

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

Of

River Wilderness of Bradenton Foundation, Inc.

Tuesday, October 15, 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 Treasurer, Dennis Niemeyer at 2:00 pm
 - B. Certify Quorum – Present: Linda Murphy, Dennis Niemeyer, Tom McHugh, Linda VanDillen (via phone). Absent: Don Desiderato, Dave Kelley, Gregor Mehaffey. Also Present: AMI Property Manager, John Luchkowec
 - 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. Approval of Minutes of September 17, 2024, meeting with one correction: Line “Old Business – D. Dennis Niemeyer reported Tom McHugh reviewed with AMI brokerage group” This line removed. *Linda Murphy motioned to approve as corrected, Tom McHugh seconded, all in favor, none opposed; Motion Passed.*
 - G. Reports
 1. Treasurer – Dennis Niemeyer reported we have continued to clean up financial data from RealManage, while reviewing options for increasing our financial safety and yield of our HOA funds, researching our budget items, contracts, and insurance costs.

RW was fortunate to sustain minimal damage with Hurricane Helene, however, we are now facing the challenges of considerable damage and debris from Hurricane Milton.

Pinnacle, our new gate attendant company, has been seamlessly transitioned and has been working within our post orders. We will be adding to those post orders, including some quality assurance items to assess our attendants.

Mainscape has been addressing some areas and issues that have been overlooked. They are working closely with John to get these areas up to par. An additional crew has been brought in to focus specifically on storm debris.

Hurricane damage in preserves will be removed if it blocks flow of water, but otherwise it must remain in the preserve. Mantee County started debris pickup yesterday. Hurricane debris should be piled on the edge of lawns and not in the streets to avoid blocking roads and the change of clogging storm drains. Building debris should be separated from hurricane yard debris. Routine Wednesday yard debris pick up will continue.

2. Financials – Dennis Niemeyer reported we have not received the September financial report from AMI yet. Tom McHugh stated we are trying to coordinate the release of the financial reports with our board meeting dates. John Luchkowec advised that financial reports are due to us by the 15th of the month, however, we are working with the accountants to get the first few pages, or a snapshot of where we stand. Watching the budget run, we are under expense and over revenue.

3. Property Manager Report – John Luchkowec reported:

Dwelling Live Updates

- YTD 361 Barcodes Issued
- 623 Access Devices/Vehicles Deleted.
- ARC Applications Processed – YTD 102 Approved, 1 Pending

Maintenance Projects Completed –

- New Mini-Split AC system and new Electrical Panel and Surge Suppression System installed in OTR Gatehouse.
- Hurricane Milton Preparedness Plan executed by AMI Maintenance Team.
- Phase 2 Inspections completed; 21 new violations issued 9/26/24.
- Lake Doctors repaired Lake Fountains.
- Pressure washed heavily mildewed/mold sidewalks.
- Additional signage: speed bumps at IED & tree surround painted with reflective paint.

Homeowner Violations Status –

- 47 Phase 1 Violations issued.

- 47 Phase 1 Violations cured.
- 21 Phase 2 Violations issued on 9/26/24.
- Focus on dirty roofs, landscape and basketball hoops.

Landscape Maintenance/Hurricane Milton Update

- Common Grounds cleanup schedule established – 15-day timeline determined to complete total cleanup.
- 2 Mainscape Crews operating on the property.
- Emergency protocol, state of emergency in effect till 12/5.
- Estimated cost \$55-60K to be contained in 2024 budget.
- No damage to Community Center or Gate Houses, Security Access Systems, Hardware, Software or Cameras.

Pinnacle Security Services Contract Effective 9/30/24

- No additional cost impact to the 2024 budget.
- Retained 3 individuals from the previous vendor.
- Pinnacle Post Orders training completed.

AMI Vantaca Update

- Owner Portal is live.
- Accounts Payable process is functional.
- Financials in Vantaca are completed YTD through September.
- The focus is on Collections Process and Delinquencies. \$9K was collected. Bar codes will be suspended for those accounts which remain unpaid.
- Issues escalated to AMI are being addressed by accounting and RW Treasurer.

Projects In Process

- Phase 5 of the Landscape Renovation was delayed due to Milton. Presidential Lighting target completion end October.
- Working with Mainscape on design and plant selection for replacement of dead landscape at Community center. To be completed by 11/4/24.
- OTR entrance height bar removed. Sensor across entry road and alarm at OTR gatehouse to be reactivated by 10/31/24.

