

1 **MINUTES OF MEETING**
2 **PRESERVE AT WILDERNESS LAKE**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community
5 Development District was held on Wednesday, January 3, 2024 at 9:33 a.m. at the Preserve at Wilderness
6 Lake Lodge, 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.

7 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

8 Ms. Dobson called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Holly Ruhlig	Board Supervisor, Chairwoman
11 Agnieszka Fisher <i>(via phone)</i>	Board Supervisor, Assistant Secretary
12 Beth Edwards	Board Supervisor, Assistant Secretary
13 Heather Hepner	Board Supervisor, Assistant Secretary

14 Also present were:

15 Tish Dobson	District Manager, Vesta District Services
16 Julie Cortina	Vesta Property Services
17 John Vericker <i>(via phone)</i>	District Counsel, Straley Robin Vericker
18 Pete Lucadano	RedTree Landscaping
19 John Burkett	RedTree Landscaping

20
21 *The following is a summary of the discussions and actions taken at the January 3, 2024 Preserve at
22 Wilderness Lake CDD Board of Supervisors Regular Meeting.*

23 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

24 The Pledge of Allegiance was recited.

25 **THIRD ORDER OF BUSINESS – Audience Comments –** *(limited to 3 minutes per individual for agenda*
26 *items)*

27 There being none, the next item followed.

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

29 **FIFTH ORDER OF BUSINESS – Supervisor Comments**

30 In response to an inquiry about general engineering reports, Ms. Dobson stated that she had not
31 received any but could reach out to the District Engineer, and noted that the survey had been ordered
32 with the report forthcoming. Ms. Dobson added that she had not yet heard back from Pasco County
33 regarding any signoff for the roadway.

34 **SIXTH ORDER OF BUSINESS – Staff Reports**

35 A. Landscaping & Irrigation

36 Prior to discussing the reports and proposals, Ms. Edwards noted that she had met with Ms. Dobson
37 regarding both the landscaping contract renewal and the mulching contract, and stated that both of
38 the contracts would be provided for the Board's review at the February meeting. Ms. Edwards
39 commented that, based on her estimates, both items would run over budget, particularly expressing
40 concern about the spending rate over the past couple of months due to irrigation issues needing
41 repairs.

42 1. RedTree Report

- 43 2. Exhibit 2: RedTree Landscape Inspection Report – November & December
- 44 Mr. Lucadano presented the report, commenting that the turf coloration was good for the
- 45 time of year, and provided an overview of turf and tree work that was ongoing and
- 46 completed. Discussion ensued regarding clean hedge lines and maintaining plants at a
- 47 regular height. Ms. Dobson recalled that in previous years a spreadsheet was maintained
- 48 which would log the dates whenever a landscaping supervisor came in, which would be
- 49 helpful both for RedTree’s crew and the lodge.
- 50 3. Exhibit 3: RedTree Proposals (if any)
- 51 a. ADA Playground Mulch Installation – Lodge Playground
- 52 b. ADA Playground Mulch Installation – Caliente Park
- 53 c. ADA Playground Mulch Installation – Foxgrove DR.
- 54 d. ADA Playground Mulch Installation – Citrus Blossom Dr. & Whispering Wind
- 55 Dr.
- 56 Consideration of the ADA playground mulch installation proposals was tabled.
- 57 Mr. Lucadano provided some information on how the cubic yardage of mulch was
- 58 determined, noting that this generally required a site visit due to variable depths.
- 59 Comments were made noting that the cost of the proposals exceeded the budgeted
- 60 amount for the year, and Mr. Lucadano acknowledged that there was little wiggle
- 61 room for the rate per cubic yard given current material costs.
- 62 B. Aquatic Services
- 63 1. Exhibit 4: GHS Environmental Report
- 64 In response to Supervisor questions, Ms. Dobson stated that she felt that the current
- 65 frequency of site visits was appropriate, as this time of year was outside of the typical algae
- 66 growth season. Discussion ensued regarding wetland projects in advance of the rainy
- 67 season.
- 68 C. District Engineer
- 69 The District Engineer was not present.
- 70 D. District Counsel
- 71 Mr. Vericker stated that he had nothing to report.
- 72 E. Community Manager
- 73 1. Exhibit 5: Presentation of Community Manager Report
- 74 Ms. Dobson provided an overview of holiday events held throughout the month of
- 75 December.
- 76 The Board and Ms. Dobson discussed the newsletter and establishing various parallel forms
- 77 of communication to ensure ease of access to as many residents as possible, including
- 78 limited print production of the newsletter, as well as installation of signage on the main
- 79 boulevard to advertise major community events. Comments were made in favor of moving
- 80 forward with utilizing Constant Contact to get messages out to the community via text.

