

**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	<b>Board Supervisor, Chairman</b>
Bryan Norrie	<b>Board Supervisor, Vice Chairman</b>
Scott Diver	<b>Board Supervisor, Assistant Secretary</b>
Beth Edwards	<b>Board Supervisor, Assistant Secretary</b>
Heather Hepner	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

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

Audience	<b>Present</b>
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**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 four in favor, and one opposed (Scott Diver), 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 3<sup>rd</sup> 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**

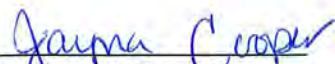
Ms. Cooper asked if there were any Supervisor requests. Mr. Norrie requested proposals for sand o the volleyball court for review at the next Board meeting. He also requested that a summary of the number of incidents/banning youths/etc. be included in the weekly manager's report.

**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

# **Exhibit A**



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

July 31, 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)  
Management of Stormwater Ponds, Wetlands and Wetland Buffer Areas  
2021 – 2022 Fiscal Year (August and September 2022 Only)  
GHS Proposal #: 22-214**

Dear Ms. Cooper,

GHS Environmental (GHS) is pleased to provide this scope of services for the management of the stormwater ponds, wetlands and wetland buffer areas for the Preserve at Wilderness Lakes CDD for August 2022 and September 2022.

This proposal has been prepared based on the information that has been provided by the Client at this time. The tasks, services and associated costs as described below are subject to change with direct requests by Client. This proposal is to be considered a draft with the purpose of review by Client. If the tasks are acceptable, this proposal may be considered final and signed to initiate services.

### **Proposed Scope of Services**

#### Task 1: Monthly Aquatic Weed Control Program

GHS staff will perform aquatic weed control in the thirty-eight stormwater ponds identified on Figure 1. A summary of the aquatic maintenance program will include the following services:

- Inspections will occur two (2) times per month, with treatment as necessary.
- Remove all visible and accessible trash and debris.
- Algae, aquatic weed and brush control.
- Control shoreline grasses from encroaching from the water's edge.
- Control bottom rooted species that are unsightly or impede flow.
- Spot spray nuisance/exotic species located on littoral shelves.
- Maintain control structures clear of vegetation.
- Staff available to address emergency situations.

*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. Additionally, Stormwater Pond No. 2 has not been constructed to date.*





### Task 2: Communication and Field Reviews with WLP Staff / CDD

GHS will provide communication, email correspondence and field reviews with WLP staff on initial wetland violation concerns, wetland tree concerns and other miscellaneous wetland issues, as needed. Please note, services required to resolve compliance/permitting issues are not included and can be handled under a separate proposal.

### Task 3: Private Resident Consultation

GHS will provide private resident consultation concerning wetland and setback maintenance located behind their property. Consultation will include; meeting the resident on their property to review the areas, discussing potential options to best achieve their objectives while protecting the environment and protecting the CDD's assets while staying within the Southwest Florida Water Management District's guidelines and permit conditions.

### Task 4: Wetland Nuisance/Exotic Species Reduction

The natural wetland systems (Labeled A-V) identified on Figure 1 contain various nuisance/exotic species such as Brazilian pepper trees, paper trees, Cuban marsh grass, primrose willow, old world climbing fern, cogon grass, caesarweed, para grass, torpedo grass and cattail. Nuisance/exotic species are notorious for quick growth and covering large areas of wetlands; ultimately, reducing the overall desirable vegetative diversity. This task is recommended to control and/or reduce the species. This task covers "in-place" treatment and manual removal is not covered. This task includes equipment, labor and herbicides. A schedule of the species to be treated and locations will be provided to WLP management.

### Task 5: Special Projects

This task is designated for the enhancement of common areas or wetland buffers that are not currently included on the maintenance map or services not included in this proposal. Special projects will be coordinated with WLP management and the CDD representative and handled under separate proposals.

### Task 6: Initial Wetland Buffer Maintenance Areas 6, 9 and 10

GHS staff will remove vines and nuisance/exotic species 10 feet wood-ward of the maintained grass line. Remove limbs hanging over and into the maintained grass area to allow the mowers to have unobstructed access. Limbs greater than 12 feet above the ground are not included. Pruning will occur to make the areas appear to be natural in accordance with the test area performed in June 2022. Herbicide treatment of the grass (1' to 2') from the edge of the wood line will be conducted upon completion of each area to keep the turf from encroaching into the wetland buffers and to minimize the need for future weedwacking. All cut debris will be hauled offsite. Please note, some vines may need to be severed and left in place if they cannot be pulled by hand.

