

*River Wilderness of Bradenton Foundation, Inc.
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Board Meeting

Of

River Wilderness of Bradenton Foundation, Inc.

Tuesday, May 21, 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 2:00pm.
 - B. Certify Quorum – Present: Jim Andries, Don Desiderato, Dave Kelley, Gregor Mehaffey, Linda Murphy, Dennis Niemeyer, Linda VanDillen
 - C. Identify Recorders – Chester Bullock video recording.
 - D. Proof of Notice of Meeting was posted in accordance with state statute (720.000)
 - E. Pledge of Allegiance
 - F. Approve Minutes of the March 19, 2024, meeting: *Jim Andries motioned to approve, seconded by Dave Kelley, all in favor, none opposed; Motion Passed.*
 - G. Reports –
 - i. Linda VanDillen introduced Kim Bailey, CEO of F.E.L.T(Feeding Empty Little Tummies), to give a short presentation of the work FELT does to feed food insecure young children in Manatee County and to present to her the donation of \$1,983.33 that was donated by residents during the Community Cleanup Day. Kim spoke about the challenges FELT faces to feed the 1,900 children in need in Manatee County during the weekends during the school year, and more critically, during the summer when school is not in session. She suggested ways that River Wilderness could partner with FELT to help feed the children in need in Manatee County. The board will ask for volunteers to form a committee to coordinate these efforts.
 - ii. Financial – Dennis Niemeyer reported that a review of the March financial report indicates that we are tracking well on budget. He

has looked at the roads reserves as we await the results of the reserve study.

The account coding has been changed with the transition to AMI to coordinate with the correct accounts.

AMI has enacted a new process for approval of invoices which started this month.

A list of accounts has been identified that exceed \$250K (FDIC limit), for which we will need to decide to move banks or purchase government bonds.

John Luchkowec advised that we expect an update on the status of HOA dues collections by the end of this week.

Peter DiGirolamo asked about the status of the financial audit.

Linda VanDillen advised we are having an attorney collect the audit from RealManage, as we are still missing a few documents.

Don Desiderato asked John Luchkowec what process triggers the move of funds from reserves to operating accounts. John Luchkowec advised that all cash bank transfers are handled by AMI.

- iii. Property Manager – John Luchkowec reported the Community Cleanup Day was a great success. The overall vendor cost was \$4,345 which was covered by the sponsors of the event. Residents have requested that the event be repeated later this year. 181 Barcodes have been issued since January, and 11% of them have been for trucks. Total ARC requests received year to date is 54. The RV/Boat Storage lot has 1 open slot left, and so far, \$37,000 has been collected in rental fees. Compliance inspections have begun, focusing on landscaping and roofs on Wilderness Blvd E, Wilderness Blvd W and Little Country Road. 41 violation letters have been issued. The board purchased a pre-owned golf cart and 6 batteries for a total of \$3400 to enable ease of movement/access throughout the community as necessary.

II. Old Business

- A. Reserves Study and Road Plan Update – Dennis Niemeyer reported the reserves study is almost done. Over the past month he has been going over the work in progress, specifically focusing on the recommended roads plan from the Roads Committee. The Roads Committee has done a very good job in providing extensive evaluation of the road conditions

along with recommendations from the engineers and APS, a road repair company. Dennis and Don Desiderato have received recommendations and pricing from two other vendors, Gator and Landmark.

A 5-year schedule has been created to provide repair, rejuvenation, crack seal and/or paving (as determined by suggested plan) that is in synch with reserve funds available. As the work is completed an independent inspector will ensure that the work is in accordance with Florida DOT requirements. Don Desiderato reported that for each phase of the plan, a contingency fund will be built in to cover any unforeseen expenses.

Phase 1 of the plan to be completed in 2024 is the repaving of Little Country Road and the Wilderness Blvd entrance. Phase 2 of the plan to be completed in 2025 is the repaving of Lakeside Circle and Laurel Oak Lane. Phases 3-13 consist of crack fill and seal coat of the remaining roads in River Wilderness.

A question was raised about future use of speed bumps, and what the cost would be to replace the cement bumps located on Islands Estate Drive.

*Linda VanDillen requested a motion to adopt the 5-year Road Funding Plan, starting with Phase 1 in 2024 and Phase 2 in 2025 for a total of approximately \$800K. Dave Kelley made the **motion**, Jim Andries **seconded**. Gregor Mehaffey requested an **amendment** to the motion that Phase I indicate Little Country Road. Dave Kelley made the **amended motion**, Jim Andries seconded, all in favor, none opposed; the **amended motion passed**.*

- B. Dwelling Live Project, E-Voting, Communications/Welcome Committee- Linda Murphy reported that work continues to update, correct, and complete the resident contact information on Dwelling Live. Once we have completed this phase, we will launch the Dwelling Live clean-up efforts regarding vehicle and guest/vendor updates.

We have created a Communications/Welcome group consisting of representatives from all the associations in RW. We are working with AMI to create a comprehensive Move Out/Move In report to track exiting and new residents to enable us to have correct contact information.

