

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 January 5, 2022 at 9:35 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

Also present were:

Heather Evereth	Board Supervisor, Assistant Secretary (via conf. call)
John Vericker	District Counsel, Straley Robin & Vericker (via conf. call)
Tish Dobson	General Manager, Preserve at Wilderness Lake
Bill Johnson	District Financial Services, Rizzetta & Company, Inc.
Kathleen Clark	Senior Accountant, Rizzetta & Company, Inc.
Leslie Spock	Senior Accountant, Rizzetta & Company, Inc.
R.J. Johnson	Representative, Red Tree Landscape
Pete Lucadano	Representative, Red Tree Landscape
Stephen Brletic	Representative, JMT Engineering (via conf. call)

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Ms. Dobson 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

There was no audience present.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

46 Ms. Dobson asked the Board if they had requests or any walk-on items. There were none
47 presented at this time.

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49 **FOURTH ORDER OF BUSINESS**

General Interest Items

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51 **A. Landscaping Reports**

52 Ms. Dobson presented the PSA Field Service Report. There were no comments put forth at
53 this time.

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55 Mr. Johnson and Mr. Lucadano reviewed the landscape maintenance with the Board. They
56 stated that mowing, trimming, and de-mossing is ongoing. They have also sprayed for turf
57 fungus in the St. Augustine sod.

58

59 They reviewed the tree removals and landscape installation projects for January.

60

61 New Pump and Well update: The pipe and wiring are in the ground. A few parts are on back
62 order.

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64 The Pump and Well at the front entrance update: The electrician will be onsite Thursday or
65 Friday. The Tech will be onsite to complete the repair to the disconnect.

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67 Updated the Board on rerouting the irrigation line behind 7444 Night Heron Drive.

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69 Mr. Diver thanked Mr. Lucadano for the firetruck that was used for Santa's arrival.

70

71 Mr. Johnson stated that the remediation of the mulch installation is underway.

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73 Ms. Edwards stated that the front median will need to be scheduled for enhancement –
74 remove vegetation, leave trees, and replace vegetation with sod. She stated that it is the
75 first two medians as you enter the community. A discussion ensued.

76

77 **B. District Engineer**

78 Mr. Woodcock was not present.

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80 Mr. Brletic presented the Board with an update on the resurfacing project. He stated that it is
81 on schedule. Minor repairs were addressed with Ms. Dobson's threshold and approval.

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83 **C. District Counsel**

84 No action items.

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86 **D. GHS Environmental Report**

87 Ms. Dobson presented the GHS report for the Board's review. There were no questions
88 put forth. Ms. Dobson stated that GHS Environmental and RedTree Landscape will work
89 together in maintaining the channel and drainage structure.

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On a Motion by Ms. Ruhlig, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved Resolution 2022-03, Prompt Payment Policy as presented for Preserve at Wilderness Lake Community Development District.

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134 **NINTH ORDER OF BUSINESS**

**Discussion Regarding Scope for Pool
Service Contract**

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136 Mr. Brletic reviewed the advertisement and the scope of services for the request for
137 proposals for the District's pool maintenance. A discussion ensued. Mr. Brletic will contact Dawn
138 Valley to advertise the Request for Proposals.
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On a Motion by Ms. Edwards, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the revised Scope of Services for the RFP for Pool Services and authorized District staff to advertise the Request for Proposals for Preserve at Wilderness Lake Community Development District.

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141 **TENTH ORDER OF BUSINESS**

**Consideration of Proposals for Foxgrove
Drainage Project**

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144 Mr. Brletic presented and reviewed the proposals for the Foxgrove Drainage Project. He
145 stated that Romaner Graphics decided not to submit a proposal. Mr. Brletic recommended Site
146 Masters' proposal at a cost of \$8,500.00. Mr. Brletic will forward to Site Masters' proposal as it
147 was not included in the meeting agenda.
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On a Motion by Mr. Norrie, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved Site Masters' proposal for the Foxgrove Drainage Project with District Counsel drafting an agreement with operative provisions for Preserve at Wilderness Lake Community Development District.

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150 **ELEVENTH ORDER OF BUSINESS**

Consideration of Communication Project

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152 Ms. Dobson presented the Going Green Communication Project. She entertained the Board
153 members' questions. Mr. Diver made a motion to accept the Going Green Proposal with a not-
154 to-exceed amount of \$3,000.00. A discussion ensued. Mr. Diver retracted his motion.
155 Discussion continued.
156

On a Motion by Ms. Ruhlig, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the purchase of four (4) televisions at a not-to-exceed \$1,200.00 and to request a proposal to add the televisions to the network for Preserve at Wilderness Lake Community Development District.

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TWELFTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Meeting held on December 1, 2021**

Ms. Dobson presented the minutes of the Board of Supervisors' meeting held on December 1, 2021. There were no changes.

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 1, 2021 as presented for the Preserve at Wilderness Lake Community Development District.

THIRTEENTH ORDER OF BUSINESS **Consideration of the Operation & Maintenance Expenditures for November 2021**

Ms. Dobson presented the Operation & Maintenance Expenditures for November 2021.

On a Motion by Ms. Edwards, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the Operation & Expenditures for November 2021 (\$92,018.93) for the Preserve at Wilderness Lake Community Development District.

FOURTEENTH ORDER OF BUSINESS **General Manager's Update**

Ms. Dobson presented the Financial Statements for November 2021 and the Reserve Study Report. She stated that she would contact Steve Schwartz for guidance on higher price points that are impacting the reserves.

Ms. Dobson presented her report and mentioned the next regular meeting date of February 2, 2022 at 6:30 p.m.

FIFTEENTH ORDER OF BUSINESS **Audience Comments**

Ms. Dobson asked if there were any audience comments. There were no audience comments put forth.

SIXTEENTH ORDER OF BUSINESS **Supervisors Requests**

Ms. Dobson asked if there were any Supervisor requests. A discussion ensued regarding the Ranger Station repairs.

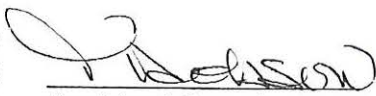
On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved that if Ms. Dobson, the District Engineer, and Structural Engineer agree that the Ranger Station's repair is simple and straight forward and does not exceed \$10,000.00, then the District will proceed with the repair of the Ranger Station with Ms. Dobson and Ms. Ruhlig signing off on the repairs and anything more complex or more expensive will be brought back to the Board for approval for Preserve at Wilderness Lake Community Development District.

Ms. Dobson will notify Cardno regarding the Ranger Station repairs.

SEVENTEENTH ORDER OF BUSINESS Adjournment

Ms. Dobson 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 1:13 p.m. for the Preserve at Wilderness Lake Community Development District.



Assistant Secretary



Chairman/Vice Chairman