

***River Wilderness of Bradenton Foundation, Inc.
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Board Meeting
of
River Wilderness of Bradenton Foundation, INC.
Tuesday August 19, 2025
2:00 PM
River Wilderness Community Center
Parrish, Florida***

Meeting

- I. Meeting of the Board of River Wilderness of Bradenton Foundation, Inc.
- A. Call meeting to order – President Linda VanDillen(via zoom) 2:00pm
 - B. Certify Quorum- Present: Linda Murphy, Robert Miller, Laura Schultz, Linda VanDillen (via Zoom). Absent: Dave Kelley, Tom McHugh, Dennis Niemeyer. Also Present: John Luchkowec, AMI Property Manager
 - C. Identify Recorders – Chester Bullock
 - D. Proof of Notice of Meeting was posted in accordance with State Statute (720.00)
 - E. Pledge of Allegiance
 - F. Approve Minutes of June 17, 2025, and Special Meeting on July 28, 2025, Board Meetings. ***Laura Schultz made a motion to approve the minutes of the June 17, 2025, board meeting, Robert Miller seconded, all approved none opposed; the motion was approved. Laura Schultz made a motion to approve the minutes of the Special Board Meeting on July 28, 2025, Robert Miller seconded, all approved, none opposed; the motion was approved.***

G. Reports

i. **President** – Linda VanDillen reported:

We continue to pursue our electronic notification & voting initiative. Though our community continues to skew younger, we have a significant number of residents who travel in the summer or continue to snowbird. E-voting is so convenient and so far, 1/3 of the residents have signed up! Besides convenience, E-voting is a savings to us, as each paper mailing costs \$3,000-\$4,000 each.

We have been contacted recently by some residents who have not been or have stopped receiving HOA emails. We are finding that residents emails have been “suppressed” in our email system. This usually occurs when a resident accidentally unsubscribes from a received email. If you feel you are not receiving HOA emails, please contact us at info@rwhoa.org.

ii. Financial – Report prepared by Tom McHugh and read by Linda Murphy.

- At the end of July, net operating income was \$118,000.
- The 2024 audit was completed, and the final operating profit was \$62,400. In accordance with the vote that took place at the April 15, 2025, annual meeting, the 2024 operating profit has been added to 2025 operating budget. This is being done to avoid paying Federal Income Taxes on that profit.
- The favorable operating income includes the \$62,400 prior year operating profit.
- The year-to-date operating expenses are \$24,000 below budget.
- We are in the process of reprojecting expenses for the balance of 2025 and should have that done prior to the September meeting. We do have some new items that were not in the original budget: Additional grounds maintenance for common areas in Rive Isle, Envera operating expenses that will start in October, Legal expenses related to new lawsuits. Some of this will be offset by less spending in other areas.
- The Balance Sheet is in good condition. Operating Cash is \$799,000 and Reserve Cash is \$2,721,000

John Luchkowec reported on the lien process: that out of the prior \$250K in delinquent dues payments, \$53K remains due from 21 homeowners. Out of the 21, 17 are with the attorney for collections.

iii. Property Manager – John Luchkowec report.

a. Progress of Board projects:

1. Dwelling Live

- a. Barcodes Issued YTD-270

2. ARC Applications

- a. Approved YTD -96 (31 roof replace, 8 pool cage, 7 driveway, 12 paint home ext. 12 window replace, 10 tree remove/replace, 11 (Gen, landscape, fence, etc.) 5 other

3. Projects in Process/Status

- a. Road Rejuvenation-August/Early September. Vendor scheduled.
- b. Clear drainage priority areas. **Savannah Lakes in progress**
- c. Install new Envera Gate Access Control System (Hardware, Software, Cameras), **All Hardware. Software and Cameras Installed, Sept 15 Resident Transponders, October 1 going live.**
- d. Install New RW Street Signage, Paint all street posts/brackets. **Signage Proofs Approved, October 15th new project start date**
- e. Upgrade Street Lighting (Entrance, CC Parking Lot and Savannah Lakes) **(Lighting completed.**
- f. Mailboxes (painting/straightening). **Ongoing, very good progress**

