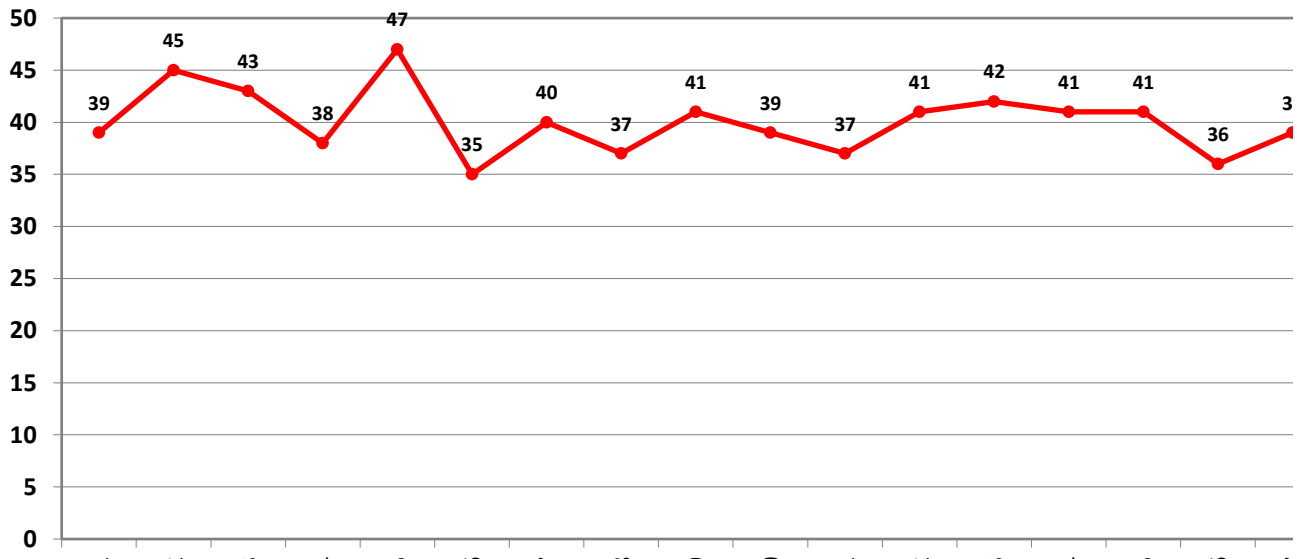


Daily Peak Speeds



WLP Blvd.

Speed Limit



Sep 1

Sep 2

Sep 3

Sep 4

Sep 5

Sep 6

Sep 7

Sep 8

Sep 9

Sep 10

Sep 11

Sep 12

Sep 13

Sep 14

Sep 15

Sep 16

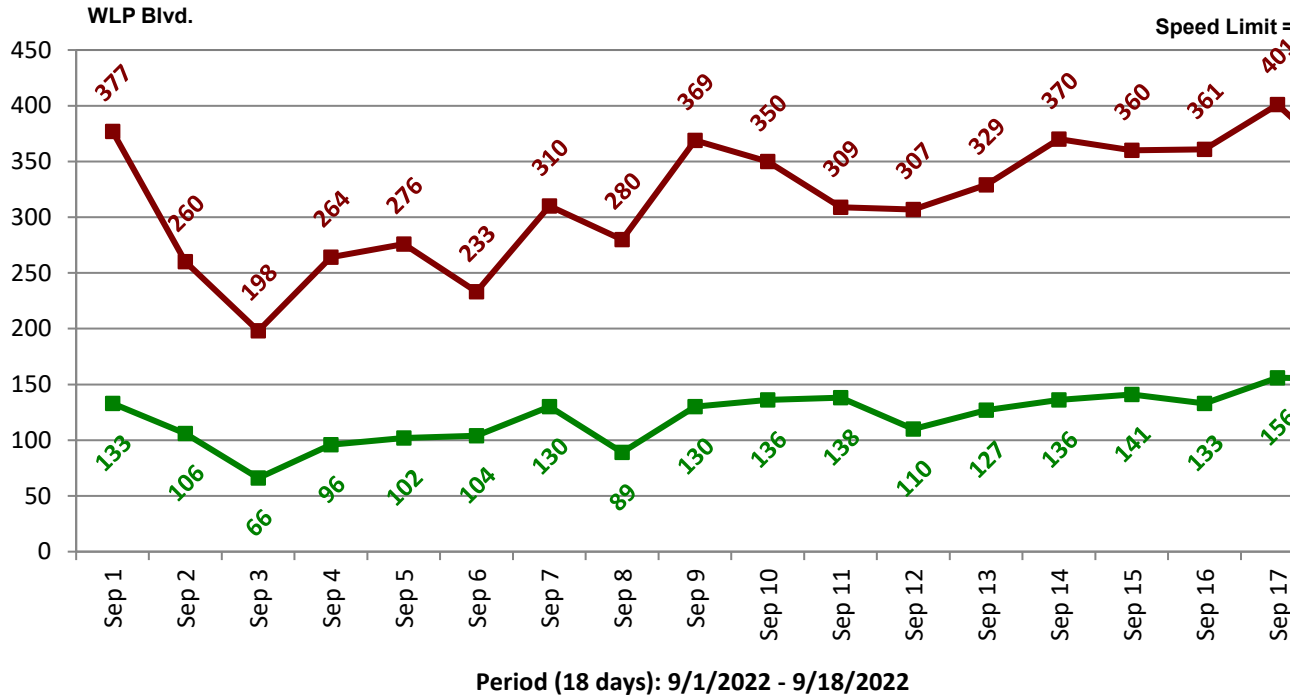
Sep 17

Period (18 days): 9/1/2022 - 9/18/2022

Violator Trends: > 5 MPH (Avg. & Peak Spds)



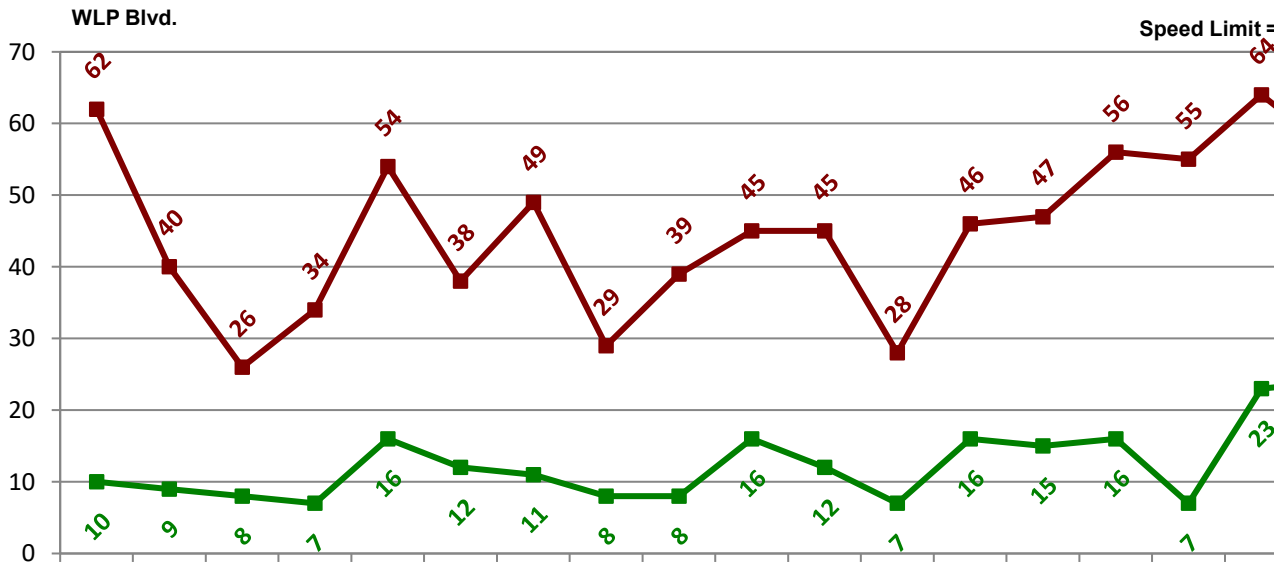
■ Violators > 5 MPH Avg
 ■ Violators > 5 MPH Peak



Violator Trends: > 10 MPH (Avg. & Peak Spds)



■ Violators > 10 MPH Avg
 ■ Violators > 10 MPH Peak



Sep 1

Sep 2

Sep 3

Sep 4

Sep 5

Sep 6

Sep 7

Sep 8

Sep 9

Sep 10

Sep 11

Sep 12

Sep 13

Sep 14

Sep 15

Sep 16

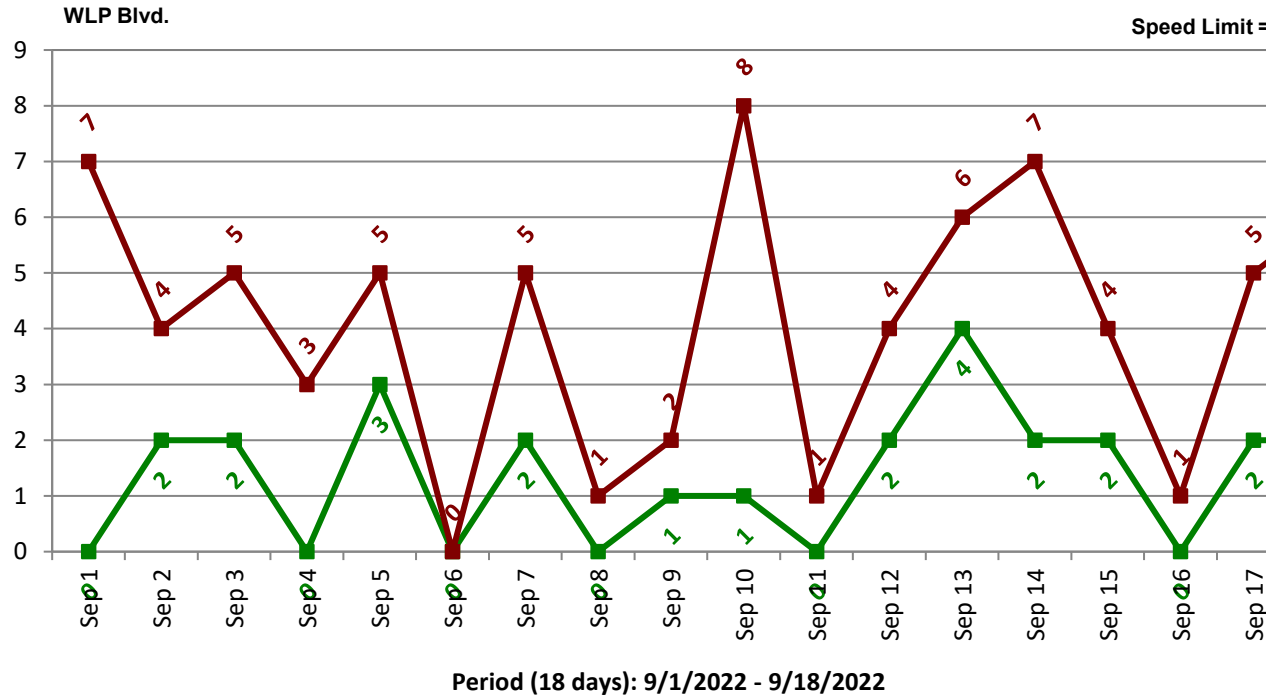
Sep 17

Period (18 days): 9/1/2022 - 9/18/2022

Violator Trends: > 15 MPH (Avg. & Peak Spds)



Violators > 15 MPH Avg Violators > 15 MPH Peak



Sep 18



20 MPH

1.8 21.8



Sep 17

Sep 18



20 MPH

9 38

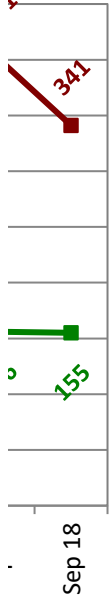


Sep 17

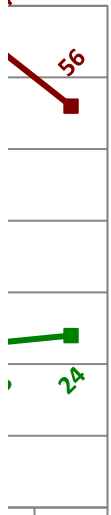
Sep 18



= 20 MPH

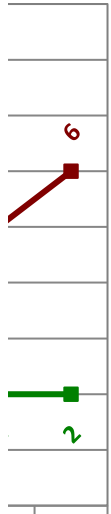


= 20 MPH



·
Sep 18

= 20 MPH



Sep 18

Master Data Report



Select Sign #

302013

Change Street Name

WLP Blvd.

Set Speed Limit/ Bins

20 MPH

Bin Type: **NB**

SUMMARY TABLE 1/2 HOUR SEGMENT RECORDS

Serial # **302013**

Street: **WLP Blvd.**

Speed Limit: **20 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd.	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Sep 1	1431	841	59%	133	10	0	5:30p	377	62	7	27	21.3
Sep 2	973	586	60%	106	9	2	3:00p	260	40	4	27	21.5
Sep 3	703	388	55%	66	8	2	4:00p	198	26	5	27	21
Sep 4	1121	622	56%	96	7	0	11:00p	264	34	3	27	21.1
Sep 5	1097	615	56%	102	16	3	2:00p	276	54	5	27	21.2
Sep 6	1005	567	56%	104	12	0	3:00p	233	38	0	27	21.2
Sep 7	1211	728	60%	130	11	2	11:00p	310	49	5	27	21.4
Sep 8	1247	681	55%	89	8	0	1:00p	280	29	1	26	21
Sep 9	1372	831	61%	130	8	1	5:30p	369	39	2	27	21.3
Sep 10	1165	724	62%	136	16	1	6:00p	350	45	8	27	21.6
Sep 11	1054	668	63%	138	12	0	6:00p	309	45	1	28	21.4
Sep 12	1253	688	55%	110	7	2	3:30p	307	28	4	27	20.9
Sep 13	1340	742	55%	127	16	4	12:00a	329	46	6	27	21
Sep 14	1325	765	58%	136	15	2	6:00p	370	47	7	27	21.4
Sep 15	1335	770	58%	141	16	2	3:00p, 5:00p	360	56	4	27	21.4
Sep 16	1420	804	57%	133	7	0	5:00p	361	55	1	27	21.1
Sep 17	1271	821	65%	156	23	2	6:00p	401	64	5	28	21.8
Sep 18	1112	720	65%	155	24	2	3:00p	341	56	6	28	21.8