## **Proposed Budget**

Table 1 summarizes the proposed budget for the tasks outlined above. Our proposed budget for the work described above for Tasks 1-6 is not to exceed **\$20,063.00**. The



proposed budget is to be considered a “not-to-exceed” figure; unexpected costs over and above this estimate will not be incurred prior to obtaining authorization.

Table 1. Proposed Budget

Task Description		Subtotal
TASK 1	Monthly Aquatic Weed Control Program	\$5,750
TASK 2	Communication and Field Reviews with WLP Staff / CDD	\$333
TASK 3	Private Resident Consultation	\$130
TASK 4	Wetland Nuisance/Exotic Species Reduction	\$1,750
TASK 5	Special Projects	TBD
TASK 6	Initial Wetland Buffer Maintenance Areas 6, 9 and 10	\$12,100
<b>GRAND TOTAL</b>		<b>\$20,063</b>

**Closing Comments**

Thank you for contacting GHS Environmental. We greatly appreciate the opportunity to submit this proposal for your consideration. Please do not hesitate to call us at (727) 432-2820 with any questions you might have concerning this proposal. If you wish to modify this proposal, GHS will readily tailor it to address your unique needs. If this proposal meets with your approval, GHS would appreciate your acceptance by signing this page where indicated, and returning the signed copy to us or email it to Chuck@GHSEnvironmental.com. In closing, we appreciate being asked to provide assistance and look forward to working with you.

Sincerely yours,

**GHS Environmental**

Dana J. Gaydos  
 Principal

Chuck Burnite  
 Sr. Environmental Scientist

**Accepted by:**

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Date

**THE PRESERVE AT WILDERNESS LAKES CDD**  
 Map of Stormwater Ponds, Natural Wetlands and Wood Line Trimming Areas

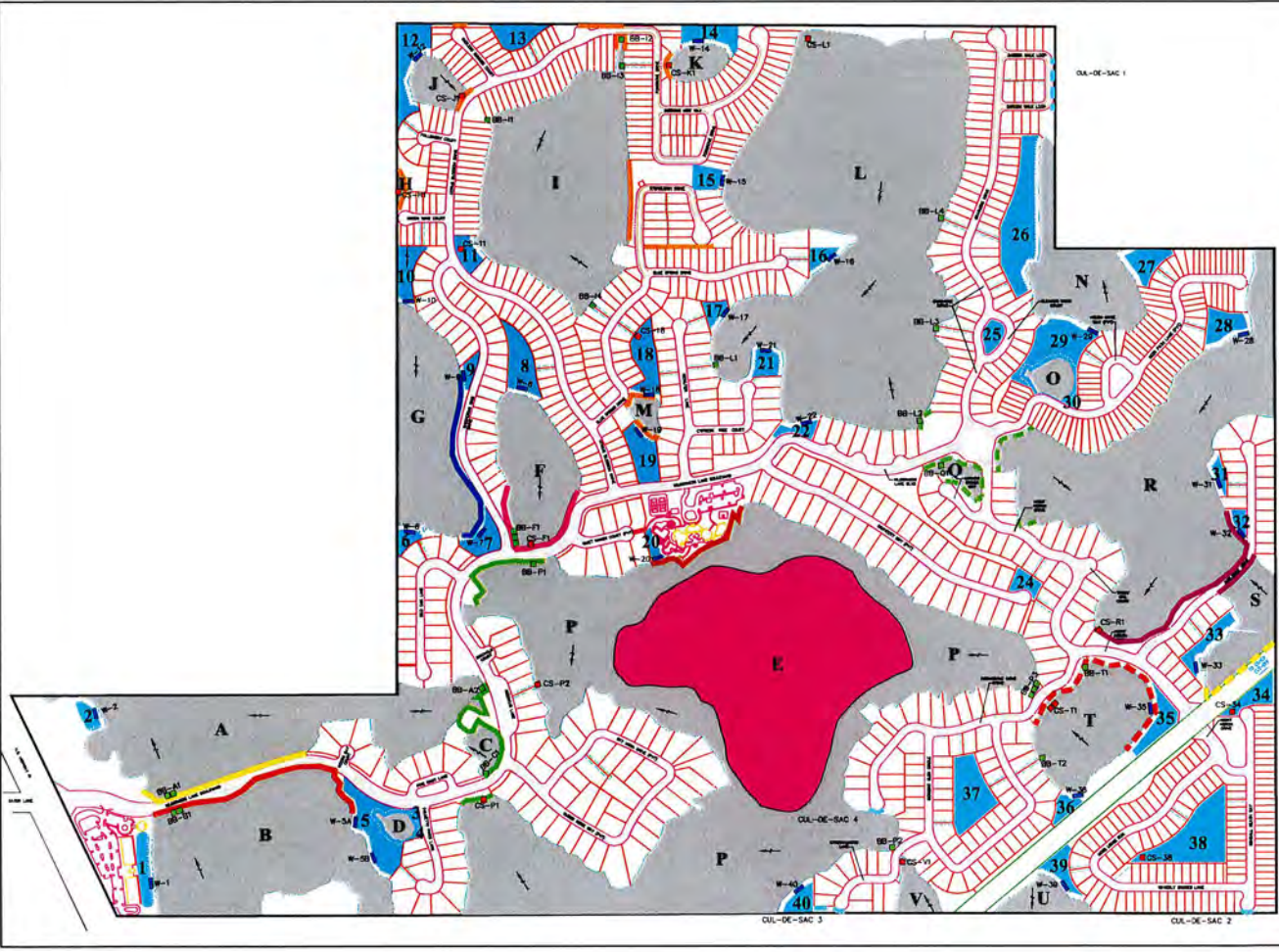
- Legend**
- Stormwater Ponds
  - Natural Wetland Systems
  - Natural Lake (Open Water)
  - Property Boundary
  - CUL-De-Sac Maintenance
  - Weir
  - Bubbler Box
  - Control Structure
  - Drainage Flow
- Wood Line Trimming Areas**
- Maintenance Area No. 1
  - Maintenance Area No. 2
  - Maintenance Area 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



