

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

Of

River Wilderness of Bradenton Foundation, Inc.

Tuesday, August 20, 2024

2:00 pm

River Wilderness Community Center

Parrish, Florida

- 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. Certify Quorum – Present: Don Desiderato, David Kelley, Gregor Mehaffey, Linda Murphy, Dennis Niemeyer, Linda VanDillen. Also Present: AMI Property Manager, John Luchkowec
 - C. Identify Recorders – No recorders present
 - D. Proof of Notice of Meeting was posted in accordance with State Statute (720.000)
 - E. Pledge of Allegiance
 - F. Approval of Minutes of May 21, 2024, meeting: *David Kelley Motioned to approve, Seconded by Dennis Niemeyer, all in favor, none opposed; Motion Passed. Approval of Minutes of June 18, 2024, meeting: Dennis Niemeyer motioned to Approve, Seconded by David Kelley, all in favor, none opposed; Motion Passed.*
 - G. Guest Speaker: Manatee County Sheriff, Justin Warren, gave a presentation about the Crime Prevention Programs that are available to residents. He spoke about:
Combat Auto Theft (C.A.T.) Program – which provides identifying stickers for automobiles which allows law enforcement to stop and search the vehicle if found on the roads between 1 and 5 am.
Bicycle Registration Program – registers bikes with identifying information which could help if a bike is stolen
Lifeline Program – creates an emergency contact card for placement in homes that helps first responders to identify and reach your emergency contact when responding to an emergency. A sticker on your house window tells the first responder that you have an emergency contact card in your house.
Sheriff Warren will be in RW on Saturday, August 24, from 9am to 12noon at the Fitness Center parking lot to register cars and bikes and provide Lifeline cards for residents. There will also be a food truck on site from Killiks Kitchen serving breakfast food.

H. Reports

1. President - Linda VanDillen reported that work continues building the new website. One feature of the website will be to provide a resource guide for resident business owners as a possible source for residents who need services provided by those businesses.

We are in the process of updating our Documents including our Declarations, Bylaws and Articles of Incorporation which will be posted on the new website. Once we have completed all the updates, the community will vote on them.

Collections – Additional letters have been sent this past month to all delinquent accounts advising that failure to settle will result in the accounts being referred to Becker & Poliakoff for collections. Per Florida Statute, the HOA does have the right to notify the resident of the intent to foreclose on their home in case of nonpayment. The deficit of 77K in dues payments will put on hold some yearend projects until the funds have been collected.

2. Financials – Dennis Niemeyer reported that the audit of the 2023 financials was complete and accepted. The audit found that the financials for the year were acceptable and complied with standard accounting. Dennis Niemeyer reported that the number of delinquent assessments has been reduced from \$105K to \$77K. A third letter will be sent to these homeowners that a lien may be placed on the residence if the assessment and fees are not paid. It was stressed that these assessments must be paid by January for the HOA to meet their budgetary obligations. Linda VanDillen reported that continued nonpayment may result in turning off barcodes and access to the resident gate.

3. Property Manager Report – John Luchkowec reported:

Dwelling Live – 292 Barcodes issued YTD, Access Devices/Vehicles Deleted – 503 YTD

ARC Applications Processed 92 YTD, 91 Approved, 1 Denied

Projects Completed –

- Painting completed on Community Center, Entrance wrought iron Fences, Lamp Posts, both interior Guard Houses
- Partial replacement of cracked pipe leading from Community Center to sewer at entrance to Community Center
- Restored OTR Gate Access System – hardware, software, computers, controllers, dwelling live database, gate operator hardware(photo eye, software).

- Major repairs to FH Gate were completed by Maingate.
- Diseased Phoenix Sylvester Palm removed from entrance. Tested negative for fungal disease, tested for Fusarium Wilt & Ganoderma Rot.
- Lake Doctors repaired fountains at OTR Gate & Savannah Lakes
- Speed table on WBW removed due to wear and tear. Metal spikes could not be reinserted into rubber mat

Homeowner Violations Status – YTD 47, Violations Cured 41. Phase 2 inspections underway.