Landscaping Project Tracker – September 2022

Wilderness Lake Preserve
21320 Wilderness Lake Blvd.
Land O'Lakes, FL 34637

Current Projects

Date Entered	Project	Task	Update	Update	Estimated Completion Date
9/10/22	Spraying for Dollar Weed	To spray dollar weed killer at the area between the community entrance and the bridge.	Agreed upon by the landscaper to complete by the end of the month.		10/1/22
9/10/22	Pruning of the Palm Trees	To prune all palm trees before the holiday lights are installed.	Spoke with the holiday lights vendor and the landscaper to ensure the work is completed before mid-October.		10/15/22
9/10/22	Sod Replacement	To replace sod as needed at the area between the community entrance and the bridge.	Agreed upon by the landscaper to be completed within the next week.		9/16/22
9/10/22	Dead Pine Tree Removal	To remove dead pine tree next to the Ranger Station.	Proposal requested from Red Tree.	Proposal 22-09-12 P-1 executed 9/19/22	TBD
9/10/22	Dead Pine Tree Removal	To remove dead pine tree in common area near 7536 Grasmere Dr., along with cutting the weeds back and treating for spidermites.	Proposal requested for dead pine tree removal from Red Tree.	Proposal 22-09-12-1 executed 9/19/22	TBD

9/10/22	Improvements around the back gate area	To clean out the bushes, pull out the daisies, and double the amount of flowers at the monuments (wider, not deeper)	Agreed upon by the landscaper to clean out the bushes by October 1 st .		10/1/22
9/10/22	Improvements at the Cormorant Cove Dock	To flush cut 11 crepe myrtle trees and then lay sod at 8 of those locations.	Proposal pending from Red Tree.		TBD
9/13/22	Dead Pine Tree Removal	To remove dead pine tree in hedge near 7443 Citrus Blossom	Proposal pending from Red Tree.	Proposal 22-09-12 P-1 executed 9/19/22	TBD
9/13/22	Live Oak Tree Cutback	To center cut Live Oak tree hanging over the Lodge in several areas, posing a safety risk.	Proposal pending from Red Tree.	Proposal executed 9/13/22	TBD
9/13/22	Landscape Enhancement at new pump station (corner of Ambleside Dr. and Night Heron Dr.	Install Sweet Viburnum to be installed 5 feet away from pump station on all sides.	Proposal pending from Red Tree.	Proposal 22-09-13 executed 9/19/22	TBD
9/15/22	Installation of Fire Bushes	Install eight (8) three gallon firebushes at the common area across the fence line from 21412 Cyprus Tree Ct.	Proposal pending from Red Tree.	Proposal 22-09-19 executed on 9/20/22. Project delayed per Beth due to homeowner concerns.	TBD
9/19/22	Landscape Enhancement – between the tennis courts and swimming pool along sidewalk	Remove existing roses, scrape mulch and dirt to level with sidewalk. Install dwarf firebush	Proposal pending from Red Tree	Proposal 22-07-19 P executed on 9/19/22	TBD
9/19/22	Landscape Enhancement	Install twelve 3-gallon azaleas between the activity center and nature center	Proposal received 4/26/22	Proposal 22-04-26 P executed 9/13/22	TBD
9/19/22	Landscape Enhancement	Install Jatopha Trees at island on left hand side as you enter clubhouse parking lot.	Proposal sent on 8/29/22	Pending discussion	TBD
9/19/22	Landscape Enhancement	Install forty (40) 3 gallon bush daisies to replace the dead/declining bush daisies at the Caliente Intersection	Proposal sent 5/31/22	Pending discussion	TBD
9/19/22	Landscape Enhancement	Install 45-gallon Southern Magnolia at Eagles Grove Monument	Proposal sent on 4/26/22	Pending discussion	TBD

Potential Future Projects

Date Entered	Project	Task	Update 1	Update 2	Estimated Completion Date
9/20/22	Landscape Enhancement	Remove Holly trees, remove and dispose of mulch and debris, install Southern Magnolia trees, install St. Augustine sod at center median directly across from playground at the Clubhouse	Received proposal 22-09-20 P	Pending discussion	
9/20/22	Landscape Enhancement	Remove Holly trees, remove and dispose of mulch and debris, install Southern Magnolia trees, install St. Augustine sod at second island across from Clubhouse	Received proposal 22-09-20 P	Pending discussion	
9/20/22	Landscape Enhancement	Remove Holly trees, remove and dispose of mulch and debris, install Southern Magnolia trees, install St. Augustine sod at center island across from Lakewood Retreat	Received proposal 22-09-20 P	Pending discussion	

Completed Projects

Date Entered	Project	Task	Update 1	Update 2	Completion Date
9/19/22	Landscape Enhancement	Install coonties between the tennis courts and the pool.	Proposal sent on 4/26/22	Proposal 22-04-26 P executed 9/13/22	9/20/22
9/19/22	Remove Dead Pine Tree	Remove dead pine tree in hedge row directly across the street from the Lodge.	Proposal sent on 8/24/22	Proposal 22-08-24 P executed	9/20/22

9/19/22	Remove Dead Palm Tree	Remove dead palm tree at corner of Wilderness Lakes Blvd. and Draycott Way	Proposal sent on 8/24/22	Proposal 22-08-24 P executed	9/20/22
9/19/22	Remove Dead Pine Trees	Remove four (4) dead pine trees behind 21406 Cypress Tree Ct.	Proposal sent on 8/30/22	Proposal 22-08-30 P executed	9/20/22
9/19/22	Landscape Enhancement	Install 45 gallon Southern Magnolia tree at center island directly across from Lakewood Retreat	Proposal sent on 4/26/22	Proposal 22-04-26 P executed 9/13/22	9/20/22
9/19/22	Landscape Enhancement	Install dwarf firebush between the tennis courts and the pool	Proposal sent on 4/26/22		9/20/22



Project Tracker – September 2022

Wilderness Lake Preserve
21320 Wilderness Lake Blvd.
Land O'Lakes, FL 34637

Current Projects

Date Entered	Project	Task	Update	Update	Estimated Completion Date
8/15/22	Brick Pavers Repairs	Repair areas 4,5,7, and 9.	Areas 4 and 5 completed.	Areas 7 and 9 still need to be completed. Initial thought was that we had enough bricks to do the entire job, but we in fact had only half of what was needed. Estimated lead time for additional brick is 6-8 weeks.	10/22
8/15/22	Ranger Station Repairs	Replace damaged support beam with new beam	Board approved vendor at August CDD meeting.	Beam has been ordered. Estimated lead time for delivery is 12 weeks.	12/22
8/17/22	Repairs at floating dock	Dock has a long piece of wood coming separated.	Removed. Another issue exists however where the dock is sagging in the middle. Not deemed to be an immediate safety hazard by our Maintenance Supervisor at this time.	Obtained proposals to replace the floating dock, however maintenance has since figured out how to launch watercraft from the shoreline and the Board may now wish to consider simply removing the dock entirely.	10/22

8/17/22	Soccer Goals for Playground	Install a pair of new soccer goals at playground #4. Also order wheel kit to move them as needed.	Ordered items. Lead time for delivery is October 15 th .	Wheel kit arrived 9/21. Awaiting shipment of goals, scheduled for October 12th	October 15th
8/17/22	Malfunctioning Alarm System	Alarms throughout the amenities areas go off every few hours for no reason (related to lightning strike).	Scheduled DCSI to perform repairs. Learned on the day of that the fire alarm and burglary alarm systems are tied together and DCSI is not licensed to work on fire alarm panels. Reached back out to A Total Solution for resolution.	Awaiting parts from A Total Solution.	Ongoing
8/22/22	Paint Slats in Fencing as needed throughout the property	Areas of new fencing located throughout several areas of the property are in need of being primed and painted.	Discussed with Dennis and he was already aware of the issue. Awaiting the end of the rainy season.		11/22
8/22/22	New signage for the Pools	Signs to be created by Cooper Pools to include specific language regarding water bottles and swim diapers.	Called for update on 8/23 and am awaiting a response.	Checked in for an update on 9/21 and have not yet heard a response.	Ongoing
8/26/22	Rowing and Elliptical Machine for Fitness center	To remove three (3) items in the fitness center which are not used with any regularity by our residents and install a rowing machine and a new elliptical machine.	Met with Fit Rev and am awaiting proposal.	Agenda item for October meeting. FitRev will have a representative in attendance.	TBD
9/6/22	New Bench on WLP Blvd.	Install new bench along WLP Blvd. near Draycott Way	Reached out to Anova Furnishings for proposal.	Proposal executed 9/14/22	11/30/22
9/14/22	New Sand for Beach Volleyball court	To replenish the sand out at the beach volleyball court	Have obtained three proposals and submitted to District Management	Discovered that there is a drainage issue that needs to be dealt with before any money is spent on sand.	TBD
9/15/22	Electrical Equipment Repair	To replace 240v electrical equipment at 7250 Ambleside Dr. damaged by lightning	Proposal executed 9/20/22	Waiting on Duke Energy to de-energize the line as there is no disconnect at that location. Appointment set for 10/4/22	10/22

Potential Future Projects

Date Entered	Project	Task	Update 1	Update 2	Estimated Completion Date
8/15/22	Storage Shed	Add a 10x16 shed to where an empty lot now sits.	Obtained 3 bids from area dealers. Received proposal from Sitemasters to add a concrete slab to support the structure. Chuck from GHS has determined the area is good from a drainage perspective.	Directed to suspend activity for the time being, which would involve obtaining proposal for additional security camera and determining costs to insure the contents of the storage shed. Board must first determine whether this is a project they are even interested in first.	TBD
8/15/22	Install new gutters and repair existing gutters	Install new gutters around the Lodge where needed and repair existing gutters which are deteriorating.	Obtained proposal from MD Gutters.	Approved at September CDD meeting. Work scheduled for October 20 th .	10/20/22
8/15/22	AC for Nail Salon	Install proper ventilation for Nail Tech salon.	Obtained proposal from Cool Coast AC.	Approved at September CDD meeting	10/22
8/26/22	Gym Equipment refresh	Phase out older gym equipment in stages and phase in newer equipment which would allow for multiple exercises to be performed on one machine, opening the space up considerably and allow us to be in full ADA compliance.	Met with Fit Rev to discuss options and am awaiting proposal.	Agenda item for October meeting. FitRev will have a representative in attendance.	TBD
9/10/22	New Chaise Lounges for Pool Deck	To obtain either 25 or 50 new chaise lounges for pool deck	Obtained proposal from Patio Land USA.	Directed to obtain additional proposals. Received proposal from Leaders Furniture and a third from Outdoor Furniture Connection.	TBD
9/14/22	Tennis Court Fencing Repairs	To re-pipe and re-fasten the bottom of the fencing surrounding the tennis courts.	Looking for three proposals now.	Met with Good Looking Fence and Vilo Fence. Proposals pending from each. Other area vendors are either booked up through the rest of the year or only deal in new installation	TBD

Completed Projects

Date Entered	Project	Task	Update 1	Update 2	Completion Date
9/2/22	Additional Radar Speed Sign	Add new sign at a location TBD.	Board approved purchase ahead of August CDD meeting.	Sign received 8/22. To be installed on WLP Blvd. near Draycott Way.	10/3/22
8/15/22	Movie Projector	Replace burned out motherboard in unit.	Item sent out for repairs.	Item returned and installed. Tested and cleared for use.	9/3/22

8/26/22	Tennis Court Lights	Install digital timer which would allow the tennis court lights to come on at dusk and turn off automatically at 10pm nightly.	Met with Stellar Electric to walk the job site.	Work completed.	9/14/22
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Wilderness Lakes Preserve

Oct 1, 2022 - Oct 7, 2022 at Default

STAFF	SAT 1	SUN 2	MON 3	TUE 4	WED 5	THU 6	FRI 7
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	
Evelyn Ocasio-Lopez	9:30a - 6p Events Coordinator		8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator		8:30a - 5p Events Coordinator
Gabe Texidor					10:30a - 7p Lodge Representative	10:30a - 7p Lodge Representative	10:30a - 7p Lodge Representative
Judy Norris	6p - 10p Lodge Representative	11a - 9p Lodge Representative	2p - 9p Lodge Representative		2p - 9p Lodge Representative	2p - 9p Lodge Representative	1p - 9p Lodge Representative
Sean Craft	9:30a - 5:30p Manager			8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager
Shawn Piccolo	2p - 10p Lodge Representative	11a - 9p Lodge Representative			1:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative
Terri Oakley		11:30a - 9p Assistant Manager	8:30a - 5p Assistant Manager	12:30p - 9p Assistant Manager	11a - 7p Assistant Manager	8:30a - 5p Assistant Manager	
Trevor Elliott	6:30a - 2:30p Maintenance Technician			6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Oct 8, 2022 - Oct 14, 2022 at Default

STAFF	SAT 8	SUN 9	MON 10	TUE 11	WED 12	THU 13	FRI 14
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	
Evelyn Ocasio-Lopez	9:30a - 6p Events Coordinator		8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator		8:30a - 5p Events Coordinator
Gabe Texidor	1p - 10p Lodge Representative	12p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative			12:30p - 9p Lodge Representative
Judy Norris		11a - 9p Lodge Representative	2p - 9p Lodge Representative		2p - 9p Lodge Representative	2p - 9p Lodge Representative	1p - 9p Lodge Representative
Sean Craft	9:30a - 5:30p Manager			8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager
Shawn Piccolo	1p - 10p Lodge Representative	12p - 9p Lodge Representative			12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative
Terri Oakley		11:30a - 9p Assistant Manager	8:30a - 5p Assistant Manager	12:30p - 9p Assistant Manager	11a - 7p Assistant Manager	8:30a - 4:30p Assistant Manager	
Trevor Elliott	6:30a - 2:30p Maintenance Technician			6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Oct 15, 2022 - Oct 21, 2022 at Default

STAFF	SAT 15	SUN 16	MON 17	TUE 18	WED 19	THU 20	FRI 21
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	
Evelyn Ocasio-Lopez	9:30a - 6p Events Coordinator		8:30a - 5p Events Coordinator				
Gabe Texidor	1p - 10p Lodge Representative	12p - 9p Lodge Representative	12:30p - 9p Lodge Representative	8:30a - 9p Lodge Representative			8:30a - 12:30p Lodge Representative
Judy Norris		11a - 9p Lodge Representative	2p - 9p Lodge Representative		2p - 9p Lodge Representative	2p - 9p Lodge Representative	1:30p - 9p Lodge Representative
Sean Craft			8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager	
Shawn Piccolo	1p - 10p Lodge Representative	12p - 9p Lodge Representative			12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative	8:30a - 5p Lodge Representative
Terri Oakley	9:30a - 6p Assistant Manager			12p - 9p Assistant Manager	8:30a - 5p Assistant Manager	8:30a - 5p Assistant Manager	12:30p - 9p Assistant Manager
Trevor Elliott	6:30a - 2:30p Maintenance Technician			6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Oct 22, 2022 - Oct 28, 2022 at Default