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





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

July 31, 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)  
Management of Stormwater Ponds, Wetlands and Wetland Buffer Areas  
2022 – 2023 Fiscal Year  
GHS Proposal #: 22-215**

Dear Ms. Cooper,

GHS Environmental (GHS) is pleased to provide this scope of services for the management of the stormwater ponds, wetlands and wetland buffer areas for the Preserve at Wilderness Lakes CDD for the 2022-2023 Fiscal Year.

This proposal has been prepared based on the information that has been provided by the Client at this time. The tasks, services and associated costs as described below are subject to change with direct requests by Client. This proposal is to be considered a draft with the purpose of review by Client. If the tasks are acceptable, this proposal may be considered final and signed to initiate services.

### **Proposed Scope of Services**

#### Task 1: Monthly Aquatic Weed Control Program

GHS staff will perform aquatic weed control in the thirty-eight stormwater ponds identified on Figure 1. A summary of the aquatic maintenance program will include the following services:

- Inspections will occur two (2) times per month, with treatment as necessary.
- Remove all visible and accessible trash and debris.
- Algae, aquatic weed and brush control.
- Control shoreline grasses from encroaching from the water's edge.
- Control bottom rooted species that are unsightly or impede flow.
- Spot spray nuisance/exotic species located on littoral shelves.
- Maintain control structures clear of vegetation.
- Staff available to address emergency situations.

*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. Additionally, Stormwater Pond No. 2 has not been constructed to date.*

#### Task 2: Communication and Field Reviews with WLP Staff / CDD

GHS will provide communication, email correspondence and field reviews with WLP staff on initial wetland violation concerns, wetland tree concerns and other miscellaneous wetland issues, as needed. Please note, services required to resolve compliance/permitting issues are not included and can be handled under a separate proposal.



### Task 3: Private Resident Consultation

GHS will provide private resident consultation concerning wetland and setback maintenance located behind their property. Consultation will include; meeting the resident on their property to review the areas, discussing potential options to best achieve their objectives while protecting the environment and protecting the CDD's assets while staying within the Southwest Florida Water Management District's guidelines and permit conditions.

### Task 4: Wetland Nuisance/Exotic Species Reduction

The natural wetland systems (Labeled A-V) identified on Figure 1 contain various nuisance/exotic species such as Brazilian pepper trees, paper trees, Cuban marsh grass, primrose willow, old world climbing fern, cogon grass, caesarweed, para grass, torpedo grass and cattail. Nuisance/exotic species are notorious for quick growth and covering large areas of wetlands; ultimately, reducing the overall desirable vegetative diversity. This task is recommended to control and/or reduce the species. This task covers "in-place" treatment and manual removal is not covered. This task includes equipment, labor and herbicides. A schedule of the species to be treated and locations will be provided to WLP management.

