

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 **continued** meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Tuesday, October 11, 2022, at 1:01 p.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.
Sean Craft	Community Manager, Rizzetta & Company, Inc.
Michael Rodriguez	Representative, Rizzetta Amenity Services
Lucianno Mastrionni	Representative, Rizzetta Amenity Services

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Mr. Huber called the meeting to order confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Discussion Regarding Amenity Services

Mr. Huber opened the floor for a discussion on Amenity Services. Ms. Edwards stated that she had the following areas of concern:

- Events – training and support needed from Rizzetta Corporate with any new person that comes in, but especially a role like events.
- Nature's News – technology, advertising/promoting
- Scheduling – particularly management and maintenance
- Hurricane preparations
- Disconnect between corporate and lodge staff

Mr. Mastrianni addressed the Board's concerns. He stated that Evelyn has had and continues to have training. Dennis had approval for a 4-day work week from Mr. Shaffery and Mr. Gruhl. He stated that the scheduling is being worked on currently. Mr. Mastrianni stated that he working to correct HR issues within the lodge.

Ms. Ruhlig expressed the following concerns:

- Advance notice has not been given.
- The need to find creative ways to let the community know what is going on.
- Too many vendor events and not enough resident drive events.
- Events not being planned for all groups (i.e., teens, families, retirees, young children, adults, etc.)

Ms. Edwards suggested that Evelyn reach out to residents who have volunteered in the past.

Mr. Diver expressed that he felt that the GM position/person in the position was successful and feels that Rizzetta forced "this person" out and things have progressively declined over the last 6 months with amenities in general. He stated that someone needs to step-up and fix it, or the Board will find somebody that will. Mr. Diver stated that the used to enjoy different events with family and friends that are no longer happening.

Ms. Hepner stated that she attends as many events as possible. She stated that the big missing piece is residents not knowing about them. She is concerned about the events budget at \$2,500/month and feels the events budget should be revisited. Ms. Hepner feels that the events have been on the decline even with the previous GM.

Ms. Edwards stated that if the events budget is increased than it will have to be decided from where to take the monies.

Mr. Norrie spoke about Breakfast with Santa, and the Fishing Tournament. He stated that he wanted to make sure that everything/staples are not being forgotten about. Mr. Norrie also requested a hurricane Standard Operating Procedure be shared with the Board members.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Huber asked if there were any audience comments. There were none.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Huber 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 Ms. Edwards, seconded by Mr. Norrie, with all in favor, the Board of Supervisors adjourned the meeting at 2:27 p.m. for the Preserve at Wilderness Lake Community Development District.


Assistant Secretary


Chairman/Vice Chairman