STAFF	SAT 22	SUN 23	MON 24	TUE 25	WED 26	THU 27	FRI 28
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	
Evelyn Ocasio-Lopez					8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator
Gabe Texidor	9:30a - 10p Lodge Representative		8:30a - 9p Lodge Representative	8:30a - 9p Lodge Representative		3:30p - 9p Lodge Representative	
Judy Norris		11a - 9p Lodge Representative	2p - 9p Lodge Representative		2p - 9p Lodge Representative	2p - 9p Lodge Representative	1p - 9p Lodge Representative
Sean Craft				8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager
Shawn Piccolo	9:30a - 10p Lodge Representative						
Terri Oakley		12p - 9p Assistant Manager	8:30a - 5p Assistant Manager	12:30p - 9p Assistant Manager	12:30p - 9p Assistant Manager		12:30p - 9p Assistant Manager
Trevor Elliott	6:30a - 2:30p Maintenance Technician			6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician

Annotations

Job Site Details

Wilderness Lakes Preserve

Oct 29, 2022 - Nov 4, 2022 at Default

STAFF	SAT 29	SUN 30	MON 31	TUE 1	WED 2	THU 3	FRI 4
Dennis Kilcoyne			6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	6:30a - 2:30p Maintenance Supervisor	
Evelyn Ocasio-Lopez	9:30a - 6p Events Coordinator		8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator	8:30a - 5p Events Coordinator		8:30a - 5p Events Coordinator
Gabe Texidor	12:30p - 10p Lodge Representative	12p - 9p Lodge Representative	12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative			1:30p - 9p Lodge Representative
Judy Norris		11a - 9p Lodge Representative	2p - 9p Lodge Representative		2p - 9p Lodge Representative	2p - 9p Lodge Representative	2p - 9p Lodge Representative
Sean Craft	9:30a - 5:30p Manager			8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager	8:30a - 4:30p Manager
Shawn Piccolo	12p - 10p Lodge Representative	12p - 9p Lodge Representative			12:30p - 9p Lodge Representative	12:30p - 9p Lodge Representative	3p - 9p Lodge Representative
Terri Oakley		11a - 9p Assistant Manager	8:30a - 5p Assistant Manager	2:30p - 9p Assistant Manager	12:30p - 9p Assistant Manager	8:30a - 5p Assistant Manager	
Trevor Elliott	6:30a - 2:30p Maintenance Technician			6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician	6:30a - 2:30p Maintenance Technician

Annotations

Job Site Details

Playground Equipment & Dock Safety Check List

Date: 8-27-22

Notes

Job:		Notes
Swings	✓	
Bolts on Swings	✓	
Chains on Swings	✓	
Grease Swings	✓	
Seats on Swings	✓	
Supports (Poles)	✓	
Overall appearance	✓	
Nests (Bees, Birds, Ants, etc.)	✓	
Equipment		
All Bolts	✓	
Ladders	✓	
Slides	✓	chalk graffiti park #1
Climbing Wall	✓	
Stairs	✓	
Railings	✓	
Nails/Screws	✓	
Slats/Banisters	✓	
Supports (Poles)	✓	
Overall Appearance	✓	
Other		
*Rake Mulch Under Swings	✓	
*Railroad Ties	✓	
*Park Benches	✓	
*Grills	✓	2 need replaced (rusty)
*Picnic Tables	✓	
*Volleyball Net	✓	
*Tether Ball	✓	
*Sidewalks	✓	
*Trash Cans	✓	
*Concrete Slabs	✓	
*Shade Structure	✓	
*Pavilions	✓	
*Docks	✓	
*Boats	✓	
*Pool Deck Pavers	✓	
*Pavers around the Lodge	✓	

basketball court also chalk graffiti

tennis court net will be replaced soon

***Remediation:**

Staff Initials: T.E.

Mgmt. Initials: TC

***Safety checks at all playgrounds & docks are required weekly.**

OFF DUTY PATROL LOGS

September 2022

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Wilderness
Report Sent To: Off-duty coordinator
Employee Reporting : K. Walker
Date of Work : 9/1/2022

Event Number : 2022466096
Arrival Time : 1800
On arrival did you check in : Yes
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
6 written warnings for illegal parking

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I checked in with a lodge employee. I retrieved the key from the ranger station. I patrolled the community. While patrolling, I did not observe any suspicious people, vehicles, or activity. I was alerted to a disabled vehicle on Wilderness Lake Blvd./Drycott Way. The vehicle was off the roadway and the owner advised he had been in contact with a tow company. I sat on a couple stop signs within the community to include Blue Spring Dr/Citrus Blossom Dr. and Whispering Wind Dr/Citrus Bloom Dr., however, no violations were observed. Just before 2300, I responded to the lodge to ensure the amenities were clear. The keycard from the ranger station did not appear to work properly; the keypad light would turn green, however, the lock on the door would not release. A resident leaving the gym was able to let me in at which time I turned off the TV's, some lights, and ensured the building was cleared. I also walked around the property to ensure nobody was on the grounds. I then issued six illegal parking warnings. I returned the keycard back to the ranger station prior to leaving.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Wilderness Lakes

Report Sent To: Regina Trani

Employee Reporting : Brian McGavock

Date of Work : 09/04/2022

Event Number : 2022471654

Arrival Time : 1700

On arrival did you check in : yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: not issued a radar

Were there any other types of violations, such as trespassing, written warnings :

no

Please document a detailed Narrative of events that took place during your detail:

I patrolled the community and clubhouse for suspicious activity and found none. Regular foot patrols of the clubhouse yielded no persons on premise after hours. I monitored for speeders throughout neighborhood and found nothing egregious. Street parking was minimal with nothing impeding traffic. Upon checking in at the beginning of shift with staff, I was advised of current issues within the community. Further, the access card

provided in the ranger station was not working on any of the doors at the clubhouse. Staff was updated to this issues. No problems occurred during this shift.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Wilderness Lake

Report Sent To: EXTRA DUTY DETAIL COORDINATOR

Employee Reporting : Matthew Myers #2080

Date of Work : 09/07/2022

Event Number : 2022477545

Arrival Time : 1800hrs

On arrival did you check in : YES

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: N/A

Were there any other types of violations, such as trespassing, written warnings :
NO

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I obtained the electronic key from the guard station. I then met with the employees at the lodge and provided them with my cell phone number. I patrolled the neighborhood, focusing on the lodge. I checked the pool and dock areas several times. I checked the gym at the end of the night and made sure all doors were secure and most lights were turned off.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Wilderness Lakes

Report Sent To: Sean Craft

Employee Reporting : Ronald Heinemann

Date of Work : 09-13-22

Event Number : 2022489292

Arrival Time : 1800

On arrival did you check in : Yes, with club house assistant manager Terry

Number of field interview reports: NONE

Number of parking tickets: NONE

Amount of time running radar: N/A

Were there any other types of violations, such as trespassing, written warnings :
NONE

Please document a detailed Narrative of events that took place during your detail:

Upon my arrival I obtained the key card from the ranger station. I then made contact with club house personnel, Terry. I then conducted hourly foot patrols of the play ground, tennis courts, pools, Jacuzzi, club house, fishing dock and fitness center. At 2250 hours, I entered the fitness center to turn off the televisions and to make sure patrons were out of the sauna. I spoke with the male who Terry advised was the homeless person sleeping on the premises after hours. As long as he was on the

property with his girlfriend, he was considered a guest and allowed on the property. If he is found on the property after hours or without his girlfriend present, subject will be issued a trespass warning and will subsequently be arrested for trespass after warning. There were no violations of speeding or illegal parking. There were no issues and no incidents to document.....1984

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Pasco Sheriff's Office
Report Sent To: Wilderness Lakes
Employee Reporting : Justin Keene
Date of Work : 9/16/22

Event Number : 2022495576
Arrival Time : 1900
On arrival did you check in : No
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
2 warnings

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I conducted patrols of the community for suspicious activity and traffic

violations. I did not observe any throughout my detail. I conducted several patrols of the community maintaining a highly visible position. I did not observe anyone trespassing on the amenities. At approximately 2250 hours, I walked throughout the gym and did not observe anyone inside of it. At approximately 0040 hours, I was dispatched to the area of 21537 Cormorant Cove Dr in reference to possible subjects shouting near a vehicle. Upon arrival the vehicle was unoccupied and no disturbances were seen or heard. The vehicle had no damage and was not listed as stolen. Contact was made with the reporting party who advised he called the Sheriff's Office for safety and the reporting party expressed gratitude for the Sheriff's Office already being on scene and providing a quick response. I issued a parking warning to the following two vehicles while on the detail: Gray Scion bearing Florida Tag: CCMI17 in front of 7808 Foxgrove Dr Black Hyundai bearing Florida Tag: DJYQ92 in front of 7834 Stoneleigh Dr It should be noted it rained throughout the detail keeping activity low.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Wilderness Lakes

Report Sent To: Sean Craft

Employee Reporting : Ronald Heinemann

Date of Work : 09-19-22

Event Number : 2022500756

Arrival Time : 1800

On arrival did you check in : Yes, with clubhouse employees.

Number of field interview reports: NONE

Number of parking tickets: NONE

Amount of time running radar: N/A

Were there any other types of violations, such as trespassing, written warnings :
NONE

Please document a detailed Narrative of events that took place during your detail:

Upon my arrival I obtained the key card from the ranger station. I then made contact with club house personnel. I then conducted hourly foot patrols of the play ground, tennis courts, pools, Jacuzzi, club house, fishing dock and fitness center. At 2250 hours, I entered the fitness center to turn off the television and to make sure patrons were out of the saunas. I did not conduct hourly vehicle patrols of the neighborhood or back gate due to a homeless person sleeping on the club house grounds. I concentrated on foot patrols of the club house grounds. There were no violations of speeding or illegal parking. There were no issues and no incidents to document.....1984

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Tab 6



FitRev Inc.
 4424 N. Lois Ave - Tampa, Florida 33614 -
 Phone: 8138702966 - Fax: 8138702896 - Email: sales@fitrev.com

QUOTE

Quote	Date	Sales Rep:
AAAQ31436	08/26/22	Tyler Johnson

Sold To:

Wilderness Lake Preserve
 Sean Craft
 21320 Wilderness Lake Blvd
 Land O Lakes, FL 34637

Phone: (813) 995-2437

Fax:

Ship To:

Wilderness Lake Preserve
 Sean Craft
 21320 Wilderness Lake Blvd
 Land O Lakes, FL 34637

Phone: (813) 995-2437

Fax:

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
1	Precor	PHRCE635BG309030E N	EFX@ 635 - Adjustable CrossRamp®, moving arms (BG) P31	\$5,196.00	\$5,196.00
1	Concept 2	2712	Standard RowErg, with PM5 Monitor. 14" seat height (black)	\$990.00	\$990.00
	Extraction	Extraction	Extraction 1 PRECOR EFX - 1 STAR TRAC EFX - 1 OCTANE - 1 TRUE UBK	\$500.00	\$500.00
1	Shipping	Shipping	Shipping and Handling	\$300.00	\$300.00
1	Installation	Installation	Installation	\$300.00	\$300.00

SubTotal	\$7,286.00
Sales Tax	\$0.00

Total	\$7,286.00
--------------	-------------------

Please contact me if I can be of further assistance.

This quote becomes an order with signature. (see below for terms).

Signed: _____

Name: _____

Requested date of Installation? _____

Terms:

Orders \$5000 or less must be PREPAID. Orders more than \$5000 require a 50% deposit to order and remaining balance is due AT installation or 30 days after equipment arrives, whichever comes first.

Purchase orders in lieu of payment MUST be provided before order will be processed.

Flooring orders require a 50% deposit and remaining balance due BEFORE flooring ships

Equipment that is stored by FitRev or affiliate off location more than 30 days after installation date is subject to separate storage charges.

Restocking Fee:

25% charge on all cancelled Cardio equipment plus shipping cost

50% charge on all cancelled Strength equipment plus shipping cost

Extractions are an additional cost. Cost is based on the list of equipment to be extracted.

Custom and logo items are not returnable and payment in full will be required.

All orders remain 100% property of FITREV until paid in full

Quote is valid for 90 days unless otherwise stated



FitRev Inc.
 4424 N. Lois Ave - Tampa, Florida 33614 -
 Phone: 8138702966 - Fax: 8138702896 - Email: sales@fitrev.com

QUOTE

Quote	Date	Sales Rep:
AAAQ31437	08/26/22	Tyler Johnson

Sold To:

Wilderness Lake Preserve
 Sean Craft
 21320 Wilderness Lake Blvd
 Land O Lakes, FL 34637

Phone: (813) 995-2437

Fax:

Ship To:

Wilderness Lake Preserve
 Sean Craft
 21320 Wilderness Lake Blvd
 Land O Lakes, FL 34637

Phone: (813) 995-2437

Fax:

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
1	Spirit	850040	CE850 - Elliptical - requires standard power	\$3,759.99	\$3,759.99
1	Concept 2	2712	Standard RowErg, with PM5 Monitor. 14" seat height (black)	\$990.00	\$990.00
	Extraction	Extraction	Extraction 1 PRECOR EFX - 1 STAR TRAC EFX - 1 OCTANE - 1 TRUE UBK	\$500.00	\$500.00
1	Shipping	Shipping	Shipping and Handling	\$300.00	\$300.00
1	Installation	Installation	Installation	\$300.00	\$300.00

SubTotal	\$5,849.99
Sales Tax	\$0.00

Total	\$5,849.99
--------------	-------------------

Please contact me if I can be of further assistance.

This quote becomes an order with signature. (see below for terms).

Signed: _____

Name: _____

Requested date of Installation? _____

Terms:

Orders \$5000 or less must be PREPAID. Orders more than \$5000 require a 50% deposit to order and remaining balance is due AT installation or 30 days after equipment arrives, whichever comes first.

Purchase orders in lieu of payment MUST be provided before order will be processed.

Flooring orders require a 50% deposit and remaining balance due BEFORE flooring ships

Equipment that is stored by FitRev or affiliate off location more than 30 days after installation date is subject to separate storage charges.

Restocking Fee:

25% charge on all cancelled Cardio equipment plus shipping cost

50% charge on all cancelled Strength equipment plus shipping cost

Extractions are an additional cost. Cost is based on the list of equipment to be extracted.

Custom and logo items are not returnable and payment in full will be required.