81 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved
 82 utilizing Constant Contact as a platform to communicate with residents via text messages, for the Preserve
 83 at Wilderness Lake Community Development District.

84 Following the motion, Ms. Cortina provided information on the capabilities of an app that
 85 had been developed at Vesta and was being implemented in various communities,
 86 including Triple Creek.

87 F. District Manager

88 1. Exhibit 6: Presentation of District Manager & Field Operations Report

89 Ms. Dobson and the Board discussed ongoing efforts to fill staff vacancies, noting that a
 90 candidate who she felt would fit the full-time position planned on coming in for a second
 91 interview. Discussion ensued regarding hourly rates and schedule flexibility.

92 Ms. Dobson additionally provided information regarding the transition of her portfolio to
 93 exclusively work for the Preserve at Wilderness Lake CDD, explaining that Mr. Smith
 94 would be discussing specifics with the Chair and that the addendum would be written and
 95 brought forward once the transition was completed.

96 Ms. Hepner observed that about a dozen hogs had been removed from the property over
 97 the past 12 months, and suggested that the program be scaled back to free up some of the
 98 associated funds. Ms. Dobson commented that similarly removing pressure at other
 99 communities had resulted in hog population resurgence, though offered to research less
 100 expensive options.

101 Ms. Dobson provided an update on an incident involving vandalism in the bathroom and
 102 areas in Deerfield, stating that she had coordinated with parents and the HOA. Ms. Dobson
 103 stated that individuals involved were remorseful, and that no subsequent signs of repeat
 104 incidents had been observed.

105 Ms. Dobson stated that the swim lesson marketing materials would be forthcoming, and
 106 that these would be posted in the February newsletter. Further discussion ensued regarding
 107 additional classes including CPR, AED, and first aid instruction.

108 **SEVENTH ORDER OF BUSINESS – Consent Agenda**

109 A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
 110 Held December 6, 2023

111 B. Exhibit 8: Consideration for Acceptance – The November 2023 Unaudited Financial Report

112 Ms. Edwards asked about a one-pager that had been on previous financial reports, and Ms. Dobson
 113 stated that she could work with the individual in the accounting department responsible for
 114 preparing the reports to get these made moving forward.

115 C. Exhibit 9: Consideration for Acceptance – The November 2023 Operations & Maintenance
 116 Expenditures

117 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved
 118 all items of the Consent Agenda, as presented, for the Preserve at Wilderness Lake Community
 119 Development District.

120 **EIGHTH ORDER OF BUSINESS – Business Items**

121 There were no Business Items discussed.

122 **NINTH ORDER OF BUSINESS - Supervisors Requests**

123 Ms. Hepner requested that communications between Mr. Smith and specific Board members about
124 major items of discussion be relayed to the Board.

125 M . Fisher inquired about the baby station in the restrooms, suggesting that it be shifted
126 downwards. Ms. Dobson noted that the current staff could lower the station down to where the edge
127 or the tile began, but drilling into the actual tile could run the risk of damage. Ms. Dobson stated
128 that he could look into the ADA standards for baby stations in case there was any new; or changed
129 guidance.

130 **TENTH ORDER OF BUSINESS -Audience Comments - New Business**

131 There being none the next item followed.

132 **ELEVENTH ORDER OF BUSINESS- Next Meeting Quorum Check: February 7, 6:30 PM**

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

135 **TWELFTH ORDER OF BUSINESS- Adjournment**

136 Ms. Dobson asked for final questions, comments or collections before requesting a motion to
137 adjourn the meeting. There being none Ms. Ruhlig made a motion to adjourn the meeting.

138 On a MOTION by Ms. Ruhlig, **SCONDED** by Ms. Edwards, **WITH ALL IN FAVOR**, the Board
139 adjourned the meeting at 12:05 p.m. for the Preserve at Wilderness Lake Community Development District.

140 **Each person who decides to appeal any decision made by the Board with respect to any matter considered
141 at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,
142 including the testimony and evidence upon which such appeal is to be based.*

143 **Meeting minutes were approved at a meeting by vote of the Board of Supervisor at a publicly noticed
144 meeting held on February 7, 2024.**

145 

Signature

Tish Dobson

Printed Name

146 Title: Secretary Assistant Secretary



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02/15/24 11:41 AM EST
EXB4-CVWK-HRRM-QOZE

Signature

Holly Ruhlig, Chair

Printed Name

Title: Chairman Vice Chairman