

***River Wilderness of Bradenton Foundation, Inc.***  
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***Board Meeting of***  
***River Wilderness of Bradenton Foundation, Inc.***  
***Tuesday, September 16, 2025***

***6:30pm***

***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 at 6:30pm
  - B. Certify Quorum-Present-Robert Miller, David Kelley, Linda VanDillen, Linda Murphy, Laura Schultz(phone). Absent-Tom McHugh, Dennis Niemeyer. Also Present: John Luchkowec, Property Manager.
  - C. Identify Recorder-Chester Bullock
  - D. Proof of Notice of Meeting was posted in accordance with State Statute (720.000)
  - E. Pledge of Allegiance
  - F. Approve of Minutes of August 19, 2025: ***Robert Miller made a motion to Approve the Minutes of the August 19, 2025 meeting, Dave Kelley seconded the motion, all approved, none opposed; the motion passed.***
  - G. Reports-
    - i. Linda VanDillen reported:

**Update on telecom options in RW**-Ryan McCarty, esq. of Communications Consulting Group reviewed the telecom usage in RW, advising that we had no current bulk contract encumbrances or developer agreements, and that approximately 50% of RW homes use Frontier, and 45% use Spectrum. We are presented with a proposal which covers 2 separate options, one from Frontier and one from Spectrum, each for our agreement to not enter into bulk service contracts for a 10-year period. After reviewing all aspects of both options, Ryan recommends we sign with Frontier. Details follow.

Frontier Proposal:

      - Residents retain full choice of providers
      - Frontier retains access to existing infrastructure but must obtain Board approval for modifications
      - Upfront payment will result in a \$207,675 net benefit to RW
      - 10% share on internet services, projected to net \$14K annually
      - Three complimentary internet accounts for residential/common use (not for commercial use)

- Network upgrade commitment to 7-Gig symmetrical speeds by end 2026
- Resident experience or competitive environment will not change within RW

### **Spectrum Proposal**

- Net \$242,387.50 benefit
- No annual revenue share
- Spectrum current upload capacity is 100 Mbps, with upgrade to 940 within 3 years
- Complimentary internet account for common areas only.

Linda VanDillen requested a motion to proceed with the Frontier proposal; ***David Just made a motion to proceed with the Frontier proposal for River Wilderness, Dave Kelley seconded, all approved, none opposed; the motion passed.***

**Update Envera Gate Access at Fort Hamer Gate:** Linda VanDillen reported that the cease-and-desist order initiated by the Islands Board is still in effect, therefore upgrades to the gate access system at the Fort Hamer gate are at a standstill. As we have received many questions on this subject, here is a brief history of the Envera project:

- Starting in mid-2023, we began looking for resolutions to the ongoing problems, and aging elements of our gate access system.
- December 2023, a new Islands board was elected, and a member of the new board, a security committee member from the Islands, and the Islands property manager were invited to a meeting to review the gate access options, and Envera was selected due to their proven success with complete gate access-hardware, software and cameras.
- After that meeting the Islands board president, who was a former member of the Foundation board, requested a meeting at which he advised that he felt the Foundation had not been collaborative with the Islands. The Islands issues were reviewed and options offered.
- A meeting with Envera staff was scheduled, at which the Islands board stated their requirements of co-signing the contract with Envera, which Envera management stated would not be allowed, and the Foundation attorney advised against. The Islands also demanded irrevocable access to/control over the resident database. Envera staff stated that Envera would own the database, with the property managers from the Foundation and the Islands having shared access. In addition, the Islands introduced new camera requirements to be added to the contract with Envera.
- After this meeting, the Foundation received a cease-and-desist order to halt any updates to the Fort Hamer gate.

