

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, February 7, 2024 at 6:30 p.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	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	Scott Smith	Vesta Property Services
18	John Vericker <i>(via phone)</i>	District Counsel, Straley Robin Vericker
19	Stephen Brletic <i>(via phone)</i>	District Engineer, JMT
20	Pete Lucadano	RedTree Landscaping
21	John Burkett	RedTree Landscaping

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23 *The following is a summary of the discussions and actions taken at the February 7, 2024 Preserve at*
24 *Wilderness Lake CDD Board of Supervisors Regular Meeting.*

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

26 The Pledge of Allegiance was recited.

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

29 There being none, the next item followed.

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

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

32 Ms. Edwards inquired about the calendar for the month of February, and suggested having multiple
33 months posted going forward.

34 Ms. Hepner presented a draft of guidelines for sponsorship of events and local business
35 involvement, which she stated would help to offset costs for events that may not have originally
36 been budgeted for. The Board discussed the policies and applicability to a variety of different
37 events, including educational training seminars and financial services, and Ms. Hepner commented
38 on language to indicate that parties holding events in the community were not necessarily endorsed
39 by the CDD as a business. Additional discussion ensued regarding events centered around
40 individuals.

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

44 A. Landscaping & Irrigation

45 1. RedTree Report

46 Mr. Lucadano commented positively on turf conditions, and special fertilizer treatment.

47 2. Exhibit 2: RedTree Landscape Inspection Report

48 There were no comments from the Board regarding the inspection report.

49 3. RedTree Proposals (if any)

50 4. Exhibit 3: Consideration of ADA Mulch Proposal Options

51 a. Pine Lake Companies

52 b. RedTree – *previously presented*

53 c. Southscapes Landscapes

54 The Board discussed a spreadsheet which Ms. Dobson had prepared to compare the
55 proposal options, including cubic yardage, price points, and whether the mulch would be
56 blown in or bagged. Ms. Dobson noted that she preferred for bagged mulch, as this tended
57 to create a neater appearance and not cause dust clouds. Comments were made about
58 relative costs per cubic yard.

59 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board approved
60 the Southscapes Landscapes ADA Mulch Proposal, in the amount of \$8,450.00, for the Preserve at
61 Wilderness Lake Community Development District.

62 Following the motion, the Board asked whether it would be possible for RedTree to price
63 match, and questioned their cost for cubic yard being higher when they were already a
64 vendor under contract with the CDD.

65 5. Exhibit 4: Consideration of Pine Bark Mulch Proposal Options

66 a. Pine Lake Companies

67 b. RedTree – *previously presented*

68 c. Southscapes Landscape

69 Ms. Dobson noted that she had toured the community with each of these vendors, and that
70 specific areas would be flagged for mulch. Comments were heard from the Board regarding
71 the differences in cubic yards of mulch being provided in each vendor’s proposal. Ms.
72 Dobson suggested that the 1,000 cubic yards in RedTree’s proposal may be informed by
73 their previous mulch installation work for the community.

74 On a MOTION by Ms. Edwards, SECONDED by Ms. Ruhlig, WITH ALL IN FAVOR, the Board approved
75 for RedTree to work with the CDD on mulch, sod, and a rock program throughout the community on a by-
76 zone basis, beginning with the front entrance and the Lodge area, to be completed within the 2024 Fiscal
77 Year, for the Preserve at Wilderness Lake Community Development District.

78 6. Consideration of RedTree Contract Renewal – *To Be Distributed*

79 The Board discussed changes to the contract language that were highlighted, with Ms.
80 Dobson noting some pushback relating to new language on mowing and the mulching
81 program, as well as requests for concessions and to designate a specific Board liaison.

82 Mr. Vericker advised that the language added for the mulching program could constitute a
83 material change and may fall outside of the defined scope for a straightforward automatic
84 renewal of the contract. Ms. Edwards additionally provided some historical background on
85 the number of replacement annuals each year, noting that while this had changed multiple
86 times, the CDD was now at around 3,000, and suggesting that the rotation language was
87 the main item that she felt needed to be cleaned up in the contract.

88 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Fisher, WITH ALL IN FAVOR, the Board approved
89 the RedTree Contract Renewal, including a proposed 5% increase and a revision to the number of annuals
90 per rotation to 3,000, for the Preserve at Wilderness Lake Community Development District.

