

***River Wilderness of Bradenton Foundation, Inc.  
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***Board Meeting of  
River Wilderness of Bradenton Foundation, Inc.  
Tuesday, October 21, 2025***

***2:00 pm***

***River Wilderness Community Center  
Parrish, Florida***

***Minutes***

**I. Meeting of the Board of River Wilderness of Bradenton Foundation, Inc.**

A. Call Meeting to Order – President, Linda VanDillen at 2:00 pm.

B. Certify Quorum – Present: Tom McHugh, Robert Miller, Linda Murphy, Dennis Niemeyer, Laura Schultz, Linda VanDillen Absent: Dave Kelley

C. Identify Recorders: Video, Chester Bullock

D. Proof of Notice of Meeting was posted in accordance with State Statute (720.00)

E. Pledge of Allegiance

F. Approved Minutes of September 16, 2025 Board Meeting. ***Laura Schultz made a motion to approve the Minutes of the September 16, 2025, Board Meeting; Robert Miller seconded the motion, all approved, none opposed; the motion was approved.***

G. Reports –

i. President – Linda VanDillen

We have been lucky so far this hurricane season, but the past few years storm clean up has dominated the last quarter of the year, requiring significant expense for the clean up and storm mitigation of our community.

The new RWHO.COM website has had some issues with resident sign-in in transitioning to a new, more stable platform. Our web designer, Jennifer, has been excellent to quickly address and rectify all issues, usually within 24 hours. If you have any issues, or questions about content, or grammar or spelling, contact Jennifer by email at [website@rhoa.org](mailto:website@rhoa.org).

Foundation residents have expressed concern regarding harassment by Islands residents at the community boat dock, with Islands residents questioning why the residents are there with their boats, telling them they should not be there and then taking pictures. To be clear, the boat dock is an amenity that is paid for and maintained by the Foundation and is for use by all residents. The Foundation Board will contact the Islands Board about this.

A new layer of rock is scheduled to be laid at the RV/Boat Storage lot, fortifying the surface. The Island bricks that have been stored there temporarily will be moved to create additional parking spaces.

**Projects Starting:**

Repainting and vinyl flooring in the Community Center. Current interior needs repainting and carpet is fraying and no longer able to be cleaned. Meeting with our Sherwin-Williams rep, and obtained a bid from Turner Painting, the company that painted the exterior of the community center.

Utilizing Vantaca platform and services for property inspections, issuing letters and tracking violations in the community. This will be a huge time saver for board members and will provide consistency in inspections and compliance throughout the neighborhood.

**ii. Financial Report – Tom McHugh reported:**

September results – Operating expenses for the month of September were \$24,000 under budget and for the 9 months of 2025, \$46,000 under budget.

Going into the last quarter, we are optimistic that we will stay within budget for the year.

Cash balances as of the end of September are: Operating Cash \$578,000 and Reserve Cash \$2,633,000.

**II. New Business**

A. Proposed 2026 Budget – Linda VanDillen reported the board is working on creating the 2026 Budget, which will be voted on at the November 18, meeting.

**Planned Infrastructure Investments**

- Continued investment in clearing and maintaining all drainage tributaries in RW
- Road repaving of Wilderness Blvd West, and repairs to Lakeside Circle
- Removal of Gate House porticos, new roof, removal of concrete islands
- Mulch all River Wilderness common area plant and shrub beds
- Address lake erosion areas
- OTR landscape cleanup and beautification, tree trimming and sidewalk lighting
- Continued sidewalk repairs and power washing common areas
- Upgrade boat storage lot-added gravel to heavy traffic areas, new space markings and bumpers

**Administrative/Grounds**

- Approx 19% increase in overall administrative expense (mgmt., insurance, legal, taxes)

- 3 % increase in total grounds expenses due to addition of landscape maintenance for tract 100/606
- Maintain legal funding due to Islands ongoing litigation and Developer litigation regarding tract 100/606 maintenance and modernization of FT Hamer Gate
- 3% increase in vendor cost as buffer
- Special Projects – Board rationale based on historical data is a discretionary budget item where special projects will be specifically defined, voted upon and funded as deemed appropriate given our budget position and monthly expense run rate projections.

B. Landscape Update/Changes – Linda VanDillen reported we have received 4RFPs from landscape companies, which we requested based on our dissatisfaction with consistency and scope of work performed by our current landscape company. After review and interview, we have chosen Bloomings to commence November 1. Bloomings offered a 40-hour session with 6 staff to address some of the areas that have been neglected. Bloomings prices will remain the same for the first 2 years, with a minimal increase in the 3<sup>rd</sup> year. Linda VanDillen requested a motion to approve the contract with Bloomings starting November 1, 2025. ***Robert Miller made a motion to approve a contract with Bloomings for landscaping starting November 1, 2025, Dennis Niemeyer seconded the motion, all approved, none opposed, the motion passed.***

### III. Old Business

A. Drainage Plan Update – Dennis Niemeyer reported:

#### C&R work

South end of Savannah Lakes up to the second bridge is complete. We are continuing up to pond #24, which is the first pond on WBW north of the villas. The contractor is C&R, and he will continue on this drainage path past Brookridge and past west of Wilderness Blvd. West up to Old Tampa Road. The drainage goes through a parcel that does not belong to the HOA and we will skip this area. This should not have an impact on the drainage in our community.