We continue to work on our E-voting initiative, as it is the most convenient, efficient, and cost-effective way for residents to vote on important matters in the community.

- C. Islands Lawsuit Update – Linda VanDillen reported the judge has made no decision on the summary judgement after reading the documents from both parties. The judge has requested that each party submit a document

detailing what the summary judgement decision should be. The foundation is denying the summary judgement. Once the judge either modifies, or picks one of the orders, he will sign, and we will have the answer.

- D. Security Cameras – Gregor Mehaffey reported that there are cameras currently installed at the FH & OTR gate entries, Creole Court emergency gate entry, the RV/Boat Storage Lot. Half of the installed cameras are non-functional and many of those functional are in poor condition. Cameras are not installed at the Community Center, Cypress Glen emergency gate, Boat launch entry point or outside the community at the bus stop. John Luchkowec will review insurance policies to determine if rate reduction is available due to installation of upgraded security camera system.

Dave Kelley reported that due to the lack of working security cameras at the RV/Boat Storage Lot, the locks at the storage unit were broken and all of the landscape mulch, plus the military flags which are displayed at national holidays, plus miscellaneous equipment have been stolen. Camera assessment and bid for remedy have been requested from 2 companies, with only one response received. TEM Systems has recommended 36 cameras with new software and new monitoring systems for an approximate price of \$53K. At present this work is not budgeted, and additional equipment such as poles and wifi/solar will be needed. *Jim Andries made a motion to continue with the camera needs assessment and how they fit into 2024 budget, Dave Kelley seconded, all in favor, none opposed, motion passed.*

- E. Community Clean Up & Future Goals – Linda VanDillen reported that the Community Clean Up Day was very successful, with 3 containers being filled with broken furniture, old paint cans, tires and all kinds of junk of every description. Record amounts of documents were shredded and many neighborhood bikes got a much needed tune up. The fact that many of our vendors, plus Islands developer, Roy Premer, supported this event made it free to the community.

Board goals for community spruce up going forward:

Street signs, poles, mailboxes – Street by street wash, clean, paint

Engage community to identify all potential areas for cleanup/upgrade

Engage volunteers to create projects to involve younger residents over the summer

- F. Bingo at the Community Center is scheduled for June 11.

III. New Business

- A. Alternative to Dwelling Live – Linda VanDillen reported that the technical issues that we have experienced over the past few months have been resolved. TEM Systems has a software system that can benefit residents who have not uploaded the Dwelling Live mobile app. An overview of how this software would work:

Resident calls a designated number, and a message to the guard including the resident and vendor/visitor name is automatically provided to the guard without the resident having to speak to the guard.

Internet outages would not prevent the guard from accessing the messages.

Once the internet is restored, the message data is automatically loaded into the guard database.

The approximate cost for this service is \$21K. TEM Systems also provides gate maintenance. The board will review the potential benefits of utilizing TEM systems to enhance our gate procedures.

- B. New Landscape at Old Tampa entrance – John Luchkowec and Dave Kelley reported that the landscape at the OTR entrance was very tired looking, and many of the plantings were dead or dying. The front of gate section was relandscaped to give a streamlined, clean and elegant look. The cost was \$13,000.

The behind gate section of landscape is also in very bad shape including dying bushes and dead trees. Don Desiderato asked which budget account would cover the relandscape of the second portion. The savings from switching landscape companies, plus irrigation savings could be considered to cover the remaining landscape upgrade at the gate. *Dave Kelley made a **motion** to review the budget to determine sufficient funds Dennis Niemeyer **seconded** the motion. Gregor Mehaffey requested an **amendment** to the motion to spend up to \$15,000 if the budget supports the landscape upgrade. Linda VanDillen made the **amended motion**, Dave Kelley **seconded**, all approved, none opposed, the **amended motion passed**.*

- C. Book Club/Morning Yoga – Linda VanDillen reported that a small room currently not used for meetings or HOA business has been filled with a small couch and chairs, also not currently in use. This room has a door and would be suitable for a small group book club or discussion group. Residents may reserve the space by contacting John Luchkowec at manager.rw@amiwra.com.

Morning Yoga – A couple of residents inquired about using space at the Community Center to practice yoga. After research, the board determined that the best approach would be to offer yoga classes supervised by a certified yoga instructor. Classes would have to be held prior to office hours. We have located a yoga instructor and are gathering details re: cost per class, etc. This yoga instructor also has a class that specifically focuses on cancer patients and improving their range of movement after surgery and through treatment. An email will be sent to the community as soon as details are known.

IV. Property Owner Comments

1. P. DiGirolamo advised that regarding the RV/Boat Storage lot, the foundation is not responsible for any damage.
2. Regarding Yoga, a question was asked regarding residents signing a release from liability. Linda VanDillen advised that, yes, participants will be required to sign such a waiver.

V. Adjournment – *Dave Kelley motioned to adjourn the meeting, Gregor Mehaffey seconded, meeting was adjourned at 3:57pm.*

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