All orders remain 100% property of FITREV until paid in full

Quote is valid for 90 days unless otherwise stated



FitRev Inc.
 4424 N. Lois Ave - Tampa, Florida 33614 -
 Phone: 8138702966 - Fax: 8138702896 - Email: sales@fitrev.com

QUOTE

Quote	Date	Sales Rep:
AAAQ31438	08/26/22	Tyler Johnson

Sold To:
Wilderness Lake Preserve Sean Craft 21320 Wilderness Lake Blvd Land O Lakes, FL 34637 Phone: (813) 995-2437 Fax:

Ship To:
Wilderness Lake Preserve Sean Craft 21320 Wilderness Lake Blvd Land O Lakes, FL 34637 Phone: (813) 995-2437 Fax:

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
1	Precor	PHRCE635BG309030E N	EFX® 635 - Adjustable CrossRamp®, moving arms (BG) P31	\$5,196.00	\$5,196.00
1	Concept 2	2712	Standard RowErg, with PM5 Monitor. 14" seat height (black)	\$990.00	\$990.00
1	Precor	PWSRL28NR9919EN	Vitality™ Series Abdominal/Back Extension	\$3,080.00	\$3,080.00
1	Precor	PWSRL27NR9919EN	Vitality™ Series Leg Extension/Curl	\$3,120.00	\$3,120.00
	Extraction	Extraction	Extraction 1 PRECOR EFX - 1 STAR TRAC EFX - 1 OCTANE - 1 TRUE UBK - 2 AB MACHINES - 1 PREACHER CURL - 1 BACK EXT	\$900.00	\$900.00
1	Shipping	Shipping	Shipping and Handling	\$500.00	\$500.00
1	Installation	Installation	Installation	\$700.00	\$700.00

SubTotal	\$14,486.00
Sales Tax	\$0.00
Total	\$14,486.00



Please contact me if I can be of further assistance.

This quote becomes an order with signature. (see below for terms).

Signed: _____

Name: _____

Requested date of Installation? _____

Terms:

Orders \$5000 or less must be PREPAID. Orders more than \$5000 require a 50% deposit to order and remaining balance is due AT installation or 30 days after equipment arrives, whichever comes first.

Purchase orders in lieu of payment MUST be provided before order will be processed.

Flooring orders require a 50% deposit and remaining balance due BEFORE flooring ships

Equipment that is stored by FitRev or affiliate off location more than 30 days after installation date is subject to separate storage charges.

Restocking Fee:

25% charge on all cancelled Cardio equipment plus shipping cost

50% charge on all cancelled Strength equipment plus shipping cost

Extractions are an additional cost. Cost is based on the list of equipment to be extracted.

Custom and logo items are not returnable and payment in full will be required.

All orders remain 100% property of FITREV until paid in full

Quote is valid for 90 days unless otherwise stated

Tab 7

Patio Land USA, Inc.
1913 E. Bearss Ave.
Tampa, FL 33613
 (813) 632-8070
 www.patiolandusa.com

*"TAMPA'S LARGEST PATIO STORE...
 AND NOT ON DALE MABRY"*

Estimate

Date	Estimate #
9/2/2022	11669

Name / Address
Wilderness Lake Preserve 5844 Old Pasco Road Wesley Chapel, FL 33544

Ship To
Wilderness Lake Preserve 5844 Old Pasco Road Wesley Chapel, FL 33544

Sales Person	Contact Phone	Contact Phone	Email			
JL	813-995-2437					
Qty	Stock Number	Description	Finish	Fabric	Unit Price	Total
25	W1510	Windward Ocean Breeze Sling Collection Adjustable Chaise Lounge Stackable			620.00	15,500.00T
					Subtotal	\$15,500.00
					Sales Tax (0.0%)	\$0.00
					Total	\$15,500.00

Minimum of 50% down is required on all orders. Due to the nature of special ordered merchandise all cancellations will be assessed a 30% restocking fee. Cancellations on stock merchandise will be assessed a 15% restocking fee. Any refunds due will be issued by check, no cash or credit card refunds allowed. In store credit for all stock exchanges only. Balances must be paid for all delivered items. Unless specified all balances will be run on credit card on file and/or C.O.D upon delivery. Until the Balance Due on this Sales Order is paid in full, Patio Land USA retains full ownership of the furniture and can reclaim if customer defaults on terms and agreement. We are not responsible and will not accept cancellations of special order merchandise due to manufacturer shipping delays.

Customer Signature _____

Patio Land USA, Inc.
1913 E. Bearss Ave.
Tampa, FL 33613
 (813) 632-8070
 www.patiolandusa.com

*"TAMPA'S LARGEST PATIO STORE...
 AND NOT ON DALE MABRY"*

Estimate

Date	Estimate #
9/2/2022	11669

Name / Address
Wilderness Lake Preserve 5844 Old Pasco Road Wesley Chapel, FL 33544

Ship To
Wilderness Lake Preserve 5844 Old Pasco Road Wesley Chapel, FL 33544

Sales Person	Contact Phone	Contact Phone	Email			
JL	813-995-2437					
Qty	Stock Number	Description	Finish	Fabric	Unit Price	Total
50	W1510	Windward Ocean Breeze Sling Collection Adjustable Chaise Lounge Stackable			620.00	31,000.00T
					Subtotal	\$31,000.00
					Sales Tax (0.0%)	\$0.00
					Total	\$31,000.00

Minimum of 50% down is required on all orders. Due to the nature of special ordered merchandise all cancellations will be assessed a 30% restocking fee. Cancellations on stock merchandise will be assessed a 15% restocking fee. Any refunds due will be issued by check, no cash or credit card refunds allowed. In store credit for all stock exchanges only. Balances must be paid for all delivered items. Unless specified all balances will be run on credit card on file and/or C.O.D upon delivery. Until the Balance Due on this Sales Order is paid in full, Patio Land USA retains full ownership of the furniture and can reclaim if customer defaults on terms and agreement. We are not responsible and will not accept cancellations of special order merchandise due to manufacturer shipping delays.

Customer Signature _____

09/13/2022

Ship To:

Wilderness Lakes Preserve
 Lodge
 21320 Wilderness Lake Blvd
 Land O Lakes FL 34637-7879
 United States
 (813) 995-2437

Location	Delivery Method	Expires*
Tampa Showroom	White Glove, Red Carpet Delivery	09/23/2022
Sales Rep	Sales Rep 2	
Barbara Ann Estok		

Quantity	Item	Options	Each	Amount
25	Sling Chaise Lounge, straight legs	 Greco	\$524.59	\$13,114.75
		 Cane Wicker Desert		

Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.

Subtotal	\$13,114.75
Tax (0%)	\$0.00
Shipping Cost	\$721.31
Total	\$13,836.06

- This is a quote, and may require more information for actual sale.
- Quotes given during a sale expire at the end of the sale period. All other quotes expire 10 days from issue.
- Sales Tax is quoted on the fulfillment location. If the fulfillment location changes sales tax may change. The customer is liable for all Sales Tax on the final transaction.
- Price increases happen from time to time. If a manufacturer increases prices the quote is void.



09/13/2022

Ship To:

Wilderness Lakes Preserve
 Lodge
 21320 Wilderness Lake Blvd
 Land O Lakes FL 34637-7879
 United States
 (813) 995-2437

Location	Delivery Method	Expires*
Tampa Showroom	White Glove, Red Carpet Delivery	09/23/2022
Sales Rep	Sales Rep 2	
Barbara Ann Estok		

Quantity	Item	Options	Each	Amount
50	Sling Chaise Lounge, straight legs	 Greco	\$524.59	\$26,229.50
		 Cane Wicker Desert		

Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.

Subtotal	\$26,229.50
Tax (0%)	\$0.00
Shipping Cost	\$1,442.62
Total	\$27,672.12

- This is a quote, and may require more information for actual sale.
- Quotes given during a sale expire at the end of the sale period. All other quotes expire 10 days from issue.
- Sales Tax is quoted on the fulfillment location. If the fulfillment location changes sales tax may change. The customer is liable for all Sales Tax on the final transaction.
- Price increases happen from time to time. If a manufacturer increases prices the quote is void.



QTAM2121



Outdoor Furniture

C O N N E C T I O N

Comfort under the sun.

ESTIMATE

Outdoor Furniture Connection LLC

P.O. Box 566

St. Petersburg, FL 33731

Date

9/25/22

Attention: Sean Craft

Name
The Preserve at Wilderness Lake
Address
City, State, Zip
Land O' Lakes, FL 34637

Quantity	Description	Unit Price	Line Total
	Furniture Project - Island Breeze		
	1.5" X .75" flat extruded aluminum frames		
	Sling Style		
25	I-150 Chaise Lounges - 16" Seat Height,Arms	355.00	8,875.00
	Specifications:		
	Frames: TBD		
	Vinyl: TBD		
	Volume Discount - 5%		-443.75

SUBTOTAL	\$ 8,431.25
Sales Tax 7.00%	
DELIVERY & INSTALLATION	\$ 250.00
TOTAL	\$ 8,681.25

Phone		Email	Web Site
(727) 386-3566		petemazer@ofc-florida.com	www.ofc-florida.com

THANK YOU FOR YOUR BUSINESS!



Outdoor Furniture

C O N N E C T I O N

Comfort under the sun.

ESTIMATE

Outdoor Furniture Connection LLC

P.O. Box 566

St. Petersburg, FL 33731

Date

9/25/22

Attention: Sean Craft

Name
The Preserve at Wilderness Lake
Address
City, State, Zip
Land O' Lakes, FL 34637

Quantity	Description	Unit Price	Line Total
	Furniture Project - Island Breeze		
	1.5" X .75" flat extruded aluminum frames		
	Sling Style		
50	I-150 Chaise Lounges - 16" Seat Height,Arms	355.00	17,750.00
	Specifications:		
	Frames: TBD		
	Vinyl: TBD		
	Volume Discount - 5%		-887.50

SUBTOTAL	\$ 16,862.50
Sales Tax 7.00%	
DELIVERY & INSTALLATION	\$ 350.00
TOTAL	\$ 17,212.50

Phone		Email	Web Site
(727) 386-3566		petemazer@ofc-florida.com	www.ofc-florida.com

THANK YOU FOR YOUR BUSINESS!

Tab 8

Rogers' Dirt Works, Inc

P.O. Box 885
Lutz, FL 33548
(813) 949-8339
Fax (813) 948-7784

ESTIMATE

DATE	ESTIMATE NO.
9/9/2022	37745

NAME/ADDRESS
Wilderness Lakes Attn: Sean 813-995-2437 manager@WLPledge.com

DESCRIPTION	QTY	COST	TOTAL
White Sand PLEASE SEND TAX CERTIFICATE 2022 Exempt	4	900.00 0.00%	3,600.00T 0.00
Quote Good For 30 Days		TOTAL	\$3,600.00



Rock Solid Stone Center Sprint Hill

111 Spring Time St.
Spring Hill, FL. 34608
352-683-4344
352-398-1582

Bill To:

RETAIL/DELIVERY

Order Status: Open

Item Name	Attribute	Size	Qty	Sold	Due	Price	Ext Price	Tax
MASON SAND			48000	0	48000	\$0.02	\$1,152.00	T
MASON SAND			48000	0	48000	\$0.02	\$1,152.00	T
MASON SAND			48000	0	48000	\$0.02	\$1,152.00	T
SHIPPING CHARGES			8	0	8	\$55.00	\$440.00	N
Total Qty Ordered:			144008	0	144008			

Percent Unfilled: 100

Quote only

Thank you for your order!

	Subtotal:	\$3,896.00
SH TAX	6.5 % Tax:	+ \$224.64
	TOTAL:	\$4,120.64
	Deposit Balance:	\$0.00
	Balance Due:	\$4,120.64

SOUTHERN AGGREGATES INC LOL

10905 LAND O LAKES BLVD
LAND O LAKES, FL 34638

Voice: (813) 996-5550
Fax: (813) 996-5544

PROPOSAL

Proposal Number: 325
Proposal Date: Sep 13, 2022
Complete By: Sep 13, 2022
Page: 1

To:
YARD SALES

Ship To:
YARD SALES

Customer ID	PO Number	Sales Rep Name
YARD SALES		
Customer Contact	Shipping Method	Payment Terms
	CUST. PICKUP	C.O.D.

Quantity	Item	Description	Unit Price	Amount
72.00	3137	WHITE SILICA SAND	39.00	2,808.00
Subtotal				2,808.00
Sales Tax				
Freight				180.00
TOTAL PROPOSAL AMOUNT				2,988.00

Tab 9

All work to be done in a timely workmanship like manner. This job will be completed in 3-5 business days.

THIS CONTRACT AMOUNT IS BASED ON JETTING AND DRIVING PILING. ANY ADDITIONAL METHOD USED TO OBTAIN MINIMUM PENETRATION WILL REQUIRE ADDITIONAL CHARGES. IF GEOLOGICAL CONDITIONS PREVENT Creative Construction, LLC. FROM COMPLETING SPECIFIED WORK, THE COST OF SUCH WORK WILL BE DEDUCTED FROM THE CONTRACT AMOUNT AS APPROPRIATE. Creative Construction, INC. WILL NOT BE OBLIGATED TO COMPLETE FURTHER WORK BEYOND THEIR CAPABILITIES. THIS CONTRACT MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 7 DAYS. A LABOR AND MATERIAL PRICE INCREASE MAY APPLY IF THE WORK IS NOT COMPLETED WITHIN NINETY DAYS OF THE CONTRACT DATE.

This contract does not include any utility work unless specifically stated above.

CHAPTER 558 NOTICE OF CLAIM: CHAPTER 558, FLORIDA STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE REFERRING TO CHAPTER 558 OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

Creative Construction, LLC.

Purchaser

Date

By: Rodney Maggiacomo

TERMS AND CONDITIONS

(1) DEFINITIONS: As used in this Contract, Creative Construction, Inc. and CONTRACTOR shall mean the party

authorized to perform the work described above under the terms of this Contract. PURCHASER, as used in this Contract, shall mean the owner of the real or personal property upon which the furnishing of labor or materials is authorized, or the owner's authorized agent or assigns who shall authorize such work under this Contract.

(2) CHANGES: CONTRACTOR shall make all alterations, furnish the materials for and perform all extra work or omit any work which PURCHASER may require without modifying any other provision of this Contract at a reasonable addition to or reduction from the Contract price herein. PURCHASER specifically agrees to pay for all changes which he may authorize, either orally or in writing, which are not a part of this Contract.

If during the performance of services hereunder, any unforeseen hazardous substances, conditions or occurrences are encountered, which in the sole judgment of CONTRACTOR significantly affects or may affect either the services to be performed hereunder, the risk involved in providing the services, or the recommended scope of the services, CONTRACTOR will notify PURCHASER and, subsequent to such notification, may (a) if practicable, in the sole judgment of CONTRACTOR, complete the original scope of services in accordance with the procedures originally outlined in this Contract; or (b) agree with PURCHASER to modify the scope of services and the estimate of changes to include the previously unforeseen conditions or occurrences, such revisions to be in writing and signed by the parties hereto; or (c) terminate the services effective on the date specified by the parties hereto in writing; or (d) suspend the services to be provided hereunder if it becomes necessary for PURCHASER to employ other parties to complete work necessitated by the unforeseen hazardous substances, conditions or occurrences. These unforeseen hazardous substances, conditions or occurrences shall include, but not be limited to, discovery of asbestos related products.