- g. OTR Gatehouse Porticos Removal/New Roof. (Contract signed, survey completed. Timeline for completion in process. Target October.
- h. Straightening of all street post and traffic signs in progress.
- i. 3rd phase of violations focused on driveway parking/street parking.
- j. Second phase of drainage areas are currently being evaluated/prioritized.
- k. Financial audit completed with Satisfactory Rating.
- l. New seasonal Flowers change out completed.
- m. Currently reviewing Frontier and Spectrum Contracts
- n. Island Estates round about reconfigured to oval for easier passage by large trucks. TBD
- o. Mainscape contract executed for Island Maintenance of 100/606 commenced August 1, 2025 in obedience of Lawsuit and court order partial summary judgment (Maintenance 100/606)
- p. Continued deliberations on Envera Gate Modernization Project with the Islands continues without decision by the Islands Board to install new hardware, software and cameras at the Rive Isle Gate. Roy Bremer notified by letter of situation to assist to resolve. No action taken as of 6/19/2025. Will follow-up this week.
- q. 650 Inspections have been completed. First and Second Notices have been completed. Several property owners have been approved by board to send to Fining/Compliance committee for fines and hearings.
- r. 4 landscape companies have been interviewed and sent an RFP. Bloomings, Cepra, Yellowstone and White Diamond. Awaiting the RFP's. Expect to have all 4 RFP's completed next week.
- s. 2025 Year End Income/Expense Projection completed. Will review with Treasurer next week.

b. Discussion of Violations Notices referred to Compliance Committee – The discussion & list of fines to be assessed to 7 residents will be moved to the September meeting, after a specific fine amount is determined in keeping with our Violations Policy.

iv. Old Business

- A. **Drainage Plan Update** – Report prepared by Dennis Niemeyer and read by Linda Murphy. Linda Murphy reported that Dennis is receiving bids for the geotubing and riprap of ponds 24 and 19, as well as investigating the drainage system from Cypress Glenn, the Hammocks and down to Creole Court. Work is also being done to coordinate with the builder of the storage unit on Ft Hamer Road and to review the Ft Hamer Development Project to determine the impact to our wetlands and community when Ft Hamer Road is widened and the construction is underway. John Luchkowec reported that the FH Development Task Force is working on the various aspects of the effect this will have on our community. In addition to drainage and flooding, we are investigating the eminent domain aspects and have

engaged an attorney who specializes in ED cases, and we plan to have a noise abatement test done to determine what will need to be done to offset the noise from the increased traffic on a 4-lane road, including a roundabout.

- B. **Envera Project Update** – Linda Van Dillen reported work continues to progress at the OTR gate. Updated Resident Lists and Vendor Lists have been submitted to Envera for creation of their RW database. Tentative dates for transponder distribution are below, and will be confirmed by email prior to the dates:

September 10: 10:00 AM – 1:00 PM and 4:00 PM – 7:00 PM

September 11: 10:00 AM – 1:00 PM and 4:00 PM – 7:00 PM

September 12: 9:00 AM – 2:00 PM

Following transponder distribution, here are the tentative dates for MyEnvera Workshops:

September 15: 2:00 PM – 6:00 PM

September 16: 2:00 PM – 6:00 PM

September 17: 2:00 PM – 6:00 PM

The MyEnvera Workshops will instruct residents in the use of their MyEnvera app and how to add and delete family, guests and vendors.

The Board will take this registration process to re-educate vendors as to our community speed rules, and that no solicitation is allowed in any area of RW. Specific guidelines will be reviewed by our Security Committee.

v. New Business

A. Rental Policy Board Vote – Linda VanDillen reported the proper process to add a section (3.27) to the declarations was followed. The information on Section 3.27 additions was mailed out to the community for review. After feedback from the community the Board removed the caveat that anyone owning a home for purposes of renting when they have a tenant leave, that they must get back in line for rental. I think that would open us up to a lawsuit by one of the big rental companies. We also added a sentence re: existing homeowners with certain situations, e.g., if they have a death or military service, that they can apply to rent, even if the Rental Cap is exceeded, but will still have to adhere to all rules in section 3.27 leasing.

