

***River Wilderness of Bradenton Foundation, Inc.***  
***Professionally Managed by Advanced Management, Inc. of Southwest Florida***  
***www.amiwra.com***  
***Board Meeting***  
***of***  
***River Wilderness of Bradenton Foundation, INC.***  
***March 19, 2024***  
***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 by President, Linda VanDillen at 2:00 pm.
  - B. Certifying Quorum – Present: Linda VanDillen, Dan Salisbury, Linda Murphy, Don Desiderato, Dave Kelley, Jim Andries, Gregor Mehaffey
  - C. Identify Recorders – None.
  - D. Proof of Notice of Meeting was posted in accordance with State Statute (720.00)
  - E. Pledge of Allegiance
  - F. Approve Minutes of the February 20, 2024, Meeting: *Dave Kelley motioned to approve, seconded by Don Desiderato, all in favor, none opposed, Motion Passed*
  - G. Reports
    - 1. President – Linda Van Dillen reported on the Board Goals for 2024.
      - Procedures Manual – To document the methods and systems used to conduct the board’s work. To help with the transition of new board members.
      - Board Member Onboarding – Set of requirements for new board members to quickly bring them up to speed for their new board work.
      - Review/Revise our 40-year-old Declarations to update them as required based on current technology, population demographics and possible new HOA statutes being considered by the state legislature. Establish a comprehensive plan to get community support and required votes for updated declarations.
      - Complete collection of past due accounts.
      - Continue push to register residents for electronic voting and notification.

- A survey to the residents in RW to determine more about the families in our neighborhood and what type of community they would like us to be.
- Pursuit of our Reserve Study, which begins this month. As we discussed in detail at our February meeting, once we have the results, we will be able to set up a financial plan to implement the hard work our Roads Committee has done to set up the structural plan.
- Creation of a process by which Estoppel Requests and Deed Receipts are communicated to our Welcome/Communications Committees, Dwelling live, email database, etc. in a seamless manner.
- Redesign the RW website to meet new FL statutes for information and to also be more resident responsive.

There have recently been instances of residents entering and exiting the emergency gate at Creole Court utilizing a clicker device. Cameras will be installed at the emergency gate locations to capture the vehicle information for citation.

The Annual Meeting and Board Elections will be held on Tuesday, April 16, at 7:00 pm at the Club at River Wilderness. We need 10 volunteers to assist with sign in and vote count for this election. John Luchkowec will hold a training session prior to this evening to instruct all on their duties that evening. We have a signup sheet at the counter.

The candidates running for the 3 board positions are Chester Bullock, Velma McCuiston, Linda Murphy, Dennis Niemeyer and Linda VanDillen. A Meet the Candidate night will be held next Wednesday at 6:30 pm, here in the Community Center. Each candidate will have 10 minutes to share their goals for our community at this meeting.

Candidate information and ballots have been mailed. If you did not receive the mailing, please contact John Luchkowec.

In conclusion, it has been an honor to serve on this board, and I have learned so much over these past 2 years. I won't say it was easy but I was so glad that I got to know each of these members and all of you.

**2. Financial – Don Desiderato – Reserve Study Update**  
**AMI Transition** continues and we are fully transitioned.

- Continue to meet AMI transition manager (Shirley) and AP (Desiree) on day-to-day budget.
- Transition is going well; bills are being paid and continuing to collect our HOA fees.
- Reminder our Operating Accounts have been set up with a new bank South State Bank
- We have a nice process in place for invoice approval and proper coding.
- Continue our effort in managing collections, being led by Linda V

**Reserve accounts** have remained with our existing banks, as reported at the last meeting.

- **Operating accounts** are stable.
- Bills appear to be normal.
- Main concern at this point is an over-run-in legal fees, watching the spending closely.

**Monthly Management Reports.** We have yet to receive an MMR report from AMI; will set the tone for the rest of the year.

**Reserve Study.** On March 19th we will kick off our reserve study with Staebler Appraiser and Consulting. When we receive the final report, we will have a professional opinion on our component inventory, replacement cost per component, and recommended funding strategy.

