

The River Wilderness of Bradenton Foundation, Inc.
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**Board Meeting
Of
River Wilderness of Bradenton Foundation, Inc.
Tuesday, November 19, 2024
6:30 pm
River Wilderness Community Center
Parrish, Florida**

Meeting Minutes

- I. Meeting of the Board of River Wilderness of Bradenton Foundation, Inc.
- A. Call meeting to order – By President, Linda VanDillen at 6:33 pm.
- B. Certify Quorum – Present: Linda VanDillen, Linda Murphy, Gregor Mehaffey, Dennis Niemeyer. Absent – Tom McHugh, Dave Kelley, Property Manager – John Luchkowec.
- C. Identify Recorders – Chester Bullock
- D. Proof of Notice of meeting was posted in accordance with state statute (720.000)
- E. Pledge of Allegiance
- F. Approve Minutes of October 15, 2024, Board Meeting: *Dennis Niemeyer motioned to approve, Gregor Mehaffey seconded, all approved, none opposed, motioned passed.*
- G. Reports
1. President – Linda VanDillen-Review of 2024 Board goals accomplished
- Little Country Road Repaving – including installation/replacement of speedbumps
 - Reserve Study Completed which helped clarify goals for maintenance and replacement of reserve amounts
 - Transitioned to a new Management Company, AMI, a new Security Company, Pinnacle, and a new Landscaping Company, MainScape
 - Refurbished landscaping at entrance and behind gatehouse
 - Painted all fencing, lighting and signage a OTR entrance
 - Updated A/C and electrical panel in OTR gatehouse, replacing lightning damaged equipment
 - Set up maintenance contracts for A/C, gates, fountains at OTR & FH
 - Worked on a new website for the community
 - 2025 Lakes maintenance plan created

- Professional re-lighting and holiday lighting of OTR gate.
- Ongoing hurricane Milton cleanup, addressing prior drainage issues and proactive work on two drainage areas prior to 2025 hurricane season
- Maintenance to both gatehouses to upgrade workplace environment

2. Financials – Dennis Niemeyer reported that the October Financial Statements are posted on the Vantaca Portal.

The October financials show that we are under budget by \$127K which is 6.8% of the Year-to-Date budget.

There are three areas that account for this underrun. We have saved \$46K on our grounds maintenance contract. We have not spent any of the \$46K that was budgeted for Tract 100 because of the outstanding lawsuit. We have not spent \$38K of the infrastructure budget because of delays in finalizing the technical details of the gates and camera solutions.

We will have some additional expenses this year with tree removal, clean up and guard house maintenance which may partially offset this amount.

3. Property Manager Report – Linda Murphy reported for John Luchkowec

Dwelling Live Update: 374 Barcodes issued YTD;

655 Access Devices/Vehicles deleted YTD

ARC Applications: 131 Approved YTD (Applications approved last 30 days)

Projects Completed:

- OTR Entrance landscape lighting project completed by Presidential Electric
- Hurricane Milton cleanup of common areas completed by MainScape and new winter geraniums planted
- Holiday Decorations/Lighting completed by Blingle
- LCR Paving completed by Landmark Paving
- Reflective yellow painting on new speed bumps and additional signage installed by AMI Maintenance

Projects in Progress

- Replace dead landscape at Community Center
- Gatehouse maintenance (painting, ceiling fans, screen door, stucco work)
- Lake Doctors to replace timers with new digital timers on Fountains
- Curbing repairs on LCR
- Fence panel storm damage being replaced on Creole Court Emergency gate

Homeowner Violations Status

- 68 Violations Issued Phase 1 & 2
- 55 Violations Cured Phase 1 & 2 (Second Notice 11/25/24)
- Phase 3 inspections to start December 1

Landscape Maintenance/Hurricane Milton Update

- Common Grounds cleanup focus shifted to drainage/downed trees, 50K estimate
- Total RW storm cleanup by County, 60 truckloads, 3000 cubic yards
- Cost of Common area storm cleanup (to date) \$110.5K thru 11/15/24
- 2 MainScape crews operating on property, drainage blockage, downed trees
- County storm cleanup to date – 30,175 truckloads, 1,563,850 cubic yards

Gate Access Update/Dwelling Live Mobile Application

- New barrier arms installed at OTR gates
- New gate installed at FH Resident Exit Gate
- Continued issues with resident barrier arm at OTR gate
- Clicker use continues to cause interference with barrier arm operations
- Speed bump installed to slow traffic at OTR gate entrance
- Gatehouse portico hit twice by Amazon Delivery Vans

AMI Vantaca Update

- Owner's Portal active
- 2025 Assessment statements 11/25/24
- Financials thru October YTD completed/posted
- Focus on collections process and delinquencies

II. Old Business

- A. Roads Plan Update – Dennis Niemeyer reported that the paving of Little Country Road has been completed and we are very happy with the work crews that Landmark assigned to this project. They are the same crew as work on county roads, and we want to request them from Landmark Paving for future road work.