(3) WARRANTIES: CONTRACTOR HEREBY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, OTHER THAN STATED ON THE FACE OF THIS CONTRACT INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY SUCH WARRANTIES IN CONNECTION WITH THE FURNISHING OF MATERIALS OR LABOR UNDER THE TERMS OF THIS CONTRACT.

CONTRACTOR SPECIFICALLY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING FROM THE DESIGN OR MANUFACTURE OF ANY MATERIALS FURNISHED UNDER THIS AGREEMENT INCLUDING, BUT NOT LIMITED TO, LOSS OF USE OF PROPERTY, LOST PROFITS, PERSONAL INJURY AND OTHER INCIDENTAL AND CONSEQUENTIAL DAMAGES.

(4) DISPUTES: In the event of any lawsuit arising out of this Contract, or the work to be performed thereunder, the venue of such suit shall lie in _____pasco_____ County, Florida, and PURCHASER waives whatever rights he may have in the selection of venue. The prevailing party shall be entitled to recover from the losing party all costs of any litigation to enforce or defend any provision of this Contract, including any and all appeals filed on behalf of either party. Such costs shall include, but are not limited to, a reasonable attorney's fee and expert witness fees. This Contract shall be governed by the laws of the State of Florida.

(5) DELAYS: CONTRACTOR shall not be liable to PURCHASER for delay in the work hereunder by the act, neglect or fault of PURCHASER, or by reason of fire or other casualty, or on account of riots, strikes, or other combined action of the workmen or others, or on the account of any acts of God, or any other cause beyond CONTRACTOR'S control, including the unavailability or delay in the delivery of materials.

(6) INTEREST ON UNPAID BALANCE: Should PURCHASER fail to timely make any payment hereunder, interest shall be charged on the unpaid principal balance at the rate of 1-1/2% per month until paid.

(7) OWNERSHIP OF FURNISHED MATERIALS: All materials which are furnished pursuant to the provisions of this Contract shall remain the property of CONTRACTOR until they have been fully paid for. Such materials shall not be subject to any bankruptcy or insolvency proceedings of PURCHASER unless all payments hereunder have been made.

(8) ACCEPTANCE AND FINAL PAYMENT: PURCHASER'S acknowledgment of, or acceptance of any labor or materials furnished pursuant to the terms of this Contract, shall constitute PURCHASER'S acceptance of said

labor and materials and the making of the Final Payment hereunder shall constitute a waiver of all claims which PURCHASER has, or may have, against CONTRACTOR.

(9) ASSOCIATION APPROVAL: PURCHASER hereby warrants that any approvals required by a homeowner association or condominium association for the work to be performed hereunder have been secured prior to the date of the contract. CONTRACTOR assumes no responsibility for obtaining such approval or for work done without such approval.

(10) BINDING EFFECT AND SEVERABILITY: This Contract shall be binding upon and inure to the benefit of the respective heirs, personal representatives, successors and assigns of the parties hereto. Should any provision or portion of this Contract be adjudged invalid, illegal, and unconscionable or in conflict with any law of the state of Florida, the validity, legality and enforceability of all remaining portions and provisions of this Contract shall not be affected or impaired thereby.

(11) WORK TO BE PERFORMED BY OTHERS: All lift wiring must be performed by an approved electrician in order for any warranty provisions to be enforceable hereunder. Any work required to be done by other trades outside the scope of **Contractor's** license, shall be done either through such **trade's direct** contract with the Owner or as a Subcontract with Contractor. Such Subcontract shall constitute a change order hereunder for the direct costs of either such contract, plus an allowance of 20% to the Contractor for overhead, supervision and profit.

(12) CONSTRUCTION INDUSTRIES RECOVERY FUND: PAYMENT MAY BE AVAILABLE FROM THE CONSTRUCTION INDUSTRIES RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A STATE-LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 7690 ARLINGTON EXPRESSWAY, SUITE 300, JACKSONVILLE, FLORIDA 32211-7467, and TELEPHONE (904) 359-6310.

(13) ENTIRE AGREEMENT: This Contract contains all of the terms and conditions as agreed by the parties hereto, and no other agreements, instruments or papers, oral or otherwise, respecting the subject matter of this Contract, shall be deemed to exist or to bind any of the parties hereto, subject to the provisions of paragraph (2) herein.

Customer's Signature

IMPORTANT NOTICE:

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A **SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.**

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 1940 NORTH MONROE ST SUITE 42 TALLAHASSEE, FL. 32388-2202 PHONE: 850-487-1395

Customer's Signature

Please read the following items, initial each one, and return this document. Please note that not all items may apply to your contract. **THIS PAGE MUST BE RETURNED WITH SIGNED CONTRACT.**

- _____ 1) Contract price DOES NOT include any permit fees. Permit fees will be added to final invoice at actual cost.
- _____ 2) Creative Construction, Inc. work is complete, and payment is due even if the utilities or permit inspections are not complete.
- _____ 3) Payment is to be made by check. Credit cards are not accepted.
- _____ 4) It has become evident that there is a serious marine worm problem in Central Florida water ways. We strongly recommend that all piling be wrapped. Unless specifically noted, the cost of piling wrap is not included in the contract. **It is the homeowner's responsibility to contract and schedule** for piling wrap if desired for additional charge.
- _____ 5) I have reviewed the print for the dock and/or boatlift and acknowledge the specifications such as the location on my lot, size, and elevations.
- _____ 6) I acknowledge that all dimensions are approximate and may vary due to construction materials, unknown obstructions, and trimming. For example, a **48"** walkway may be +/- **44"** to **46"** wide after trimming, and this is normal industry standards or a piling or structural location could meet with underwater stump, rocks or otherwise unmovable object and may need to be repositioned.
- _____ 7) I acknowledge that any changes made to the design will be at my expense.
- _____ 8) I acknowledge that I must remove any items from the dock that I would like to keep such as light fixtures, utilities, fish tables, ladders, etc. before WCB Marine Services, Inc. will begin the demolition and removal of the dock.
- _____ 9) If a survey becomes necessary for any reason, even if after the dock construction is complete, the survey will be performed at the **homeowner's** cost.
- _____ 10) WCB Marine Services, Inc. is not responsible for any utilities. It is the **homeowner's** responsibility to contract and schedule for all electrical and plumbing work. Contract price does not include any utilities.
- _____ 11) All electrical components that come with a lift will be stored at WCB Marine Services, Inc. until the authorized electrician or the customer signs a release form to obtain them.
- _____ 12) At the time of installation, the cables for a boatlift are cut and installed in accordance with the water depth and the contour of the soil below the lift. If any **dredging or "blowing out" of the slip is going to take place, please** inform us before we install your boatlift so that the cables are cut at the correct length. Any change to the cable length after the boatlift is installed, for any reason, will be at the expense of the customer.

CONTINUED ON NEXT PAGE

Please read the following items, initial each one, and return this document. Please note that not all items may apply to your contract. **THIS PAGE MUST BE RETURNED WITH SIGNED CONTRACT.**

_____ 13) If voltage supplied to lift does not meet the recommended voltage, additional charges could apply. Please note that this typically does not apply to single family homes. This typically applies only to high speed lifts at condos and marinas. Please consult your licensed electrician to confirm proper voltage supply.

_____ 14) Tides can vary greatly between high tide and low tide, or at certain locations within the State. I acknowledge that there may be certain times when the tide is too low to operate a boatlift and this is due to no fault of WCB Marine Services, Inc. WCB makes no guarantees that the boatlift can be used at all times.

_____ 15) If a new boatlift is being installed, WCB Marine Services, Inc. has included the first boat pickup to put the boat on the lift for the first time, make minor adjustments, if necessary, and set limits. Please call WCB to schedule prior to putting boat on lift. WCB Marine Services, Inc will not be responsible if any damage or modifications are made to the boatlift because someone other than an employee of WCB Marine Services, Inc. attempts to use the lift or put the boat on the lift.

_____ 16) Creative Construction, Inc. has noted a high level of stray electrical current (both naturally occurring and man-made) in the saltwater surrounding some areas of Central Florida. It is recommended that, at the time of lift wiring, or shortly after, an electrician measure the level of stray current to determine if a Zinc Kit &/or a Complete Disconnect Switch is necessary for your boatlift. A Zinc Kit &/or a Complete Disconnect Switch can offer much needed protection against the electrolysis that can occur to a lift when exposed to this stray electricity. Electrolysis and corrosion are not considered a **manufacture's** defect and will not be warrantied. A zinc kit is always supplied with a single/dual piling lift; however, they are optional on four and eight piling boatlifts. A zinc kit and/or a complete disconnect switch is not necessary on most boatlifts but can be added for an additional charge.



Creative Construction, Inc.

wcbmarine.com

LIST OF CONTRACTORS

ELECTRICAL

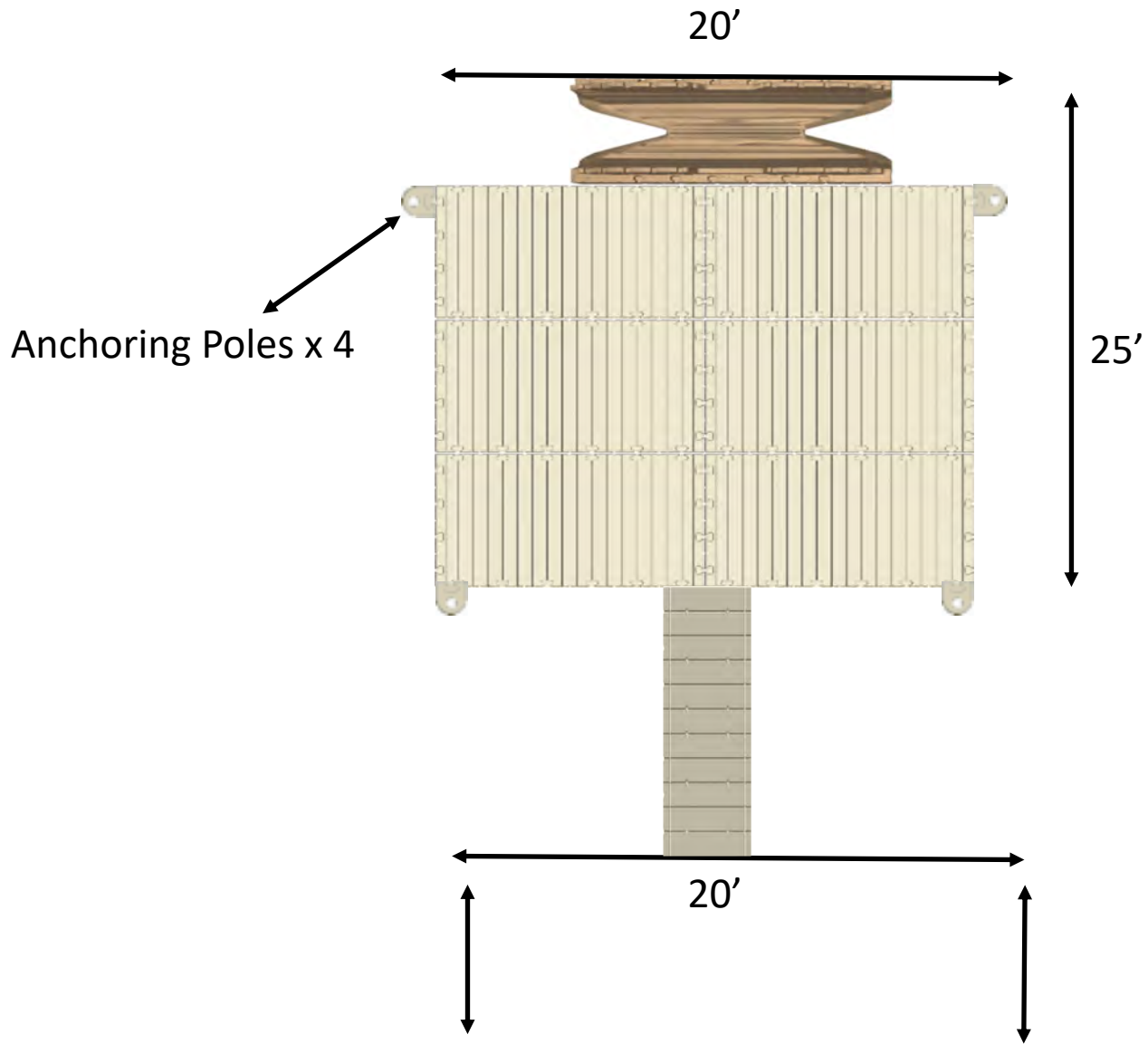
Mike Emory Solutions

PLUMBING

BOATLIFT SERVICE/ADJUSTMENTS

Florida Boat Lifts

PILING WRAP & HULL CLEANING





20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____

COMPANY NAME: Wilderness Lake

DATE: 9/22/22

QUOTE: _____

Repair Floating Dock:

Replace joists supporting the dock with pressure treated lumber 2" x 10".

Remove existing decking and replace with Trex planking.

TOTAL: \$17,500.00

Thank You: Romaner Graphics

Tab 10

Easement, Installation and Service Agreement

DATE: July 19, 2002

PARTIES

Operator:

Time Warner Entertainment-Advance/Newhouse Partnership, a New York General Partnership, Through Its Tampa Bay Division d/b/a Time Warner Cable

Contact Person: Donald C. Crespy

Telephone: (727) 378-3849

Facsimile: (727) 856-6789

Owner:

Lindell Investments II Inc. 3900 W. Kennedy Blvd

Tampa, FL 33609

Contact Person: Ron Weisser

Telephone: 813-870-1700

Facsimile:

PROPERTY:

Preserve @ Wilderness Lake
Wilderness Dr.
Land O'Lakes, FL 34639

Number of Units: approximately 800 On-Site

Contact Person: JANICE UNOW

Telephone: (813) 995-0474

Facsimile: (813) 995-2984

RECITALS

- Owner owns the multi-unit residential property referred to above (the "Property") and as further described in the legal description set forth on Exhibit A.
- Owner and Operator wish to make the Services available to residents of the Property ("Residents") in accordance with the terms and conditions of this Agreement.

TERMS AND CONDITIONS

In consideration of the Recitals and the mutual covenants contained in this Agreement, the parties agree as follows:

1. Operator's Basic Obligations

1.1 **Services.** Upon completion of construction or upgrading of the System (as defined below), if necessary, or within 30 days after the execution of this Agreement if no construction or upgrading is necessary, Operator will offer multi-channel cable television, Internet, telecommunications, data and any other services that can be delivered to the Property over the System ("Services"). Upon giving notice to Residents, Operator may change (or discontinue) any Services and rates as permitted by Laws and Regulations (as defined in Section 10.5). Operator will individually bill Residents for the Services, taxes, franchise fees, and other fees assessed in conjunction with the Services. All Services are subject to availability at the Property.