Our **annual audit** is in process with Miller and Co. I have yet to receive an ETA on completion but expect it in the next 4 weeks.

Overall, we are moving forward nicely, but I anticipate it'll take through the first quarter until everything is settled.

- 3. Property Manager – John Luchkowec –** Reported all management systems are coming together. Contracts are being reviewed, and routine meetings are scheduled with service providers to assess progress. A total of 30 ARC requests have been processed since January. The ARC process is being reviewed in view of the new management system. John and Andrea Wastel have been working with Lake Doctors regarding the erosion issues on 3 lakes with significant erosion on lakes 21 & 51. The transition to Vantaca community management system will commence next month. The Boat/RV Storage Lot has 38 slots, 31 of which are filled. All registrations have been received, and there has been approximately \$38,000 in rental collected thus far. The grounds will be sprayed for bugs

and weed whacked soon. Improvements are expected due to the newly hired security guards.

II. Old Business

A. Dwelling Live Project – Linda Murphy reported that the board is working on purging and updating out of date, duplicate and erroneous data on the Dwelling Live portal. Going forward when a new resident requests a bar code, their Dwelling Live account will be set up on a dedicated laptop at the Community Center. All residents will be encouraged to upload the Dwelling Live mobile app to allow ease of updating guest and vendor lists. A general email will be sent to the community to request residents to confirm their current vehicles and bar codes, and with that information, we will purge all excess data. A group of volunteers will reach out to those residents we do not receive information from.

B. Lawsuit with the Islands Update – Linda V reported that the Islands board has requested a summary judgement on their requests for maintenance, repairs, reserves setting and payments. The Foundation has responded to the court, and we expect the judge will rule on this request in early May. If this summary judgement is declined, we anticipate the judge will then set a date for a trial.

III. New Business

Camera Assessment – Gregor Mehaffey reported there are 24 cameras located at the guard houses, emergency gates, bocce court, boat ramp. Half are not functional, not responding to monitors, having different & old technology. Breakthrough Technology could assess the cameras and technology for \$100/hour estimated at 10-12 hours. Dave Kelley suggested we requested other companies to bid as well. Dan Salisbury suggested Gregor and John should work to create an RFP for this project as soon as possible to also include the boat lot and Cypress Glen gate. Don Desiderato advised that this estimate work would need to be pulled from Special Projects. The current security communications budget is \$6,000. *Linda Van Dillen **moved** to obtain bids from three security companies to assess the current camera capability throughout RW, Dave Kelley **seconded**, all approved, none opposed, **motion passed**.*

IV. Property owner comments

Several residents asked questions regarding the lawsuit with the Islands, such as status, could the attorney provide a fact sheet of issues involved, what is tract 100 and what happens if we lose the suit. Linda VanDillen advised that we could not discuss any specific details as the suit is ongoing.

Q. What are we spending on legal?

A. Don Desiderato advised that he tracks the run rate per month for legal spending. Last year the \$60K budget had to be increased due to the lawsuit (44% of last year's budget). Will be able to project to year end by May.

Q. Who will be on the security committee.

A. Linda VanDillen advised she would like one representative from each of the associations on the committee.

Q. A resident commented that the community looked worse with the new landscaper.

A. John Luchkowec John noted down the issues raised and will discuss with Mainscape John advised 26 zones of irrigation are not functioning, which could be the reason for dying plants/bushes. Dave Kelley advised there are 19 zones in Savannah Lakes and 18 are not working. Mainscape will repair all irrigation before planting new flowers.

Q. A resident asked who was responsible for the Styrofoam cups, plastic bottles and other trash that he picks up every day coming from the golf course/cart barn.

A. This will be brought to the club management's attention.

Q. A resident asked if tee sheets are being sent to the guards from the pro shop.

A. Tee sheets are being sent and the printer has been repaired to receive them.

V. Adjournment – *Linda Van Dillen moved to adjourn the meeting, David Kelley seconded, all approved, none opposed, meeting adjourned at 3:45 pm.*

Respectfully submitted,

Linda L. Murphy, Board Secretary