### Task 5: Special Projects

This task is designated for the enhancement of common areas or wetland buffers that are not currently included on the maintenance map or services not included in this proposal. Special projects will be coordinated with WLP management and the CDD representative and handled under separate proposals.

### Task 6: Initial Wetland Buffer Maintenance Areas 1, 2, 3, 4, 5, 7, 8, 11, 12

GHS staff will remove vines and nuisance/exotic species 10 feet wood-ward of the maintained grass line. Remove limbs hanging over and into the maintained grass area to allow the mowers to have unobstructed access. Limbs greater than 12 feet above the ground are not included. Pruning will occur to make the areas appear to be natural in accordance with the test area performed in June 2022. Herbicide treatment of the grass (1' to 2') from the edge of the wood line will be conducted upon completion of each area to keep the turf from encroaching into the wetland buffers and to minimize the need for future weedwacking. All cut debris will be hauled offsite. Please note, some vines may need to be severed and left in place if they cannot be pulled by hand.

### Task 7: Routine Wetland Buffer Maintenance (6 Areas TBD)

GHS staff will remove vines and nuisance/exotic species 10 feet wood-ward of the maintained grass line. Remove limbs hanging over and into the maintained grass area to allow the mowers to have unobstructed access. Limbs greater than 12 feet above the ground are not included. Pruning will occur to make the areas appear to be natural in accordance with the test area performed in June 2022. Herbicide treatment of the grass (1' to 2') from the edge of the wood line will be conducted upon completion of each area to keep the turf from encroaching into the wetland buffers and to minimize the need for future weedwacking. All cut debris will be hauled offsite. Please note, some vines may need to be severed and left in place if they cannot be pulled by hand. The areas to be scheduled for routine maintenance during the 2022-2023 fiscal year will be coordinated with WLP management and the CDD representative.



**Proposed Budget**

Table 1 summarizes the proposed budget for the tasks outlined above. Our proposed budget for the work described above for Tasks 1-7 is not to exceed **\$96,280.00**. The proposed budget is to be considered a “not-to-exceed” figure; unexpected costs over and above this estimate will not be incurred prior to obtaining authorization.

Table 1. Proposed Budget

Task Description		Subtotal
TASK 1	Monthly Aquatic Weed Control Program	\$34,500
TASK 2	Communication and Field Reviews with WLP Staff / CDD	\$2,000
TASK 3	Private Resident Consultation	\$780
TASK 4	Wetland Nuisance/Exotic Species Reduction	\$10,500
TASK 5	Special Projects	\$5,000
TASK 6	Initial Wetland Buffer Maintenance Areas 1, 2, 3, 4, 5, 7, 8, 11, 12	\$30,300
TASK 7	Routine Wetland Buffer Maintenance (6 Areas TBD)	\$13,200
<b>GRAND TOTAL</b>		<b>\$96,280</b>

**Closing Comments**

Thank you for contacting GHS Environmental. We greatly appreciate the opportunity to submit this proposal for your consideration. Please do not hesitate to call us at (727) 432-2820 with any questions you might have concerning this proposal. If you wish to modify this proposal, GHS will readily tailor it to address your unique needs. If this proposal meets with your approval, GHS would appreciate your acceptance by signing this page where indicated, and returning the signed copy to us or email it to [Chuck@GHSEnvironmental.com](mailto:Chuck@GHSEnvironmental.com). In closing, we appreciate being asked to provide assistance and look forward to working with you.