1.2 **Installation of System (as Applicable).** At no charge to Owner, Operator will design, construct, install the System in accordance with industry standards, Laws and Regulations, and a construction schedule agreed upon by Owner and Operator. "System" means all equipment, facilities, internal and external wiring (including cable home wiring and cable home run wiring in accordance with the Owners or builders plans), conduit and molding that Operator installs on the Property to deliver the Services. Upon completion of construction, Operator will repair and restore all portions of the Property damaged by Operator to its condition immediately prior to such construction.

1.3 **Maintenance of System.** Operator will maintain and repair the System in accordance with industry standards and Laws and Regulations.

2. Ownership and Use of System during Term of Agreement

During the term of this Agreement, Operator will own and have the exclusive right to access, control and operate the System, unless Owner paid for such equipment, facilities, conduit or wiring to be installed, or such equipment, facilities, conduit or wiring is owned by a third party, in which case (as between Owner and Operator), Owner shall own such items and Owner hereby grants to operator the exclusive right to access and use such items during

the term of this Agreement. Owner shall not permit any part of the System to be interfered with or used by any third party. The System will not be deemed to be affixed to or a fixture of the Property. Owner shall not access, operate, or move the System during the term of this Agreement. Owner will provide the power necessary to operate any of Operator's equipment that is located on the Property.

3. Owner's Basic Obligations; Grant of Easement and Other Rights

3.1 Easement. In consideration of \$10, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Owner, to the extent permitted by the governing documents, as defined by the Franchise Agreement with Pasco County, Operator intends to have installation of cable plant infrastructure within platted rights of way and Easements, Owner hereby grants to Operator, its successors and assigns, a non-exclusive easement on the Property and all its improvements for the purposes of permitting Operator, its affiliates and contractors to design, construct, install, operate, maintain, market, upgrade, repair, replace, and remove the System. Operator will have and hold the easement, together with every right and appurtenance connected to it, for the term of this Agreement and for so long thereafter as Operator is providing services to the Property under this Agreement. When that period expires, this easement will terminate after an additional 90-day continuation period solely for the purpose of allowing Operator to remove its System. Owner, its successors and assigns hereby agree to warrant and forever defend the easement to Operator--as well as its successors and assigns--against every person who claims any part of it. This easement and other rights granted to Operator run with the title to the Property and are binding on Owner and on all subsequent owners of the Property, as well as on others who may claim an interest in the Property. Operator may record this Agreement at any time.

3.2 Grant of Other Rights. Owner acknowledges that Operator will spend substantial time, resources, and money in meeting its obligations under this Agreement, and that Operator is relying on Owner's covenants in this Agreement in order to recoup its investment by providing the Services to the Property and by collecting revenues from Residents. Accordingly,

Owner hereby grants to Operator **(A)** the exclusive right to design, construct, install, operate, maintain, upgrade, and remove the System on the Property, **(B)** the exclusive right to install, occupy, maintain, and remove the molding and other conduit housing the wiring of the System without alteration by Owner or third parties, **(C)** the exclusive right to market, offer and provide its multi-channel video cable television services to Residents, and **(D)** the non-exclusive right to market, offer and provide all other Services to Residents at the Property. Owner shall not, and Owner shall not knowingly permit third parties to, market, offer or provide any services that compete with Operator's multi-channel video cable television services at the Property (including, but not limited to, the provision of such services on a bulk basis). Where Laws and Regulations prohibit Owner from granting exclusive rights to Operator under this Section 3.2, then such rights shall be non-exclusive to the extent required by Laws and Regulations.

4. Term

This term of this Agreement shall be for 10 years from the date hereof.

5. Owner's Representations and Warranties

(A) the Property is not part of a bankruptcy proceeding, foreclosure action, deed-in-lieu-of-foreclosure transaction, or similar proceeding; **(B)** Owner has the full power and authority to negotiate, execute, deliver and perform this Agreement and that the signatory below has been authorized to execute and deliver this Agreement; **(C)** Owner's execution and delivery of this Agreement do not conflict with any contractual right or any interest in the Property granted to any third party; and **(D)** there are no agreements, understandings or intentions with or between Owner and any other party that conflict with this Agreement.

6. Breach of Agreement

If a party breaches any term of this Agreement and fails to cure such breach within 30 days after receiving notice from the non-breaching party reasonably detailing the breach, then the non-breaching party may terminate this Agreement, bring an action against the breaching party for damages; or seek any other available legal or equitable remedy.

7. No Warranties; Limitation of Liability

EXCEPT AS EXPRESSLY STATED IN THIS AGREEMENT, OPERATOR MAKES NO REPRESENTATIONS OR WARRANTIES-- EXPRESS OR IMPLIED-- REGARDING THE SYSTEM OR THE SERVICES, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND ALL SUCH WARRANTIES ARE HEREBY DISCLAIMED. Operator will not be liable to Owner or to any third party for any indirect, special, punitive or consequential damages, including, but not limited to, damages based on loss of service, revenues, profits or business opportunities.

8. Indemnity

8.1 From Operator. Except for claims caused by the conduct, omissions, or negligence of Owner, its employees or agents, Residents, or any third party that has entered the Property with Owner's permission, Operator will indemnify, defend and hold harmless Owner and, as applicable, Owner's shareholders, members, partners, directors, managers, officers, employees, agents, representatives and affiliates (collectively, "Related Parties") from and against all claims, liabilities, losses, costs or damages, including reasonable attorney and other fees and costs relating to the investigation and defense of such matters (collectively, "Losses"), incurred by Owner or its Related Parties that result from Operator's design, construction, installation, operation, or maintenance of the System.

8.2 From Owner. Owner will indemnify and hold harmless Operator and Operator's Related Parties from and against all Losses incurred by Operator or its Related Parties that result from (A) damage to any part of the System caused by Owner, its employees or agents, or any third party that has entered the Property with Owner's permission, (B) any claim arising out of Owner's operation of the Property, and (C) Owner's breach of its representations and warranties in Article 5.

9. Removal of System; Mandatory Access Laws and Regulations

9.1 Removal of System. Subject to Laws and Regulations, after this Agreement has expired or been terminated, Operator shall retain ownership of, and for 90 days after such expiration or termination be entitled at Operator's option to, remove, abandon,

disable, or sell all of the respective components of, the System (including external distribution wiring), unless Owner paid for such equipment, facilities, conduit or wiring to be installed, or such equipment, facilities, conduit or wiring is owned by a third party, in which case (as between Owner and Operator) Owner shall own such items and Operator shall not be entitled to remove or disturb such items. Operator will pay for removal unless the Agreement was terminated because of Owner's default, in which case Owner will bear the cost. Upon such removal, Operator will repair and restore all portions of the Property from which the System has been removed to its condition immediately prior to such removal.

9.2 Mandatory Access Laws and Regulation.

Notwithstanding anything to the contrary in this Article 9 or the Agreement, if Laws and Regulations require Owner to provide Operator with access to the Property for the provision of any service, then Operator shall (A) continue to own and be permitted to access and use all wiring and other components of the System, for so long as permitted by Laws and Regulations, to provide service to the Property and (B) have the right to remove, abandon, disable, or sell such wiring and other components of the System within 90 days after Operator no longer is permitted by Laws and Regulations to provide such services.

10. Miscellaneous Provisions

10.1 Force Majeure. Despite anything to the contrary in this Agreement, neither party will be liable or in default under this Agreement for any delay or failure of performance resulting directly from anything beyond the reasonable control of the nonperforming party, including, but not limited to, acts of God; acts of civil or military authority; acts of a public enemy; war; severe weather, earthquakes, or floods; fires or explosions; governmental action or regulation; strikes, lockouts, or other work interruptions or labor shortages; supplier shortages; transportation and delivery delays; or blocked access rights.

10.2 Modification; Waiver; Scope of Agreement; Assignment. This Agreement constitutes the entire agreement between Owner and Operator with respect to, and supersedes all other agreements relating to, the subject matter contained herein. This Agreement can be modified or changed only by a written instrument signed by both

parties. A party's waiver of enforcement of any of the terms or conditions of this Agreement will be effective only if in writing. This Agreement shall be freely assignable by either party.

- 10.3 Severability.** If this Agreement is rendered invalid or otherwise unenforceable under Laws and Regulations or by a governmental, legal or regulatory authority with jurisdiction over the parties, then the remainder of this Agreement will continue in full force unless such continuance will deprive one of the parties of a substantial benefit hereunder or frustrate the main purpose(s) of this Agreement. In such event, the parties shall use their reasonable best efforts to replace the invalid or unenforceable provision with a provision that, to the extent permitted by Laws and Regulations, achieves the purposes intended under the invalid or unenforceable provision.
- 10.4 Enforcement Costs.** If either party sues or brings any other type of enforcement action in connection with this Agreement, then the prevailing party shall be entitled to seek to recover its reasonable attorneys' fees and other costs in connection with such action.
- 10.5 Compliance with Laws and Regulations; Choice of Law.** This Agreement shall be subject to, and in the performance of their respective obligations under this Agreement the parties shall comply with, all applicable federal, state and local laws and regulations (including the rules and regulations of quasi-governmental and regulatory authorities with jurisdiction over the parties) and the requirements of Operator's franchise agreement for the area (collectively, "Laws and Regulations"). This Agreement is governed by and shall be interpreted under the laws of the state in which the Property is located, without regard to its choice-of-law provisions.
- 10.6 Notices.** All notices, requests, demands, consents and other communications that are required to be or may be given under this Agreement shall be in writing and shall be deemed to have been duly given if sent by facsimile, courier, registered or certified mail (postage prepaid), overnight delivery or in person to a party's address stated at the head of this Agreement. Such notice shall be effective, (a) if sent by facsimile, when confirmation of transmission is received, or (b) otherwise, upon actual receipt or rejection by the intended recipient. Either

party may change its address by giving notice to the other party in accordance with this Section.

- 10.7 Counterparts.** This Agreement may be executed in any number of counterparts, each of which is considered an original.
- 10.8 Survival.** The terms of Articles 3, 7, 8, 9, and 10 will survive the expiration or termination of this Agreement for any reason for a period of one (1) year.
- 10.9 Advertising Credit.** Operator will provide Developer an Advertising credit for air-time in return for developer agreeing not to enter into a Bulk Services Agreement with another provider, other than Operator, in connection with the Easement Installation and Service Agreement as provided on Exhibit B

DATED: 7-22-02

**TIME WARNER ENTERTAINMENT-
ADVANCE/NEWHOUSE PARTNERSHIP**

By: [Signature]
Title: V.P.

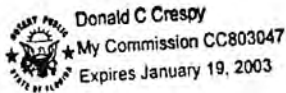
State of Florida)
County of Pasco) ss:

This instrument was acknowledged before me by David C. Ross as the Vice President of Time Warner Cable on the 30th day of July, 2002.

Witness my hand and official seal
[Signature]
Notary Public

[SEAL]

My commission expires: 1-19-03



WITNESSES:

[Signature]

Timothy J. Keller
Print Name Legibly

Print Name Legibly

Lindell Investments II Inc.

By: [Signature]

Title: PRES.

State of Florida)
County of Pasco) ss:

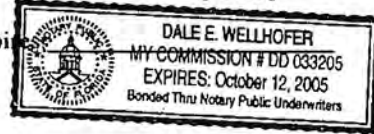
This instrument was acknowledged before me by A. N. Werser as the President of Lindell Inv. II on the 22 day of July, 2002

Witness my hand and official seal.

[Signature]
Notary Public

[SEAL]

My commission expires:



WITNESSES:

[Signature]

MACHELLE M. MUIR
Print Name Legibly

[Signature]

DALE E. WELLHOFER
Print Name Legibly

EXHIBIT "B"

Advertising Agreement

ADVERTISING AGREEMENT

THIS ADVERTISING AGREEMENT ("Agreement") is made and entered into this 22 day of JULY, 2002, by and between Time Warner Entertainment-Advance/Newhouse Partnership, through its Time Warner Cable Tampa Bay Division, d/b/a Time Warner Cable ("Time Warner"), with offices at 10555 Moonlake Rd., New Port Richey, Florida 34654, and Lindell Investments II Inc. ("Developer"), with offices at 3900 W. Kennedy Blvd., Tampa, Florida 33609, who owns or has control over certain real estate and improvements thereon known as Preserve @ Wilderness Lake, located in Pasco County (the "Premises"), approved for approximately 800 residential lots.

WHEREAS, Time Warner and Developer desire to enter into this Advertising Agreement for Developer agreeing not to enter into a Bulk Services Agreement with another provider, other than operator and executing an Easement Installation and Service Agreement for the Community known as Preserve @ Wilderness Lake of even date herewith ("Service Agreement") pursuant to which Time Warner will provide Cable Services to the Premises on an individual billing basis. All undefined terms have the same meaning ascribed to them in the Service Agreement; and

NOW, THEREFORE, for good and valuable consideration, the parties, intending to be legally bound, agree as follows:

1. As consideration for Developer entering into an Easement Installation Service Agreement with Time Warner, granting Time Warner, among other things, the right to provide its Cable Services to the Premises, Time Warner agrees to provide to Developer an Advertising Credit for air-time only in the following manner:

1.1 Time Warner will provide Developer with an Advertising Credit for air time only in the amount of \$105,000.00 for advertising about the community to be utilized during the first three years of the Service Agreement, commencing on the date of execution, accrued at Time Warner's then current standard rate and charges and subject to all Time Warner's rules regulations, as may be in effect or changed from time to time. The credit amount is not to exceed \$35,000.00 in any one year. Any credit not utilized within the three (3) () years from the execution of the Service Agreement shall be forfeited by Developer. Time Warner shall not be required to make any payments or provide any advertising credits under this Agreement during any period that Developer is in breach of or default under this Agreement or the Service Agreement.

2. Developer represents, warrants, and agrees that Time Warner shall not be required to provide Developer with any additional compensation other than as specified in this Agreement for Time Warner's right to provide its services to the Premises as contemplated by the Service Agreement.

3. Developer and Time Warner will keep this Agreement and its terms confidential and shall not make any public announcement or press release about this Agreement without the other's prior approval.

This Agreement shall be governed and construed in accordance with the laws of the State of Florida, without regard to its choice of law principles.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date first written above.

Lindell Investments II Inc.

Michelle D. Davis
Witness
[Signature]
Witness

[Signature]
Signature
Date: PRET 7-22-02

Time Warner Entertainment-Advance Newhouse Partnership, through its Time Warner Cable Tampa Bay Division, d/b/a Time Warner Cable

Donald [Signature]
Witness
Witness

[Signature]
Signature
Date: 7/30/02



This Memorandum of Agreement is prepared and entered into by and between **Time Warner Entertainment Advance-Newhouse Partnership, a New York General Partnership, Through Its Tampa Bay Division, d/b/a/ Time Warner-Cable** ("Time Warner") and **Lindell Investments II Inc.** ("Owner").