- The Foundation proceeded with the installation of Envera gate access equipment at the OTR gate.
- The Islands had installed barrier arms at the FH gate, independent of the Foundation, which have not worked accurately with their current equipment, due to the age of the original equipment. There continue to be coordination problems between the iron gates and barrier arms, as well as the barrier arms controller ceasing to work, so that the arm does not rise when the bar code is read.
- When the Foundation was advised of the controller issue, Maingate was contacted. Due to the age of the equipment, there are no replacement parts available, and a controller had to be sourced from Ebay, however the secondhand part is not working well either.
- The Foundation has agreed to discuss the several enhancements the Island has requested so we can proceed with the Envera installment at the FH gate, upgrading the gate access systems for both.
- Finally, the Foundation is creating a Security Committee to consist of members from each neighborhood to address access, speeding and security throughout RW.

ii. Financial – Linda VanDillen reported for Tom McHugh

- Financial reports received through August 31.
- YTD spending is \$22,700 under budget
- Accounts running over budget:
  - Landscape is over \$9,800 due to inclusion of Islands ground maintenance for tracts 100 and 606, which will be included in the 2026 budget.
  - Electrical Maintenance is \$20,000 over budget, due to the number of repairs done this year. Will look at the charges operating vs special reserve.
  - Legal fees are \$20,000 over budget due to the sub association lawsuit, and collections.
  - Office expenses are \$15,00 over budget, due to several items including community mailings. Migrating to E-voting will save mailing money.

The Balance Sheet continues to look strong, cash balances are:

Operating Cash \$664,000

Reserve Cash \$2,681,000

John and Tom have worked on a revised budget for 2025, taking the actual spending through July and reprojecting the last 5 months of the year. The result of that

review indicates we could end the year with a loss of \$75,000. However, if we have no major storm events, we will run under budget on infrastructure spending, and this would offset the loss.

Eleven Homes have been referred to the lien process. The total dues that remain unpaid for 2025 is \$41,702,70. We continue to aggressively pursue collections of past dues from residents. Liens have been placed, and we are proceeding to the next phase on 11 of these homes, which is an intent to foreclose lien.

iii. Property Manager's Report: John Luchkowec reported:

**1. DWELLING LIVE**

a. Barcodes Issued YTD-300

**2. ARC APPLICATIONS**

a. Approved YTD -107 (33 roof replace, 8 pool cage, 7 driveway, 13 paint home ext. 15 window replace, 11 tree remove/replace, 11 (Generators, landscape, fence, etc.) 9 others.

**3. PROJECTS IN PROCESS/COMPLETED STATUS**

- a. Road Rejuvenation-Completed
- b. Clear drainage priority areas. Savannah Lakes Completed
- c. Install new Envera Gate Access Control System (Hardware, Software, Cameras), All Hardware. Software and Cameras Installed, Sept 17, 18, 19 Resident Transponders, October 1 target live.
- d. Install New RW Street Signage, paint all street posts/brackets. October 27<sup>th</sup> new project start date
- e. Upgrade Electrical Grid OTR Entrance completed.
- f. OTR Gatehouse Porticos Removal/New Roof. (Contract signed, survey completed/permitting in process.) Completion Target October 31<sup>st</sup>.
- g. Cancellation of Mainscape Contract /New Bloomings Contract 11/15/2025.
- h. Island Estates Roundabout Expansion, October 2025, Landmark Construction
- i. Currently reviewing Frontier and Spectrum Contracts
- j. 2026 Budget Formulation Underway.
- k. Repair Brick Pavers on Islands Bridge and repair Street Bricks on Islands Cul de sac. Scheduled for Sept. 23 and 24. Infinity Pavers is the contractor. Fort Hamer Gate will be closed to all entry/exit traffic on the 23<sup>rd</sup> from 8am-3pm for bridge paver repair.
- l. Contract signed with Bingle for Holiday Lighting at OTR entrance/Community Center.
- m. Continued Hardware/Software Issues with Fort Hamer Gate: Old Technology/End of Life Equipment no longer supported. Modernization of gate Hardware, Software and Cameras is critical to avoid potential security

breaches due to inferior equipment and major impact to gate attendants' ability to manage vehicle ingress/egress in accordance with post orders.

## II. New Business:

**A. Rental Policy Board Vote** – Linda VanDillen reported that after the August board meeting, the developer and his representative denied having spoken to any RW residents, and he has declined to put his agreement to the rental policy in writing. Linda VanDillen requested a motion to have a community vote. ***Dave Kelley made a motion to have a community vote to register an amendment (Section 3.27) with Manatee County that will add a rental/lease policy to Foundation Declarations, Robert Miller seconded the motion; all agreed, none opposed; the motion passed.***

**B. Golf Course Purchase** – Linda VanDillen reported that the offer for the purchase of the course from Justin Thomas was not accepted by Dr. Sedillo. Dr. Sedillo verified that and advised that there was another buyer who wants to purchase and update the course and requires no buy-in by the community.