Sincerely yours,

**GHS Environmental**

Dana J. Gaydos  
 Principal

Chuck Burnite  
 Sr. Environmental Scientist

**Accepted by:**

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Date

**THE PRESERVE AT WILDERNESS LAKES CDD**  
**Map of Stormwater Ponds, Natural Wetlands and Wood Line Trimming Areas**

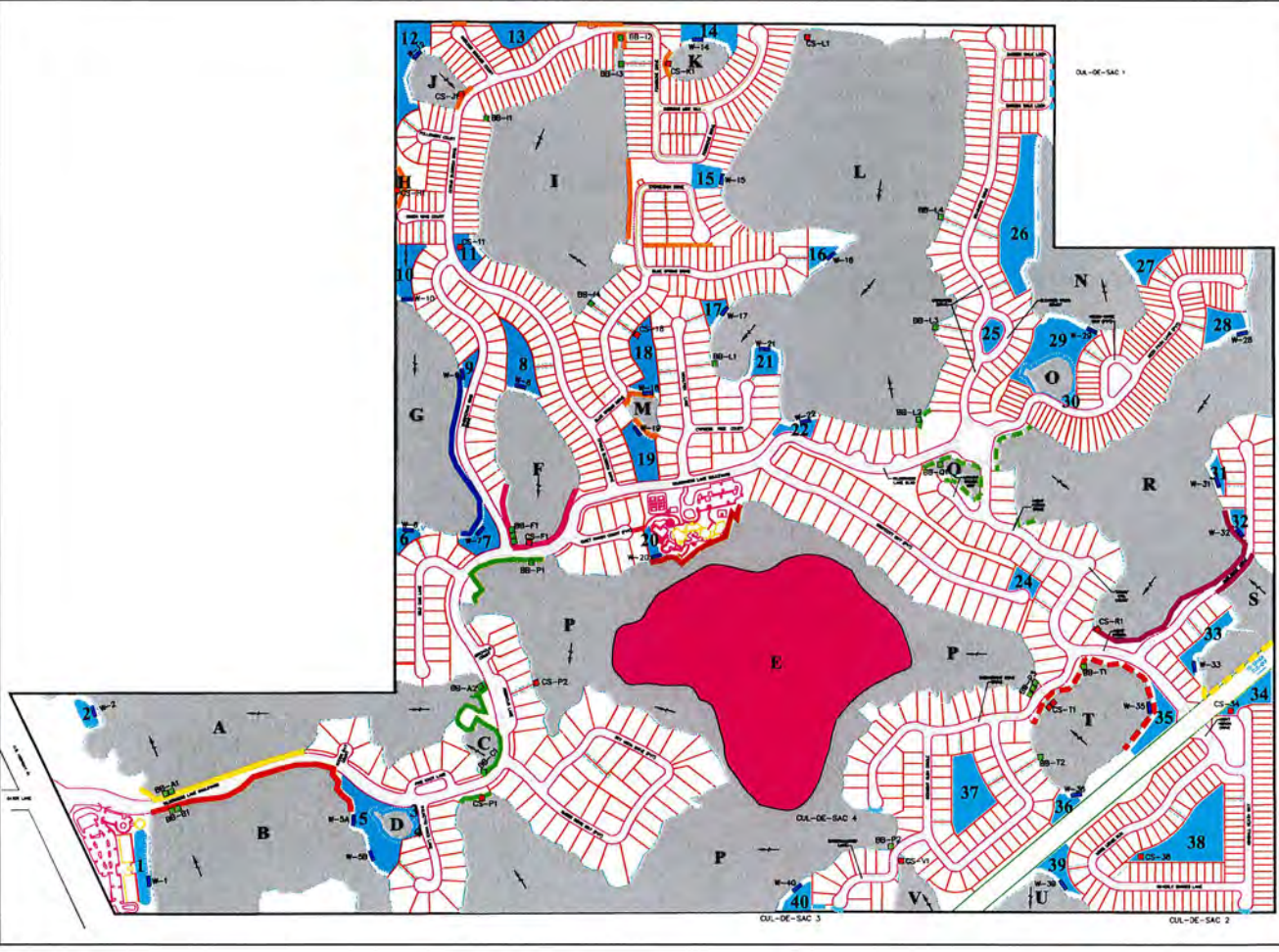
- Legend**
- Stormwater Ponds
  - Natural Wetland Systems
  - Natural Lake (Open Water)
  - Property Boundary
  - Cui-De-Sac Maintenance
  - Weir
  - Subblier Box
  - Control Structure
  - > Drainage Flow
- Wood Line Trimming Areas**
- Maintenance Area No. 1
  - Maintenance Area No. 2
  - Maintenance 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



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 PO Box 55802  
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 Phone: 727-432-2820  
 Chuck@GHSEnvironmental.com  
 www.GHSEnvironmental.com