1. The parties desire to record this Memorandum of Agreement in order to provide record notice to third parties of the existence of the Easement, Installation/Upgrade and Service Agreement executed between Time Warner and the Owner (the "Agreement").

2. In accord with the Agreement, Time Warner is entitled to provide Services to all residents of the Premises. The Agreement further grants, to the extent permitted by the governing documents, as defined by the Franchise Agreement with Pasco County, to Time Warner easement and access rights to the Premises (more particularly described in attached Exhibit A).

Owner grants and conveys, to the extent permitted by the governing documents, to Time Warner irrevocable non-exclusive easement-in-gross interests in, on, over, across, under and throughout the Premises (both land and improvements), including, without limitation, common areas, utility areas, pre-existing conduit, and all other spaces on, in and over the Premises as are reasonably necessary or useful for the purposes of: (a) Providing Standard Service; (b) Providing other Services and Services which Time Warner is permitted to provide pursuant to the Agreement; (c) Installing, owning, operating, inspecting, retrieving, maintaining, testing, replacing, relocating, adding to, upgrading and removing the System or any part thereof; (d) with the prior approval of the Owner, marketing the Services, and the distribution and posting of advertising and promotional materials in "welcome center" ..

3. Ownership of the System; Electricity. The System, and all of its parts, shall at all times remain the property of Time Warner and Time Warner shall exercise sole rights, dominion and control over this property. Upon termination of the Agreement for any reason, Time Warner may, at its option, remove the System, or any part thereof, from the Premises or abandon in place all or any part of the System as provided for in the Agreement.

4. If the above-referenced Agreement is modified so as to become inconsistent with any provision contained herein, the corresponding provision in the Agreement shall govern.

Rcpt: 610257 Rec: 19.50
 DS: 0.00 IT: 0.00
 08/13/02 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
 08/13/02 01:16pm 1 of 4
 OR BK 5035 PG 786



Return To:
 Time Warner Cable
 10555 Moonlake Rd
 New Port Richey, FL 34654

Page 1 of 2

EXHIBIT "A"

The South 3/4 of Section 36, Township 25 South, Range 18 East, Pasco County, Florida;

and

The SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 East of U.S. Highway #41, in Section 35, Township 25 South, Range 18 East, Pasco County, Florida;

and

The NW 1/4 of the NW 1/4 of Section 36, Township 25 South, Range 18 East, Pasco County, Florida;

and

The abandoned railroad right-of-way which is 120 feet to 200 feet in width and runs across the North 1/2 of Section 1, Township 26 South, Range 18 East, the Southeast 1/4 of Section 36, Township 25 South, Range 18 East, and the West 1/2 of Section 31, Township 25 South, Range 19 East, more particularly described as follows:

Commence at the W 1/4 corner of Section 1, Township 26 South, Range 18 East; thence S 89°05'46" E along the south boundary of the NW 1/4 of said Section 1 for a distance of 802.98 feet to the point of beginning; thence continue S 89°05'46" E for a distance of 51.03 feet; thence N 39°17'29" E for a distance of 488.56 feet; thence N 39°17'29" E for a distance of 990.39 feet; thence continue N 39°17'29" E for a distance of 300.00 feet to the point of a tangent curve concave easterly; thence along the arc of said curve for a distance of 553.16 feet; through a central angle of 11°03'01", having a radius of 2868.14 feet, a long chord of 552.30 feet, chord bearing N 44°48'59" E; thence N 50°20'30" E for a distance of 362.49 feet; thence continue N 50°20'30" E for a distance of 406.40 feet; thence continue N 50°20'30" E for a distance of 300.00 feet; thence continue N 50°20'30" E for a distance of 600.00 feet; thence continue N 50°20'30" E for a distance of 1200.00 feet; thence continue N 50°20'30" E for a distance of 486.62 feet to a point on the south line of the NE 1/4 of the SE 1/4 of said Section 36; thence east along the said south line for a distance of 15.67 feet; thence N 50°20'30" E for a distance of 442.79 feet to a point on the east line of the SE 1/4 of said Section 36; thence N 00°00'56" E along said east line for a distance of 12.99 feet; thence N 50°20'30" E for a distance of 850.23 feet; thence continue N 50°20'30" E for a distance of 711.11 feet; thence S 39°39'30" E for a distance of 120.00 feet; thence S 50°20'30" W for a distance of 711.11 feet; thence continue S 50°20'30" W for a distance of 949.77 feet to a point on the east line of the SE 1/4 of said Section 36; thence N 00°00'56" E along the said east line for a distance of 12.99 feet; thence S 50°20'30" W for a distance of 239.22 feet to a point on the south line of the NE 1/4 of the SE 1/4 of said Section 36; thence east along the said south line for a distance of 15.67 feet; thence S 50°20'30" W for a distance of 631.38 feet; thence continue

Page 2 of 2

S 50°20'30" W for a distance of 900.00 feet; thence continue S 50°20'30" W for a distance of 900.0 feet; thence continue S 50°20'30" W for a distance of 807.40 feet; thence continue S 50°20'30" W for a distance of 261.48 feet to the point of a tangent curve concave southeasterly; thence along the arc of said curve for a distance of 530.02 feet, through a central angle of 11°03'01", having a radius of 2748.14 feet, a long chord of 529.20 feet, chord bearing S 44°48'59" W; thence S 39°17'29" W for a distance of 300.00 feet; thence continue S 39°17'29" W for a distance of 990.39 feet; thence continue S 39°17'29" W for a distance of 393.49 feet to a point on the south boundary of the NW 1/4 of said Section 1; thence S 89°05'46" E along the said south boundary for a distance of 51.03 feet; thence S 39°17'29" W for a distance of 145.14 feet; thence N 50°42'31" W for a distance of 49.46 feet; thence S 39°19'15" W for a distance of 171.00 feet to a point on the northerly right of way line of U.S. Highway 41; thence N 50°39'00" W along the said northerly right of way line for a distance of 150.45 feet; thence N 39°17'29" E for a distance of 157.63 feet to the point of beginning.

Tab 11

FIRST AMENDMENT TO AGREEMENT

This First Amendment to Agreement (“Amendment”) is made and entered into this _____ day of _____, 2022, by and between **PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida, and whose mailing address is 3434 Colwell Avenue #200, Tampa, Florida 33614 (the "District"), and **CONSTRUCTION MANAGEMENT SERVICES LLC**, a Florida limited liability company, whose address is 5233 Moon Shell Drive, Apollo Beach, Florida 33572 (the "Contractor") (together the “Parties”).

WHEREAS, the District and Contractor entered in an Agreement dated August 8, 2022, for repair of a damaged beam in the guardhouse; and

WHEREAS, in accordance with Paragraph 9 of the Agreement, when authorized in advance and in writing by the District, the Contractor may provide additional services beyond those listed in the Agreement; and

WHEREAS, the Parties now agree to modify the Agreement to allow additional services and additional compensation.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the District and Contractor stated in the Agreement, the Parties agree as follows:

1. **Incorporation of Background Information.** The recitals stated above are true and correct and by this reference is incorporated as a material part of this Amendment.
2. **Description of Work.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the work as described in their estimate dated July 25, 2022, and revised on September 7, 2022, which is attached hereto as **Exhibit “A”** and incorporated herein by this reference. The work will be performed pursuant to the structural notes and plans described Wilderness Lakes Preserve Ranger Station Beam Repair, dated February 21, 2022, and revised on August 30, 2022, which is attached hereto as **Exhibit “B”** (the “Plans”). To the extent there is any conflict between the two documents, the Plans shall control. At the conclusion of the work, the Contractor has a duty to dispose of any waste material at an off-site waste disposal facility. Contractor shall take precautions at all times to protect any persons and property affected by Contractor’s work.
3. **Compensation.** The District agrees to pay to Contractor an amount not to exceed \$25,145.00 for the work described above as broken out below.
 - a. The District previously paid Contractor a refundable deposit of \$9,872.50 within 10 days of the Effective Date of the Agreement
 - b. Upon completion of the work, receipt of documentation indicating passed final inspections, and after a District representative has inspected and signed off on the work, the Contractor shall submit an invoice for the remaining \$15,272.50 to the

District for the work. The District agrees to pay to Contractor in accordance with the Florida local government prompt payment act.

- c. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness.

- 4. **Conflict.** Unless specifically modified in this Amendment the terms and conditions in the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have signed this Amendment on the day and year first written above.

**THE PRESERVE AT WILDERNESS LAKE
COMMUNITY DEVELOPMENT DISTRICT**

**CONSTRUCTION MANAGEMENT
SERVICES LLC**, a Florida limited liability
company

Chairman/Vice Chairman
Date: _____

By: _____
Its: _____
Date _____

Construction Management Services Ilc.

Exhibit "A"

5233 MOON SHELL DR
Apollo Beach, FL 33572 US
mikeambriati@live.com

Estimate

ADDRESS
Wilderness lakes preserve CDD
land o' lakes, florida 34637

ESTIMATE 1029
DATE 07/25/2022
EXPIRATION DATE 08/24/2022

DATE	ACTIVITY	AMOUNT
06/07/2022	<p>carpentry - labor and materials Ranger Station beam replacement</p> <p>Damaged beam to be replaced according to engineer spec from plans and notes off David S Morris 2022.05.20 plans Included in price Shoring of roof Removal of brackets Remove damaged beam Inspect columns Install brackets Install beam and paint to finish Included all equipment and labor to complete job. 1/2 down rest on completion All permit fees and inspections included in price.</p> <p>This price is only guaranteed for 30 days. We are aware the CDD only meets ones a month and will work with the 30 days. But prices are changing fast and need to lock in material as soon as possible. Thank you</p> <p>Permit fees included</p>	19,745.00
09/07/2022	<p>carpentry - labor and materials</p> <p>After a meeting with the Engineer on site and uncovering some more issues that need to be fixed. This will require taking out sheetrock on the inside of the building and removing some siding on the exterior of the building. Repairing block and installing new brackets on both beams. Install two new brackets on columns w/ new grout. This new work is an extra charge and will be a change in price.</p>	5,400.00

TOTAL

\$25,145.00

Accepted By Wilderness CDD

Accepted Date 08/08/2022

WILDERNESS LAKES PRESERVE RANGER STATION BEAM REPAIR

PREPARED FOR
WILDERNESS LAKE PRESERVE COMMUNITY
DEVELOPMENT DISTRICT

PROJECT LOCATION: WILDERNESS LAKES PRESERVE
LAND O' LAKES, FL 34637
AREA OF WORK: RANGER STATION



LOCATION MAP
MS



PROJECT SCOPE
MS

PROJECT SCOPE
MS

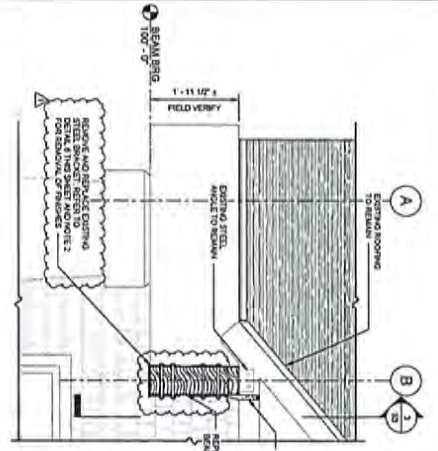
GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL OF THE DIMENSIONS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES TO THE STATE OF FLORIDA'S RECORD DRAWINGS AND TO OBTAIN THE NECESSARY CORRECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



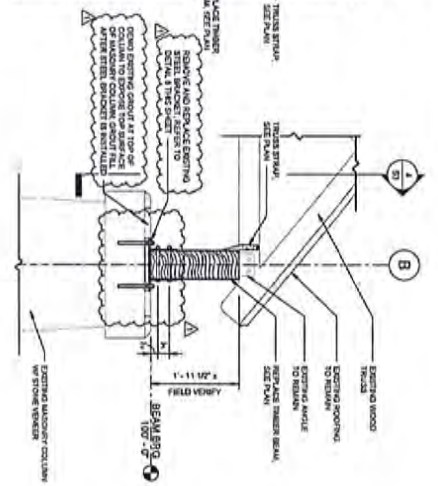
Sheet Name	Sheet Number	Current Revision	Current Revision Date
COVER SHEET	S1	1	6/30/2022
STRUCTURAL NOTES AND PLANS	S2	1	6/30/2022
STRUCTURAL DETAILS	S3	1	6/30/2022
STEEL BEAM ALTERNATE REPAIR	S4	1	6/30/2022

REV 1 - REVIEW SET 6/30/2022

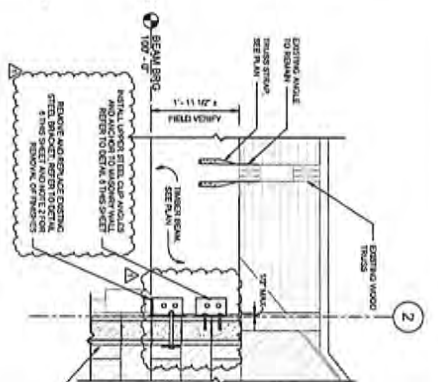
PROJECT: WILDERNESS LAKES PRESERVE RANGER STATION BEAM REPAIR	DESIGN: DSM	PROJECT NUMBER: 21-381	DATE: 2/21/22
	DRAWN: JC	REV	DESCRIPTION
TITLE: COVER SHEET	CHKD: DSM	DATE	
SHEET NO. S1	PREPARED FOR LAKE PRESERVE COMMUNITY DEVELOPMENT DISTRICT		
	<p>711 N. Orange Ave., Suite A Winter Park, FL 32789 Tel: 321.872.4569</p> <p>PROJECT NO. 21-381 FL Civ. 2149</p>		



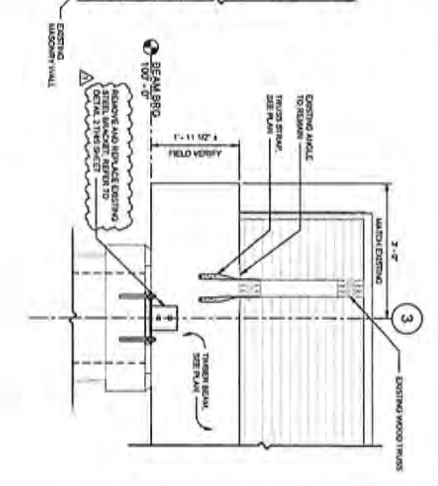
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3/4\"/>