Prior to a motion being called, property owners asked if the developer had knowledge of and approved the rental policy addition. Linda VanDillen advised that she had spoken to Mike Longabordi, who indicated the developer did approve the addition. Further suggestions were made to obtain the developer's approval in writing. ***Laura Schultz made a motion to register an amendment (Section 3.27) with Manatee County that will add a rental/lease policy to Foundation declarations (pending written agreement from the developer, Roy Premer), Robert Miller seconded the motion, all approved, none opposed; the motion was carried.*** This rental policy addition will be enacted with written agreement received from the developer, which will be included in the policy as recorded.

B. Information on Jan 1, 2033, and its Community Implications, and discussion of a potential option to allow the recreational space to be filed with Manatee County in perpetuity.

Linda VanDillen reported that Dr. Sedillo asked the board to meet with a potential buyer of the golf course to discuss his plans for course renovation and to explore how this plan could affect our community. Justin Thomas is a lifelong resident of this area, is an avid golfer and loves our course.

Our goal is to share with residents the information we have received and then schedule a special meeting to introduce Justin, his plan and then introduce a motion for voting on this plan as a community. Justin is committed to attending multiple meetings to share the details of the course renovation and upgrades to amenities that could benefit all of RW.

Dr. Sedillo and Justin were under the impression that the recreational space designation in our community expired in 2030. In confirming this with our attorney, she has provided the following:

The Club Turnover Document is an encumbrance on development of the golf course land attached to the land in the Club Deed, encumbering the land for at least thirty (30) years after the Turnover Date, January 3, 2003. So, the date in question is 01/03/2033. Thereafter, development of the Golf Course land is NOT a given. The PRDD (Planned residential development document) limits the community to 965 homes. The community was designed as a golf course community, so development of ALL golf course land would be an impermissible alteration to the scheme of the community. Also, the club lakes are part of the surface water management system for the community, so those lakes would have to be preserved and maintained. The Club Owner would likely be able to build on some of the land, but not all of it.

We have a thought that perhaps some of you may also agree with regarding the impermissibility of development on the course. We have all seen in person the level of development in our area and additionally witnessed golf courses not being able to be sold and the impact on the community. The developers in this area appear to be very successful in obtaining County support for development in spite of the wishes of the surrounding community.

We plan to schedule this initial special meeting for Friday, September 5 at 5:30 pm and we will record the meeting for review.

4. **Property owner comments:** Most property owner comments and questions were regarding the golf course purchase, and potential amenities for the community. The board is requesting that any resident questions or comments on this subject be sent to rwboard@rwhoa.org for compilation and submission to Justin Thomas, so they can be addressed at the Special Meetings to be scheduled. Comments/questions below:

- A similar proposal was submitted several years ago, as a Recreational District, but failed.
- According to statute 720.30, the HOA cannot purchase, but can lease.
- What percentage of the community must approve? 66%
- The board needs to understand and communicate the financials of this proposal.
- Will the amenities replace the current Social Membership? It is our understanding that they will, but Justin has advised that the monthly \$50 amenity dues will be deducted from any formal club membership, ie, Golf.
- Does the developer have to approve this proposal? LV advised that yes the developer has to approve if there is a change to the PRDD.
- We need full knowledge of who his partners/investors are.
- Will owners of double lots have to pay double amenity dues? Language states “per household”.

Other Subjects:

Will additional transponders be available? Yes, for purchase, price TBD

Does the FH Development Task Force have representation from all neighborhoods? Yes

Will the height of the storage unit be increased?

When will the RV/Boat Storage Lot be paid for-to offset the \$111K cost?

5. Adjournment – ***Laura Schultz made a motion to adjourn the meeting, Robert seconded, all in favor, none opposed. The meeting was adjourned at 3:06pm.***

**Respectfully submitted,
Linda L. Murphy, Board Secretary**