ESTIMATE	#126
ESTIMATE DATE	Aug 29, 2022
TOTAL	

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

CONTACT US  
 4330 N US Hwy 441, #2  
 Ocala, FL 34475

(813) 885-2437  
 phoenixpoolsinc@yahoo.com

(352) 261-1102  
 ocala@softroc.com

ESTIMATE  
**Splash Pad with Logo**

Services	amount
Softroc - Softroc EPDM Installation EPDM Installation  Location: Splash Pad 800sqft  Surface Preparation and Installation of Rubber Safety Surfacing.  Colors: Client can Choose up to Three (3) Colors.  Upgrade to UV Resin  UV Primer	\$11,600.00
Softroc Installation - Stock Design Inlay Installation of Stock design into Rubber Surface / \$1,000 Minimum  Location: Splash Pad Logo  Surface Preparation and Installation of Rubber Safety Surfacing Logo.  Colors: Client can Choose up to Two (2) Colors for the Logo.  Logo Dimensions: Standard Logo is 4ft x 4ft  Upgrade to UV Resin  UV Primer	\$1,200.00
Materials	amount
Tax on Materials	\$299.03

Subtotal	\$13,099.03
Tax (Ocala Sales Tax 7%)	\$0.00
<b>Total</b>	<b>\$13,099.03</b>

### Splash Pad, Logo and Concrete Circle

Services	amount
Softroc - Softroc EPDM Installation EPDM Installation	\$11,600.00
Location: Splash Pad 800sqft	
Surface Preparation and Installation of Rubber Safety Surfacing.	
Colors: Client can Choose up to Three (3) Colors.	
Upgrade to UV Resin	
UV Primer	
Softroc Installation - Stock Design Inlay	\$1,200.00
Installation of Stock design into Rubber Surface / \$1,000 Minimum	
Location: Splash Pad Logo	
Surface Preparation and Installation of Rubber Safety Surfacing Logo.	
Colors: Client can Choose up to Two (2) Colors for the Logo.	
Logo Dimensions: Standard Logo is 4ft x 4ft	
Upgrade to UV Resin	
UV Primer	
Softroc - Softroc EPDM Installation EPDM Installation	\$6,670.00
Location: Concrete Circle Outside Splash Pad 460sqft	
Surface Preparation and Installation of Rubber Safety Surfacing.	
Colors: Client can Choose up to Three (3) Colors.	
Upgrade to UV Resin	
UV Primer	
Materials	amount
Tax on Materials	\$490.69

Subtotal	\$19,960.69
Tax (Ocala Sales Tax 7%)	\$0.00
<b>Total</b>	<b>\$19,960.69</b>



State of Florida Pool Contractor, License # CPC1457968

# Custom Proposal Prepared For

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## Wilderness Lake CDD

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By  
Tim Shanley  
The Pool Works of Florida  
August 30, 2022



Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida, Inc.  
9191 130th Avenue North | Largo, FL 33773  
Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.com](http://www.thepoolworks.com)



State of Florida Pool Contractor, License # CPC1457968

## Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



## Construction | Renovation | Repairs & Service | Pool Furniture

The following resources are available to verify licensing and business practices.

### Better Business Bureau



[www.bbbwestflorida.org](http://www.bbbwestflorida.org)  
727-535-5522

### Pinellas County Construction Licensing Board



[www.pcclb.com](http://www.pcclb.com) 727-536-4720

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## PROPOSAL

**Submitted To:** Wilderness Lake Preserve CDD

**Date:** August 30, 2022

**Work to be performed at:** 21320 Wilderness Lake Blvd. Land O' Lakes 34637

**Contact Information:** C/O Stephen Brletic, P.E C. (813) 361-1466 | [sbrletic@jmt.com](mailto:sbrletic@jmt.com) |

*We hereby submit specifications and estimates for installation of new filter tank, pumps and cabinet for a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications, with permits if required by code.*

### **MODIFICATION TO REPLACE EXISTING SPLASH PAD EQUIPMENT WITH NEW AQUAWORX UNIT ENGINEERING/CODE REQUIREMENT**

Drain water out of the collector tank. Remove the existing equipment and remove and dispose of existing cabinet and tank. Excavate to expose the existing piping. Prep excavation for new AQUAWORX AT-315 collector Tank.

Set new AQUAWORX AT- 315 tank, plumb all existing piping to AT 315 tank. Frame out 5x11 equipment pad and stub all required piping and pour new six-inch-thick concrete equipment pad.