#### CAS Work

We have completed drainage work from the Creole Court culvert south to Fort Hamer Rd. except for the culvert area.

We have completed Little Country south into the wetlands.

We are working on 2902 Wilderness Blvd East to 3001 WBE. This will complete the drainage in the center of the community except for the portion that is on the golf course. CAS is the contractor here and he will continue to work on the drainage from Cypress Glen and the Hammocks.

**Roads** - We plan on repaving WBW in 2026 along with Oak Ridge Dr. We will also pave sections of Lakeside circle and WBE that have "washboarding" to try to understand if the problem is paving or the base material.

B. Envera Project Update – Linda Murphy reported that the registration push to distribute RFID tags was completed successfully, and the Go-Live testing of the gates was successful. After the initial distribution in September, the board continued to dedicate several hours per day, and some evenings to try to complete distribution of tags to most residents. We will continue to distribute tags daily during office hours of 1-3 pm.

Important reminders regarding the new gate system:

- The entry gate closes after each car
- The exit gate is a pressure plate & is not activated by your RFID tag. Approach slowly & wait for it to open. The exit gate also closes after each car.
- When putting guests into your MyEnvera app, make sure the name is shown exactly as is shown on the guest's driver license.

As we are ending the second week of using this new gate system, and this is a completely new system for the guards, please be patient. Everyone who comes through the visitor gate will have their license scanned (front of license). Please advise your incoming guests of this new policy.

E. E-Voting-Get Quorum – Laura Schultz reported on the many benefits of using Get Quorum to obtain approvals from RW residents to sign up to receive HOA notifications via email, be able to vote by email, and for providing accessibility to board meetings and programs electronically.

Packets outlining the services Get Quorum provides as well as Get Quorum's monitoring and fraud prevention processes was distributed. A Get Quorum representative was available by phone at the meeting for any resident questions, but there were none.

F. Security Advisory Committee – Linda Murphy reported that we have 4 volunteers for this committee: Brian Knerr, Matt Newman, Pam Bosworth and Gary Weinberg. In the future, we will be inviting this committee to any Envera Process and Procedures meetings as well as meetings on issues on the roads in our community. We encourage residents from other RW neighborhoods to take part in this committee, as security is a neighborhood wide issue.

G. Dog Park – Linda Murphy reported that a few residents, headed by Jonathan Hill, have started investigating the possibility of installing a dog park in RW. A potential location would be behind and at the side of the Community Center as there is parking

and running water. Fencing bids have been received and other specific information is being gathered. More to come.

#### **IV. Property Owner Comments**

1. Since drainage/flooding is such an Important in RW, the budget should prioritize drainage and not “nice to have” things such as street signs and dog park.

Dennis Niemeyer advised that we have 2 companies working on drainage issues.

2. What is the status of drainage work on WBW to Chin Road at the end section, will that be cleaned out? Dennis Niemeyer will review the area.

3. What is the monthly cost of Get Quorum? Linda Van Dillen advised approximately \$300/month.

4. Suggestion regarding dog parks, some area parks have key fob entrance, paid for by residents which use the park and can cover maintenance and clean up of the dog park area. Also, hopefully board/committee will research regarding security options at the dog park.

5. Since we have had unsatisfactory landscape companies in the past, are we telling the bidding companies what our expectations are in detail? Linda VanDillen that yes, we outline specific requirements both in the RFP and during the vendor interviews after RFP is received. Also, AMI will be inspecting landscaping monthly with the 360 program we will be using for inspections and compliance

6. Residents have heard rumors that there will be no gate guards at the OTR gate. Linda VanDillen advised that we will continue to have guards from 6am to 10pm. After January 1, and the system has been vetted, we plan to switch to a virtual guard kiosk from 10pm to 6am. Residents will continue to enter via the resident gate, and visitors will insert their drivers licenses into the kiosk to gain access. If there is a problem, a screen will activate with an Envera employee in a virtual location to assist. Also, in case of power outage, the gates will open and remain open.

7. Bocce courts need landscape and clean up, as Bocce season is here and the numbers of players continues to increase. Linda VanDillen advised we will add clean up of the courts to the gratis hours Bloomings has put into the contract to address the neglected areas of RW.

8. What is happening to the stretch of OTR from the gate to Fort Hamer, where the rup that area. Dennis Niemeyer pointed out that it is not a drainage issue, but one of lack of consistent landscaping.

**V. Adjournment** – Linda VanDillen requested a motion to adjourn. ***Robert Miller made a motion to adjourn, Tom McHugh seconded, all approved, none opposed. The meeting was adjourned at 3:33 pm.***

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

Approved