2025 Road work will include the Community Center Parking Lot, rejuvenation of the roads still requiring rejuvenation, plus work on the drainage issues at Lakeside Circle and Little Country Road.

CAS walked the drainage ditch where lots of trees were down due to the storm to determine the scope of work to clear the trees in advance of future storms. Dennis Niemeyer will create a list of drainage priorities.

- B. Dwelling Live Update – Linda Murphy reported that the resident use of the Dwelling Live mobile app has been growing. The app is the most convenient way to advise the guard gate of vendor and guest entry permission. The board continues to encourage all residents to get the mobile app and to contact John Luchkowec for help loading the app onto your phones.
- C. Lawsuit with the Islands – Linda VanDillen reported there are no updates as to the status of the lawsuit.
- D. New RW Website – Linda Murphy reported on the progress of the new community website. The foundation and association documents are in the process of being loaded, along with board contact information, meeting schedules, agendas and approved minutes. The goal of the new website is to provide an easier, more user-friendly source of community information for the residents.
A working version has been sent to board members for review and input. Once the site has all documents uploaded, the association boards will be given access to review and give input.
A section on the new website will contain information about resident owned businesses, as well as a section highlighting upcoming events in the community.

III. New Business

- A. Replacement Board Member – Linda VanDillen reported that Don Desiderato has resigned from the foundation board, as he has plans to run for the board of the Islands in December. We thank Don for his hard work, contributions and dedication to the board over the past two years.

Linda Murphy reported that the board has asked Robert Miller to replace Don on the board, and serve the remainder of his term, until April 2025. Robert has been an integral part of both the Compliance and ARC Committees. His goal on the board committees he has served on is to be fair and always balanced in his decision making. As such, Robert has been a valued member of both committees, and we look forward to working with him as a member of the board. Linda VanDillen requested a motion to approve the appointment of Robert Miller to replace Don Desiderato on the board; *Gregor*

motioned for Robert Miller to be appointed to the board, Dennis Niemeyer seconded, all approved, none opposed, the motion passed. Welcome, Robert!

- B.** ARC Protocols Reaffirmed – Linda Murphy reported that the ARC Guidelines have been updated to create an easier to read, user friendly and “one-stop” document that provides the residents with the links to the information they need when contemplating home or landscape updates. The new ARC Guidelines will be uploaded to the new website and will be hosted on the Vantaca Portal. *Dennis Niemeyer motioned to approve the new ARC Guidelines, Gregor Mehaffey seconded, all approved, none opposed; the motion passed*
- C.** Reserve Investment Policy – Linda VanDillen reviewed the Reserve Investment Policy, which outlines the criteria for board investment of reserve funds. Gregor Mehaffey requested a correction to the policy, to remove “bonds” as an option for investment due to the length of time required for maturity. Linda VanDillen removed the “bond” references in the policy, and the board was asked to vote on the policy as corrected. *Gregor Mehaffey motioned to approve the corrected Reserve Investment Policy, Dennis Niemeyer seconded, all approved, none opposed; the motion passed.*
- D.** 2025 Budget – Linda VanDillen reviewed the proposed 2025 budget that was sent to residents earlier this month. Items reviewed included increases in price for insurance and gate security, new surge protection technology for the guard houses and gates, and replacement of 2 palms in the OTR island. The Special Projects designation was explained as discretionary items such as repairs and upgrades to the Bocce courts, Holiday lighting, Community Day, which each will be discussed and voted on by the board prior to execution.
- Linda VanDillen requested a motion to approve the 2025 Budget as written; *Gregor Mehaffey motioned to approve, Dennis Niemeyer seconded, all approved, none opposed; the motion passed.*

IV. Property Owner Comments:

VM – Regarding the listing of RW resident businesses, what steps will board take to show that the businesses are not being recommended by the board to

avoid potential lawsuits. Linda VanDillen advised we will place a disclaimer to that fact on the website.

CB – What format will the listing of businesses take. Linda Murphy advised that residents could use their logos or business cards and will have a max of 200 words to describe their business.

V. Adjournment – Linda VanDillen requested a motion to adjourn the meeting. *Dennis Niemeyer motioned to adjourn, Gregor Mehaffey seconded, all approved, none opposed. The meeting was adjourned at 8:02 pm.*

Respectfully submitted,

Linda L. Murphy, Board Secretary

Approved