Install two Pentair INTELLIPRO XF 3HP variable speed for splash pad features to save on energy cost and to ensure proper flow. All feature piping to be plumb with new true union valves to ensure proper adjustment as needed. Install new Pentair INTELLIPRO 3HP variable speed pump for recalculation to ensure proper flow and to save on energy cost. Install new POSI CLEAR 100 SQFT filter. Plumb with proper size piping, valves, pressure gauges and new 2- inch flow meter. Install new 5' x 11' equipment cabinet and bolt down to concrete pad. Install new IPS M820 ORP controller and reuse existing Stenner pumps with new Stenner bands and install all new Stenner tubing. All plumbing to meet or exceed code requirements.

Install new bollard post and switch with new controller/activator on/off switch with timer for features. Install a new external electrical service panel in the equipment area and connect all electrical service. This includes a \$8000 allowance for electrical work required for new unit.

*NOTE: The electrical allowance may be exceeded if extensive electrical work is required due to existing service not meeting requirements or may need to be replaced due to condition of electrical equipment and or wire. This can result in extra costs.*

PROPOSAL TOTAL      \$81,104.00

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### ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

**Submitted To:** Wilderness Lake Preserve Splash equipment      **Date:** August 30, 2022

1. Payment schedule as follows:

50% due at contract signing. We will invoice 90 days prior to start.	\$40,552.00
40% due upon tanks set in ground.	\$32,441.60
10% due within 7 days of completion	\$ 8,110.40

- Balance to be paid in full upon satisfactory completion of work.
- Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.  
Failure to make timely progress payments could result in delays of the project.
- Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

**5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.**

Please note:

That there have been three price increases across the board from the manufactures in the past several months due to material shortages and more are expected.

- Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

#### ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials**

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## WARRANTYS FOR UP COMING PROJECT

- AQUAWORX AT 315 collector tank and cabinet comes with a **1-year manufactures warranty.**
- Two new Pentair INTELLIPRO XF 3HP pool and spa variable speed Pumps come with a **3-year manufactures warranty.**
- New Pentair INTELLIPRO VSF 3HP variable speed Pump comes with a **2-year manufactures warranty.**
- New Pentair POSI CLEAR 100 SQFT cartridge filter comes with a **1-year manufactures warranty.**
- New IPS M820 controller comes with **5 -Year Manufacturer Warranty.**
- IPSM820 ORP probes along with flow cell and flow sensor come with **1 Year Manufacturer Warranty.**
- Electric has a **120-day Warranty.**
- The Pool Works of Florida has a **5 Year Workmanship Warranty.**



## 5 Year Workmanship Warranty

The Pool Works of Florida warrants its installation of all materials utilized in all of its construction/renovation projects. The intent of the warranty is to give assurance that all workmanship is completed in accordance with manufactures' specifications and installation guidelines. This warranty is for a period of (5) five years after completion of project.

This warranty excludes damage caused by structural failure, physical abuse and/or improper maintenance.

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## commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

## renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

## pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.



### Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.

## repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

## service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

## energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%
- **Heating** - Air Source Heat Pumps can save you up to 75%
- **Salt Systems** save you 75-80% over standard chlorine solutions



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We'll match a competitor's price on any exact project scope.

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## Commercial Pool Furniture

**Servicing Greater Tampa Bay's Commercial Properties**



The Pool Works is your one-stop resource for commercial pool furniture. We represent the leading American manufacturers in the industry. This brings diversity in design and style, while delivering on quality and performance.

Whether you are looking for something simple or resort-style elements, we have it all. Our prices can't be beat...let us quote your next project!

### Commercial Pool Furniture and Umbrellas

We are proud to represent the leading manufacturers of commercial pool furniture in the industry. Our pricing is so competitive, we aren't allowed to advertise it. Contact us for a quote or request an On-Site Consultation and experience incredible savings versus retail shopping!

Call Dawn Shanley 727.667.9469

Email Requests: [dshanley@thepoolworks.com](mailto:dshanley@thepoolworks.com)



### Furniture Refurbishment Services

If your frames are still in great shape and it's simply time to re-strap, re-sling or replace cushions... We can refurbish any manufacturer's chairs, chaise, ottomans and tables with a great selection of powder coating colors, fabrics and vinyl. We deliver, unpack, assemble & set up.

- Re-Sling
- Re-Strap
- Powder Coat
- Replacement Cushions

Set up an appointment at our place or yours.



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