## III. Old Business:

**A. Drainage Plan Update:** Linda VanDillen reported for Dennis Niemeyer that the drainage repairs continue. Bids for additional repairs to roads and drainage have been received and will be reviewed by Dennis upon his return. Keith Burton has been working with Dennis and answered specific questions from residents regarding the drainage work in Savannah Lakes and Creole Court, which is ongoing.

**B. Envera Project Update:** Linda Murphy reported that Envera Staff would be in the Community Center Wednesday through Friday to register residents and provide RFID tags for 2 cars per household. Next week, the Envera staff will return to instruct residents on the use of the MyEnvera app.

**C. Get Quorum-** Laura Schultz reported on the GetQuorum program, which provides solutions for E-Voting and in person, hybrid and virtual meetings. Having the majority of residents registered for E-voting will enable the board to revise declarations and guidelines and get them approved easily while saving mailing costs of approximately \$4,000 per mailing. The ability to have hybrid and virtual meetings allows for greater attendance and participation from residents. The cost for GetQuorum services is \$3,320/year. Linda VanDillen requested a motion to change from BeckerVote to GetQuorum. ***Laura Schultz made a motion to change to GetQuorum, Dave Kelley seconded the motion, all approved, none opposed; the motion passed.***

**D. Compliance View 360** – John Luchkowec reported that the board will be reviewing a program offered by AMI, Compliance View 360, which is coordinated with the Vantaca system and simplifies and organizes the inspection/compliance program. More details will be forthcoming.

**E. Volunteers Security Committee, Inspections and New Residents Committees-** Linda Murphy reported we are seeking volunteers for these committees. Will be sending out an email with descriptions.

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

When do the Holiday lights go up?

Dave Kelley reported they are installed in October for November 1 lighting and are taken down the week after New Years Day.

For the drainage work on Creole Ct, are they just clearing it or will they dig down and clear the ditch, remove the silt and take out the palm trees?

Keith Burton advised the scope of the work is still being defined.

Water from the golf course continues to flood back yards on Lakeside Circle. When will something be done? Linda VanDillen advised that the club is responsible for keeping the drainage ditches mowed so they can accumulate the runoff. Residents need to bring their concerns to club management.

A resident questioned why the HOA credit card was used to purchase supplies from Amazon. Details were given.

Is the drainage work in Savannah Lakes almost done? Are they cleaning the silt under the bridge to keep the drain flowing? Linda VanDillen advised that last year the drainage in the Villas was cleared and will connect with the Savannah lakes area. A drainage map is being created that will show all the projects and the work completed and in progress. Keith Burton advised that a quote is coming for the drainage path going towards the Islands. The weeds in the ditches on FH Road need to be cleaned up as well.

What is the update on the construction of the storage unit on FH Road. Was the roof raised by a foot? Linda VanDillen advised that Justin T. said he was keeping the trees. Keith Burton advised that the drainage from the storage unit area will go into pond #45 in the Hammocks and under Creole Ct and Chardonnay and into the Manatee.

Any updates on the Fort Hammer Development Project? John L. advised he connected progression of all of the projects going on, some of which (widening the bridge) are still not funded. Linda Murphy reported we are asking Manatee County to do a traffic calming study of Old Tampa Road, due to the increase in traffic, which will be even greater as the projects are completed. We are requesting a traffic light be installed outside of the Old Tampa Road entrance. We have engaged with the Kingsfield HOA to participate in our petition.

Updates on the lawsuit with the Islands? Linda VanDillen reported there was a zoom meeting with both attorneys and the judge, but no decision as yet.

**V. Adjournment:** Linda VanDillen requested a motion to adjourn. ***Robert Miller made a motion to adjourn the meeting, Dave Kelley seconded, all approved, none opposed; the meeting was adjourned at 8:02pm.***

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

APPROVED