

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

Of

River Wilderness of Bradenton Foundation, Inc.

Tuesday, September 17, 2024

6:30 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 Vice President, Don Desiderato at 6:30 pm
 - B. Certify Quorum – Present: Don Desiderato, Dave Kelley, Gregor Mehaffey, Linda Murphy, Dennis Niemeyer. Absent: Linda VanDillen, Tom McHugh
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 August 20, 2024, meeting: Dave Kelley **motioned** to approve, Dennis Niemey **seconded**, all in favor, none opposed;
Motion Passed.
 - G. Reports
 1. **Financial Update** – Dennis Niemeyer reported that the August Financial Statement has been received and indicates that we are following the budget well. A meeting was held with AMI accountants to review and resolve all the issues caused by the multiple transitions of management companies and operating systems. All discrepancies have been resolved satisfactorily, which should result in more timely receipts of reports such as the monthly financials and audit reports. The procedure specifics were reviewed, and we are assured that the process will go forward properly.
 2. **Property Manager Report** – John Luchkowec reported:
Dwelling Live – YTD 333 Barcodes issues & 598 Barcodes deleted
ARC Applications – YTD 100 Approved, 2 Pending
Maintenance Projects Completed – Painting of concrete speed bumps & tree surround on IED, using highly reflective paint. New signage installed at speedbumps. Potholes at FH Entrance and Community Center repaired. Repairs to FH Gate completed and reimbursable by vendor, Bishops Aluminum. New electric panel and

surge protection system installed at OTR Gatehouse, bringing electrical grid up to code.

Homeowner Violations (Roofs, landscape, parking) – YTD 47, Cured 44. Phase 2 inspections underway.

Landscape Maintenance – Bi-weekly meetings with Mainscape in conjunction with 60-day performance plan. Irrigation mapping & cost analysis for repair/upgrades to be completed by 9/30. Irrigation wetchecks continue resulting in replacement of bad valves and controllers. Mainscape adding resources to stay on top of weeding, including the RV/Boat Storage Lot. Ixoras and overgrowth of weeds were removed at Bald Cypress Entrance, replaced with sod.

Gate Security – Weiser Security Services contract has been terminated, effective 9/30. Pinnacle Security Services hired effective 10/1. The contract with Pinnacle was signed on 9/17, with the same monthly cost for the remainder of 2024. Pinnacle is interviewing and has hired 7 new gate guards so far.

AMI Vantaca – Owner email list is being updated to onboard residents to the Vantaca portal. Accounts Payable Process is functional. Financials in Vantaca has been completed TYD through August. Issues escalated to AMI are being addressed & a new accountant has been assigned to RW. We continue to work through our collections process to resolve delinquencies. 43 owners still delinquent for a total of \$79K, and final letters have been sent.

Projects in Progress – Final phase of revitalization project of OTR entrance, lighting replacement to bring up to code.

New Mini-Split A/C system replacement OTR Gatehouse.

OTR Entrance Height Bar Removal- Sensor at OTR entrance and alarm at gatehouse to be reactivated.

Lake Maintenance & 4th Q 2024 Projects – Lakes 1,11,15 erosion review and action plan with Lake Doctors/Mainscape. Additional signage on lakes and roads. Pressure washing sidewalks with heavy mildew/mold.

II. Old Business

- A. Reserve Study Update – Dennis Niemeyer reported the report provides good guidelines for financial planning for the big-ticket items in the future of our community.
- B. Roads – Dennis Niemeyer reported that CW3 engineering firm has reviewed our potential contract with Landmark for the road work on LCR. We expect to sign the contract this year, with work to commence based on Landmark's schedule.

- C. Island's Lawsuit. No updates at this point.
 - D. Investment Strategy-Dennis Niemeyer reported Tom McHugh reviewed with AMI brokerage group. We need FDIC insured instruments and surest products. Our reserve accounts total approximately \$2million that could be invested. John Luchkowec reported that our funds are in protected FDIC sweep accounts. Looking at the option of switching to a ladder effect product.
 - E. Website & Technology Infrastructure Update – Linda Murphy reported that the new website is nearing completion, with an estimated finish date of end September. At that time there will be a "soft" launch engaging some residents in a focus group to access and use the website and provide feedback. The firm launch date is end October.
Don Desiderato reported that the board will move to Microsoft 365 for emails and document storage. We will be utilizing the full suite of applications, including MicroTeam for instant messaging. Share Point will provide us with the ability to access all board official documents. This will enable us to much more easily transition between board members without having to download documents from our private laptops, etc.
- III. New Business-
- A. 2025 Budget Process – Don Desiderato reported the board will be following the same budget process as last year. Individual meetings will be held to discuss projects, contracts and reserves. The data is being populated into Vantaca to start creation of the budget document.
 - B. Lighting Update – Dave Kelley reported that a review by several electrical companies has shown that the landscape lighting at the OTR gate is in critical need of repair/replacement. John Luchkowec reported that 3 vendors were contacted, with Presidential Lighting being the only one that specializes in that type of lighting work. An estimate was given of \$20K to repair, replace and upgrade current lighting to code. *Dave Kelley made a motion to approve a \$22K expenditure to be part of a capital improvement project – Phase IV, to contract with Presidential Lighting to upgrade the landscape lighting grid at the OTR entrance, Gregor Mehaffey seconded, all approved, none opposed, the Motion Passed.*
- IV. Property Owner Comments –
- Q. Why are the palm trees not being replaced at the front entrance?
The board has investigated replacing the trees. They are expensive and it is very risky to plant a mature tree of that stature as the chances of it surviving a replant are unknown. The board will continue to investigate options.

Q. On LCR, it appears that violations are not being processed against dying landscaping, dirty driveways, parking. The street signs are crooked and need to be straightened. There is a sign at Cypress Glen that is blue and should be green, as all signs in RW. There is a white fence in Cypress Glen that has no bushes in front of it, making it an eyesore.

Violations are being processed in chunks and ongoing. The sign in blue is a county sign, and not covered by our declarations. The white fence was erected by the developer prior to the houses being built, so would be the developer's responsibility.

Q. Will the missing speed bumps be replaced?

Dennis Niemeyer advised once the paving is completed, new speed bumps will be installed having the same height, but 18" wide.

Q. Can we hand out 20mph speed reminder cards to all who come through the visitor gate at OTR? Board will investigate this.

Q. The lift station at Brookridge and WBW needs grass cut, as it is out of control. Will advise Mainscape.

Q. What is being done about a large sinkhole on the golf course behind property on WBW? The county advised the course that it was their responsibility to repair.

Q. Can we place some no trespassing signs to deter kids from other communities from coming into RW to fish.

- V.** Adjournment – *Dave Kelley* made a motion to adjourn the meeting, *Dennis Niemeyer* seconded, all approved, none opposed; *Don Desiderato* adjourned the meeting at 7:42 pm.

Respectfully submitted,
Linda L. Murphy, Board Secretary