Landscape Maintenance Update –

- Irrigation Mapping due 8/31/24
- Savannah Lakes 19 Irrigation zones need mapping & operational plan/cost analysis
- Mainscape to be put on 60-day performance plan due to lack of weeding of flower beds, lack of weeding & maintenance at RV/Boat Storage

Security Update – We are currently evaluating other security companies due to lack of performance by Weiser Security in several areas (frequent turnover of guards, inconsistencies in adherence to post orders between shifts, lack of attention by Weiser management, narrow definition of responsibility & poor communication of site manager, lack of formal incident reporting to site General Manager)

AMI Transition to Vantaca Update – Resident & Account Payable portals are live. Many residents did not receive a portal letter from AMI, therefore new letters will be sent out. A financial data transition issue has been escalated to AMI President.

II. Old Business

A. Reserve Study Update – Dennis Niemeyer reported the Reserve Study has been received and will be posted. Results show our reserves are in line with budget. Linda VanDillen reported the community center was repainted earlier than scheduled as it was badly needed. The Sherwin-Williams protocol of sealing, caulking and painting was used, which guarantees to last 10 years.

B. Roads Plan Update – Dennis Niemeyer reported that we have contracted with an engineering company and have send 1 of 3 proposals received for road work to that company for review. Plans remain for LCR to be repaved asap, and we are also looking at drain installations, and speed bump/hump/table frequency and location for installation.

C. Dwelling Live Update – Linda Murphy reported that we are continuously synching the Dwelling Live database with the resident email database. Vehicle and barcode removals are ongoing, and soon a request will go out to the community to review each dwelling live account and remove any excess access devices or vehicles.

D. Lawsuit with the Islands – Linda VanDillen reported that a follow-up last week with our attorney indicates that there is still no judgement received on this case. The Foundation will continue to maintain the areas as indicated by our covenants.

E. Pickup Trucks/Driveways – Linda VanDillen reported that this was discussed in depth at our last meeting, including the information on the vote that occurred a few years ago regarding parking of trucks on driveways in RW. If anyone needs a repeat of that information, they can contact the board.

III. New Business

A. Resignation of Board Member – Linda Van Dillen reported that Jim Andries, resign as of August 1. All of us on the board and in our community are so grateful for all Jim has done and contributed to our neighborhood. He will be missed.

Jim's resignation has left an opening on the board. Tom McHugh has graciously agreed to join our Board to fill the Director vacancy. Tom has worked as a CPA and is interested in working with Dennis and potentially transitioning to the Treasurer position, and assisting with our Finance Committee. Anyone with accounting or financial experience and an interest in being on the Finance Committee, please contact John at manager.rw@amiwra.com. **Motion to vote Tom McHugh on the RW Board:** *Gregor Mehaffey motioned to accept Tom McHugh as a Director on the RW Board, Don Desiderato seconded, all in favor, none opposed; Motion Passed.*

B. Motions to Address: Linda VanDillen requested a motion to place the Landscaping Company, Mainscape, on a 60-day Notice due to the ongoing issues with weeding and lack of irrigation mapping as per their contract. We have contact one of the other companies that provided a bid, and they have verified they can begin services within 60 days if needed. *David Kelley made a motion to place Mainscape on a 60-day Notice, Don Desiderato seconded, all in favor, none opposed; Motion Passed.*

Linda VanDillen requested a motion to place the Gate Attendant company (Weiser) on a 60-day Notice regarding inconsistency of services, inability to staff, lack of follow-through by staff with post orders. *David Kelley made a motion to place Weiser on a*

*60-Day Notice, Don Desiderato **seconded**; all in favor, none opposed, **Motion Passed**.*

Linda VanDillen further reported that we have contacted one of the other companies who supplied a bid for security services, and they are able to step in within 60 days. This company can also provide input on appropriate cameras, and a more responsive database for resident use. Several of our gate attendants do provide good service, and we are hoping to encourage them to work with the new company.

This company also provides some additional upgrades:

- Cameras within gatehouse to monitor the attendant
- Infrared light that notifies the attendant that a car is approaching
- Laptop for the attendant to use for resident notification of guests if needed and for reports
- Regularly work with guards to test them on post orders
- Management familiarity with Dwelling Live system

Linda Van Dillen requested a motion to transfer gate attendant services to Pinnacle services. *Gregor Mehaffey **made a motion to transfer gate attendant services to Pinnacle Services, David Kelley **seconded**, all in favor, none opposed, **Motion Passed**.***

C. MRTA Update – Linda VanDillen reported that the Florida legislature passed a law in 2018 to update the process for HOAs to renew and preserve their covenants and restrictions under the Marketable Record Title Act after the initial 30-year term of a community.