DETAIL 2
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DETAIL 3
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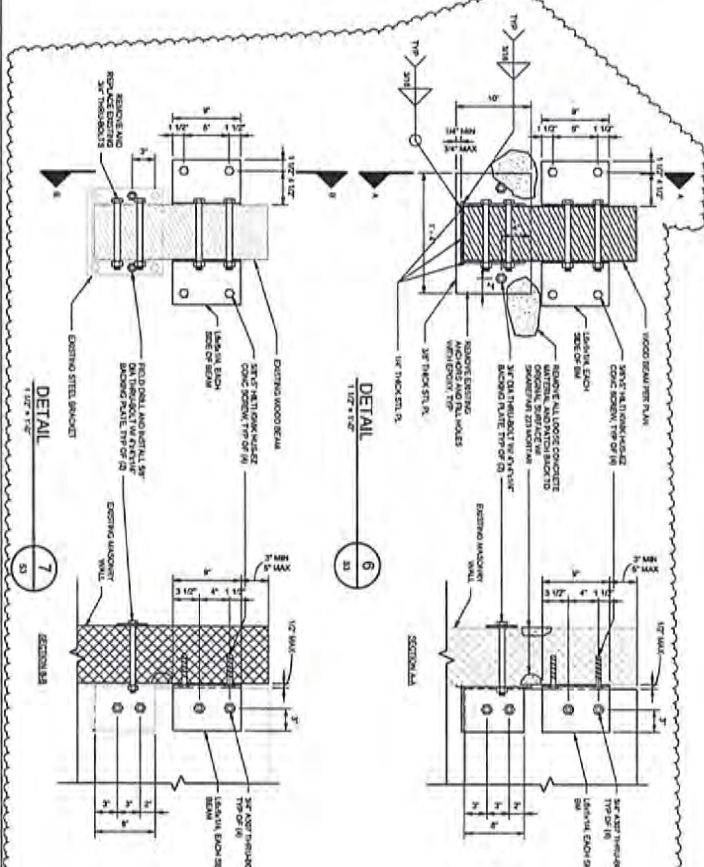
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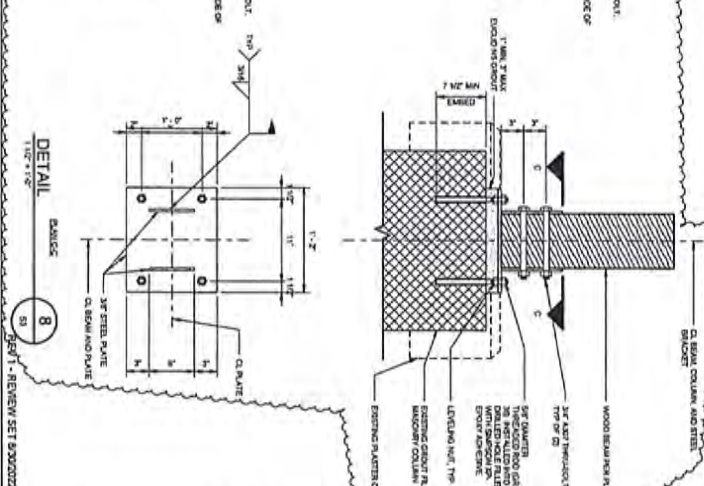
DETAIL 5
3/4\"/>

- NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL CONSTRUCTION MANUAL AND THE ACI CONCRETE BUILDING CODES.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL CONSTRUCTION MANUAL AND THE ACI CONCRETE BUILDING CODES.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL CONSTRUCTION MANUAL AND THE ACI CONCRETE BUILDING CODES.
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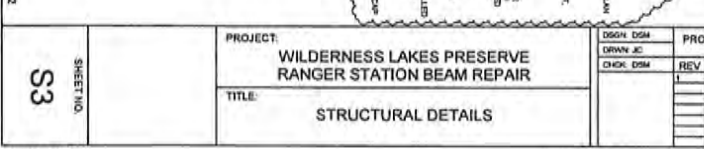
NOTE: TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND ENGINEER BEFORE ANY CONSTRUCTION BEGINS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL CONSTRUCTION MANUAL AND THE ACI CONCRETE BUILDING CODES.



DETAIL 6
1 1/2\"/>



DETAIL 7
1 1/2\"/>



DETAIL 8
1 1/2\"/>

PROJECT:	WILDERNESS LAKES PRESERVE RANGER STATION BEAM REPAIR
TITLE:	STRUCTURAL DETAILS
SHEET NO.	S3

DESIGN:	DSM	
DRAWN BY:	JC	
CHECKED BY:	DSM	
PROJECT NUMBER:	21-381	
DATE:	2/21/22	
REV	DESCRIPTION	DATE
1		5/22/2022

PREPARED FOR		LAKE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
711 N. Orange Ave. Box 8 Winter Park, FL 32789 Tel: 407-939-1551		



Tab 12

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday September 6, 2022, at 9:33 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present and constituting a quorum:

Holly Ruhlig	Board Supervisor, Chairman
Bryan Norrie	Board Supervisor, Vice Chairman
Scott Diver	Board Supervisor, Assistant Secretary
Beth Edwards	Board Supervisor, Assistant Secretary
Heather Hepner	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company
Jayna Cooper	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin & Vericker <i>(via conference call)</i>
Stephen Brletic	District Engineer, JMT Engineering
Sean Craft	Community Manager, Rizzetta & Company, Inc.
RJ Johnson	Representative, Red Tree Landscape
Pete Lucadano	Representative, Red Tree Landscape
Craig Collins	Representative, Softroc
Chris Zaworka	Representative, Phoenix Pools
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Ms. Cooper called the meeting to order confirming a quorum for the meeting. Ms. Ruhlig led the Board in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Cooper asked if there were any audience comments. There were none.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Ms. Edwards stated that the calendar and events on the website need to be updated.

She also stated that Nature's News needs to be designated to the Events Coordinator. Ms. Edwards also stated that the Ranger Station needs to be cleaned. She stated that there a lot if items being sent under separate cover and she would prefer a revised agenda be sent out the Friday before the meeting.

FOURTH ORDER OF BUSINESS

General Interest Items

An update on the Splash Pad was given by guest speakers, Chris Zaworka from Phoenix Pools, and Craig Collins from Softroc. Mr. Collins reviewed the product benefits, passed around samples, and answered questions.

On a Motion by Ms. Ruhlig, seconded by Ms. Edwards, with all in favor, the Board of Supervisors approved Softroc's proposal in the amount of \$19,960.69 for the Preserve at Wilderness Lake Community Development District.

Mr. Zaworka reviewed his proposal with the Board. He stated that an additional \$7,775 would be needed or the bollard/timer for a total of \$24,480,00.

On a Motion by Ms. Ruhlig, seconded by Mr. Norrie, with four in favor, and one opposed (Scott Diver), the Board of Supervisors approved Phoenix Pools' proposal in the amount of \$24,480.00 for the Preserve at Wilderness Lake Community Development District.

A. Landscaping Reports

An update was given on the installation of the mulch. It will be completed at the end of September. Ms. Edwards requested that the trees that need to be removed, be marked with paint. She also requested that dates be added to the Done Report. Red Tree will send an additional proposal for one more tree to be removed.

B. District Engineer

Mr. Brletic reviewed the timeline for the Ranger Station repairs. Ms. Ruhlig requested an eblast be sent to the residents with an update. The Board requested the shoring appearance be improved by using dark paint and minimized cones/barricades. The Board directed Mr. Craft to purchase new cones.

On a Motion by Ms. Edwards, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors authorized District Engineer obtain a proposal to improve the appearance of the shoring and authorized District Management to execute the proposal for the Preserve at Wilderness Lake Community Development District.

The Board discussed the soccer goal replacement. Mr. Brletic reviewed two options for Oakhurst and Stoneleigh with the Board.

On a Motion by Mr. Diver, seconded by Mr. Norrie, with all in favor, the Board of Supervisors authorized the installation of two soccer goals at Oakhurst Park for the Preserve at Wilderness Lake Community Development District.

The Board took a recess at 10:57 and returned at 11:03.

C. District Counsel

Mr. Vericker stated that he would draft the District's form of agreement for the Softroc and Phoenix Pools proposals. Ms. Edwards requested Mr. Vericker confirm the warranties are ten years for the product and five years for the labor and that the terms and conditions are read.

D. GHS Environmental Report

Ms. Cooper presented the GHS report for the Board's review. She stated that the wetland buffer maintenance areas 6, 9, and 10 will be completed by the end of September.

E. Community Manager's Report

Mr. Craft presented his Community Manager's Report. A discussion ensued regarding the location of radar signage, storage shed options, fitness center refreshment of equipment, pool furniture, and events.

The Board requested that the following items be added to the next agenda:

- Discussion regarding available plot of land
- Discussion regarding the fitness center
- Consideration of pool furniture proposals

Dennis from maintenance gave updates on the following items:

- Gutters
- Nail Technician's Air Conditioner
- Struggles to keep front entrance cleaned up and other landscape issues

The Board directed Mr. Johnson from Red Tree take his direction from Mr. Craft regarding priorities. Ms. Edwards requested additional advertising such as "save the date", eblasts and flyers. She also requested a spreadsheet of events be included in the meeting agendas.

Mr. Craft presented and reviewed proposals for a Golf Cart Shed. The Board decided to table the proposals.

Mr. Craft presented and reviewed proposals for gutters for the clubhouse and the gym. He stated that he was waiting for a second proposal to come in.

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors authorized District Chairman to execute the lowest proposal received with a not-to-exceed amount of \$3,550.00 for the Preserve at Wilderness Lake Community Development District.

Mr. Craft presented and reviewed the proposal from Cool Coast for A/C for the nail salon.

On a Motion by Mr. Norrie, seconded by Ms. Hepner, with all in favor, the Board of Supervisors authorized Dennis (maintenance) to complete the A/C work for the nail salon for the Preserve at Wilderness Lake Community Development District.

FIFTH ORDER OF BUSINESS

Discussion Regarding Natural Areas Policy Statement

The Board reviewed and discussed the Natural Areas Policy Statement. The Board directed District management to post the policy to the District's website.

SIXTH ORDER OF BUSINESS

Discussion Regarding Pavement Assessment Meetings

A discussion ensued regarding pavement assessment meetings. District staff will set up a conference call number and include the information in an eblast to the residents. District management still find out when ballots are going out and look into scheduling a 3rd meeting with Ainsley after that.

SEVENTH ORDER OF BUSINESS

Ratification of Sun Pavers Proposal

Ms. Cooper presented Sun Pavers' proposal for Areas #7 and #9 that was previously approved.

On a Motion by Mr. Diver, seconded by Ms. Hepner, with all in favor, the Board of Supervisors ratified the approval of Sun Pavers' proposal for Areas #7 and #9 for the Preserve at Wilderness Lake Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Campus Suite's Addendum

Ms. Cooper presented and reviewed Campus Suite's Addendum. She stated that the addendum provided for unlimited PDF's to be posted on the District's website.

On a Motion by Mr. Diver, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved the Campus Suite's Addendum as presented for the Preserve at Wilderness Lake Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Security Consulting

Mr. Huber presented and reviewed proposal or Security Consulting. Ms. Hepner was appointed as a Board liaison for this work with Mr. Craft.

On a Motion by Mr. Diver, seconded Ms. Ruhlig, with all in favor, the Board of Supervisors approved the proposal for Security Consulting at a cost of \$625.00 for the Preserve at Wilderness Lake Community Development District.

TENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on August 3, 2022

Ms. Cooper presented the minutes of the Board of Supervisors' meeting held on August 3, 2022.

On a Motion by Ms. Edwards, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 3, 2022 as presented for the Preserve at Wilderness Lake Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for July 2022

Ms. Cooper presented the Operation & Maintenance Expenditures for July 2022.

On a Motion by Ms. Edwards, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the Operation & Expenditures for July 2022 (\$215,925.05) for the Preserve at Wilderness Lake Community Development District.

TWELFTH ORDER OF BUSINESS

Review of Monthly Financials and Reserve Study

Ms. Cooper presented the District Manager's Report and the Financial Statements for July 2022, and the Reserve Study Report.

Ms. Cooper mentioned the next regular meeting of the Board of Supervisors date of October 5, 2022 at 9:30 a.m.

Ms. Cooper presented EGIS's proposal for the District's fiscal year 2022/2023 insurance renewal.

On a Motion by Mr. Diver, seconded Ms. Hepner, with all in favor, the Board of Supervisors approved EGIS's proposal for the District's fiscal year 2022/2023 insurance renewal as presented for the Preserve at Wilderness Lake Community Development District.

Ms. Cooper presented Red Tree Landscape's Second Addendum to their contract.

On a Motion by Mr. Diver, seconded Ms. Edwards, with all in favor, the Board of Supervisors approved Red Tree Landscape's Second Addendum to their contract as presented for the Preserve at Wilderness Lake Community Development District.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

Ms. Cooper asked if there were any audience comments. There were none.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Cooper asked if there were any Supervisor requests. Mr. Norrie requested proposals for sand on the volleyball court for review at the next Board meeting. He also requested that a summary of the number of incidents/banning youths/etc. be included in the weekly manager's report.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Ms. Cooper stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors adjourned the meeting at 1:55 p.m. for the Preserve at Wilderness Lake Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 13



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** November 2, 2022, at 6:30 p.m.
- **Next Election (Seats 1 & 2):** November 8, 2022

October 5

**District
Manager's
Report**

2022

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<u>FINANCIAL SUMMARY</u>	<u>07/31/2022</u>
General Fund Cash & Investment Balance:	\$817,602
Reserve Fund Cash & Investment Balance:	\$790,996
Debt Service Fund Investment Balance (Series 2013):	\$234,006
Debt Service Fund Investment Balance (Series 2012):	<u>\$182,842</u>
Total Cash and Investment Balances:	\$2,025,446
	Under Budget
\$105,008	



Rizzetta & Company

Ranger Station Insurance Claim: Confirmed that EGIS will submit all ranger station invoices to the at fault party's insurance provider to pay directly

Paver Repairs: Pavers for areas 7 & 9 were delivered, installation date TBD

Landscape Meeting: Met with RedTree team, Community Manager, and Board member regarding concerns brought up at previous Board meeting

Landscape Meeting: Met with Board member and resident onsite to address resident's concerns about removal of vegetation and to brainstorm solutions

Security Consultation: Scheduled initial phone consultation with Community Manager and Chuck Bellissimo from HPI Security

Letters to Residents: Mailed several letters to residents regarding fence installation across an easement, and boat storage and landscape on District property

CDD Website: Posted Natural Areas Policy Statement to website and worked with events coordinator to update calendar

Tab 14

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Preserve at Wilderness Lake CDD for the Preserve at Wilderness Lake CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2021</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>958</i>
<i>Reserve Balance as of October 1, 2021¹</i>	<i>\$ 1,048,941</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of District" in this report.

Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2021	\$ 254	\$ 242,900	\$ 1,056,629
2022	\$ 260	\$ 248,973	\$ 1,184,241
2023	\$ 266	\$ 255,197	\$ 1,231,745
2024	\$ 273	\$ 261,577	\$ 1,205,005
2025	\$ 280	\$ 268,116	\$ 1,218,064
2026	\$ 287	\$ 274,819	\$ 1,125,793

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2021