91 B. Aquatic Services

92 1. Exhibit 5: GHS Environmental Report

93 There were no comments from the Board on the report.

94 C. Exhibit 6: District Engineer

95 Mr. Brletic stated that he had no action items but provided status updates on the pavers and the
96 dock inspection report. Mr. Brletic additionally noted information that would be gathered from a
97 survey of an area with a swale once it began, including property lines and existing drainage
98 easements. Ms. Dobson requested to be notified when the site visit occurred so that she could also
99 be present.

100 D. District Counsel

101 Mr. Vericker noted a new requirement for 4 hours of ethics training that had passed in the Florida
102 Legislature which applied to CDD Supervisors, additionally suggesting that this could be covered
103 over multiple sessions in a workshop format. Mr. Smith noted that Vesta was working on putting
104 something together and would discuss this separately with District Counsel. The Board and District
105 Staff additionally discussed the highlighted changes to language and terms of the CDD's current
106 landscape agreement for its renewal.

107 *(The Board recessed the meeting at 8:37 p.m., and reconvened the meeting at 8:45 p.m.)*

108 E. Community Manager

109 1. Exhibit 7: Presentation of Community Manager Report

110 Ms. Dobson provided an overview of events that had been held, giving background on the
111 new hire for the Event Coordinator position, and particularly highlighting the positive
112 reception of the Johnny Bird event. The Board and Ms. Dobson discussed event attendance
113 between residents and non-residents, with comments being made in favor of higher entry
114 prices for non-residents.

115 F. District Manager

116 1. Exhibit 8: Presentation of District Manager & Field Operations Report

117 Ms. Dobson noted that the AC unit inspection with Pasco County had been successful, and
118 observed some strong interest for newsletter advertising that was promising for the
119 sustainability of future publication. In response to a Supervisor question, Ms. Dobson and
120 Mr. Smith confirmed that the transition was complete, and the Preserve at Wilderness Lake
121 community was now Ms. Dobson's sole focus. Discussion ensued regarding support staff
122 to work alongside the new Event Coordinator, particularly for the part-time Lodge Rep
123 position. Ms. Dobson additionally noted that a pet resident, Indy, who had been donated to
124 the CDD Nature Center by the Lowry Park Zoo at its establishment had recently passed.

125 Ms. Dobson stated that there had been some discussion related to having a hedgehog at the
126 Nature Center and made recommendations to continue to have animals at the Lodge.

127 2. Discussion of Event Sponsorships

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

129 A. Exhibit 9: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
130 Held January 3, 2024

131 B. Exhibit 10: Consideration for Acceptance – The December 2023 Unaudited Financial Report

132 C. Exhibit 11: Consideration for Acceptance – The December 2023 Operations & Maintenance
133 Expenditures

134 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Hepner, WITH ALL IN FAVOR, the Board approved
135 all items of the Consent Agenda, as presented, for the Preserve at Wilderness Lake Community
136 Development District.

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

138 A. Exhibit 12: Discussion & Consideration of Continuation of Audit Contract – Berger, Toombs

139 Ms. Dobson stated that the Board could opt to continue with the current audit contract, or go out
140 for RFP. Ms. Dobson stated that she had no concerns with the current auditing firm and that they
141 were easy to work with.

142 On a MOTION by Ms. Hepner, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board
143 approved continuing with the current firm for auditing services for the Preserve at Wilderness Lake
144 Community Development District.

145 **NINTH ORDER OF BUSINESS – Supervisors Requests**

146 A request was heard to schedule the first workshop for the FY 2025 budget.

147 On a MOTION by Ms. Hepner, SECONDED by Ms. Edwards, WITH ALL IN FAVOR, the Board
148 approved scheduling a Budget Workshop for 9:30 a.m. on Tuesday, March 19, 2024, for the Preserve at
149 Wilderness Lake Community Development District.

150 **TENTH ORDER OF BUSINESS – Audience Comments – New Business**

151 There being none, the next item followed.

152 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: March 6, 9:30 AM**

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


155 **TWELFTH ORDER OF BUSINESS – Adjournment**

156 Ms. Dobson asked for final questions, comments, or corrections before requesting a motion to
157 adjourn the meeting. There being none, Ms. Ruhlig made a motion to adjourn the meeting.

158 On a MOTION by Ms. Ruhlig, SECONDED by Ms. Fisher, WITH ALL IN FAVOR, the Board adjourned
159 the meeting at 10:17 a.m. for the Preserve at Wilderness Lake Community Development District.

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

163 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
164 meeting held on March 6, 2024.


165 

Signature



Printed Name

166 Title: Secretary Assistant Secretary



Signature



Printed Name

Title: Chairman Vice Chairman