Under the new law, at any time during the 30-year period following the effective date of the title for the covenants and restrictions of a community association, the association may preserve and protect those covenants and restrictions from extinguishment by following a more simplified filing procedure. The new statute requires the board to consider annually the impact of MRTA, even if the 30-year deadline is years away and regardless of whether a preservation notice has already been filed. The minutes of those meetings should reflect a discussion of the relevant dates and events relating to MRTA. The minutes of this meeting will reflect that discussion.

We last prepared a document and filed it with the Circuit Court on October 22, 2014. This was within the 30-year initial term. Because there are additional properties that have been added since this document was filed, we will be preparing an updated document to file with the Circuit Court and to be mailed out to all residents once it is completed.

D. Collection Protocol. Linda VanDillen reported the current Collection Notice protocol was reviewed. Linda VanDillen requested a motion to reaffirm the current Collection Notice Policy. *Linda Murphy made a **motion to reaffirm the current***

*Collection Notice Policy, Don Desiderato **seconded**, all in favor, none opposed, the Motion Passed.*

E. Linda VanDillen reported that the teen movie night was cancelled due to lack of signups. The Events Committee is looking for any suggestions for event ideas and/or volunteers to serve on the Events Committee.

F. Hurricane Debby – Linda VanDillen reported we experienced minimal flooding in streets or creeks. Creole Court had some flooding, but the water had abated the following day. Work continues on our drainage and swales and are beginning to see results. We will continue to budget for this work. If any resident knows of an area of the common property that is concerning, please email John with the details.

G. 2025 Board Meeting Calendar. The 2025 Board Meeting Schedule is similar to 2024, with evening (6:30pm) meetings to be scheduled in February, September and November, as well as the Annual Meeting at 7:00 pm in April. *Gregor Mehaffey **moved to accept the 2025 Board Meeting Schedule, Linda VanDillen **seconded**, all in favor, none opposed; the Motion Passed.***

H. Gate Holiday Schedule 2025 – Linda VanDillen reported 2 changes to the gate schedule. President's Day and Veterans Day have been removed as quiet days. Veterans Day will be honored as always with flags and bunting. The board would like to ask if any residents would like to oversee decorating for the holidays where we display our flags, armed forces banners and bunting. JoAnne Haseltine will ask her husband, Jim, if his veterans' group would like to take this on. The days that will remain as quiet days are: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas. *Dennis Niemeyer **made a motion to adopt the 2025 Holiday Gate Schedule, David Kelley **seconded**, all in favor, none opposed, the Motion Passed.***

I. ARC Committee – Linda Murphy reported that a new ARC Committee has been created, whose members are Nancy Crum, Robert Miller, Andrew Reynolds and Andrea Wastel, in addition to Linda Murphy and John Luchkowec. The ARC procedure and guidelines are being revised for simplification of use and more efficient process. The new guidelines will be voted on at the September board meeting.

J. Finance Committee/Investment Strategy – Linda VanDillen advised that the board will be tasking the Finance Committee to develop a procedure/investment strategy for foundation funds. This procedure will be reviewed at the September meeting.

K. Surge Suppression – Protection of Capital Assets - Linda VanDillen reported that Hammocks resident, Glen Plecner will be working with John to put together an estimate of needs for new bulbs out front and surge suppression equipment needs to protect our capital assets for our 2025 budget. This year we will place a TVSS(transient voltage surge suppressor) to protect the equipment at the OTR gate and will assess the Ft Hamer Gate as well.

IV. Property Owner Comments.

Have we been receiving tee sheets from the Club? John Luchkowec advised that we have been getting tee sheets and also any list of reservations for the dining room.

Biking through the community daily, a resident has observed an increase in cars and trucks in driveways and is wondering what is happening with this. Linda VanDillen advised that we took a grace period after July 1, when the new statutes became effective, however, our restrictions remain as is. We are unable to change our restrictions without a community vote, regardless of statutes. A vote for trucks in driveways occurred a few years ago, and the issue was voted down. If enough residents are in favor and want to revisit this, they can assemble a petition to the board to initiate another vote. As a reminder, a ballot vote costs approximately \$4,000 per.

What time is the CAT/Food Truck. 9-12 at Fitness Center Parking Lot.

Clarification was requested regarding the boundaries of Cypress Glen property vs. the Club.

V. Adjournment – *Don Desiderato moved to adjourn the meeting, David Kelley seconded, all approved, none opposed, the meeting adjourned at 4:11 pm.*

Respectfully submitted,
Linda L. Murphy, Board Secretary