- Lakes maintenance and 2024 Projects Review/Action Plan with Lake Doctors.
- 2025 Budget being constructed. All vendor contracts/rates have been reviewed and we are currently formulating the 2025 assumptions and reserve contribution. The preliminary target date for completion is 10/31/24.
- Holiday Lighting will be installed by Blingle on 10/28/24.
- John L. and Tom M. are currently developing Investment Strategy with South State Bank VP, Milissa Spatafora, which was delayed due to Milton, but expected to be completed by October 23, 2024.

II. Old Business –

1. Roads Update – Dennis Niemeyer reported the milling & repaving of LCR is scheduled to commence on October 28, with the pavement company working from 7am to 7pm to minimize the time in the community. A detailed letter will be sent to residents advising the parking requirements while the surface is too wet to be driven on. Those who live in cul-de-sacs off LCR, will be advised of the surface schedule so that they can park elsewhere temporarily. Residents are asked to advise their vendors and service workers to park in their driveways and not on the road. Residents on LCR are asked to halt irrigation during the paving process. The roads can't get wet during the milling process. A question was raised regarding cracks observed on roads that were repaved last year. These are reflective cracks from the pavement underneath. John Luchkowec advised that if the hurricane debris hasn't been picked up by the scheduled paving date, we may need to reschedule.

2. Dwelling Live Update – Linda Murphy reported work continues to update resident dwelling live accounts to insure all resident current vendors and guests are included, as well as deleting all obsolete vehicles and vendors/guests. The new security company does not accept resident phone calls to add vendors to their list, as outlined in a recent letter to the community. If a vendor or guest is not on your list upon arrival at the gate, the gate attendant will call you to get permission for the vendor to enter the community

3. Lawsuit with the Islands Update – Linda Murphy reported no updates have been received.

III. New Business

1. Collection Protocol – Linda VanDillen reported that all delinquencies over 90 days have been referred to an attorney for collection. Those residents will lose their bar code entrance privileges and will not be able to vote in board elections until their delinquencies have been resolved.

2. Investment Strategy – Tom McHugh reported that South State Bank handles all bank accounts for the HOA. All funds are fully FDIC insured using IntraFi Cash services. We are in the process of closing all Centennial Bank accounts used by RealManage. We are planning to invest surplus case in money market accounts and CD's. Once the budget is finalized, we are going to prepare a cash flow analysis to get a good read on how much excess cash is available for investment and for how long. All investments must be 100% safe.

3. ARC Protocol Reaffirmed – The board vote on the approval of the revised ARC Guidelines has been tabled to the November meeting to give the board members a chance to review the guidelines.

4. Credit Card for HOA President – John Luchkowec reported that there is a necessity for the HOA President to have a procurement card to allow for needed purchases throughout the year. Examples of these types of purchases are renewal of GoDaddy domains, and purchase of items needed throughout the community, ie additional signage. The proposed limit on this procurement card is \$5,000. *Linda Murphy made a motion to **approve** the obtaining a procurement card for the HOA President, Tom McHugh **seconded**, all agreed, none opposed; **the motion passed.***

5. Bingo – The Bingo event scheduled for October 8, was cancelled due to the hurricane.

IV. Property Owner Comments –

Diana S. – Creek behind 11755 Laurel Oaks Lane lacked any landscape maintenance for 5 years. The County has come to examine the site. There is a bend in the creek that is filled with debris, clogging the drain and causing flooding. Linda V advised the new landscape company will be advised.

Chester B. requested information regarding how to submit ARC requests to the HOA. Linda Murphy reviewed the process. John Luchkowec advised that there are copies of ARC Request forms at the front desk for those residents who are having issues with internet after the storm.

Chester B. asked how we know we are getting accurate accounting of HOA funds. Dennis Niemeyer advised that we are confident in the information but were working to

correctly place the different accounts in their proper categories. Tom McHugh advised there may be some open issues but nothing of concern.

Rich M. reported on a meeting that concerned Manatee County residents attended with the Planning Committee regarding the proposed development on Fort Hamer Road, across from the Islands gate. The water issues that are occurring currently in RW will be considerably exacerbated with this increased development.

V. Adjournment – Linda Murphy made a motion to adjourn the meeting, Tom McHugh seconded; meeting was adjourned at 3:34pm.

Respectfully submitted,

Linda L. Murphy, HOA Board Secretary