

**River Wilderness of Bradenton Foundation, Inc.**  
**Minutes of Annual Meeting**  
**April 16, 2024**  
**7:00 pm**  
**The Club at River Wilderness**  
**2250 Wilderness Boulevard West**

**HOA Board Members Present:** Linda VanDillen, Dan Salisbury, Linda Murphy, Don Desiderato, David Kelley, Gregor Mehaffey, Jim Andries.

**Also Present:** John Luchkowec, Shirley Gallo, Tracy Goelz from Advanced Management Inc.

**President Linda VanDillen called the meeting to order at 7:00 pm and announced the ballot collection was closed and the ballot count would begin.**

**A. Proof of Notice:** Notice was posted, and two notices were mailed per state statute 720.000. Affidavits of both mailings were present.

**B. Determination of Quorum:** A quorum was determined to be present.

**C. Appointment of Election Tellers:** Linda VanDillen announced the names of the Election Committee as follows:

Greeter – Liz Kelly

Lobby Sign-In – Judy Aarnes, JoAnne Allen, Diane Shapiro, Andrea Wastel

Ballot Count Teams:

Team 1- Matt Newman-Outer Envelope, Diane Shapiro-Ballot Envelope, Rick Aarnes-Validate & Read Votes to Tabulator, Tom Warga-Tabulate/Record

Team 2 – Ann Burke-Outer Envelope, Andrea Wastel-Ballot Envelope, Bill Evans-Validate/Read, JoAnne Allen-Tabulate/Record

Team 3 – Brian Knerr-Outer Envelope, Judy Aarnes-Ballot Envelope, Cindy Evans-Validate/Read, Don Kelly-Tabulate/Record. John Luchkowec created this process and organized the teams. The teams along with John, Shirley Gallo & Tracy Goelz were able to process and count the ballots in a record 45 minutes. Linda Van Dillen thanked them for their hard and efficient work on behalf of the board and the community.

**D. Minutes of last Annual Meeting and Election (April 18, 2023).** *Linda VanDillen called for a motion to approve the minutes of the last Annual Meeting. Dan Salisbury **motioned** to approve; David Kelley **seconded**, all in favor, none opposed; **motioned passed**.*

**E. Old Business:** Gregor Mehaffey reported he is in the process of reviewing the community cameras with security cameras.

Dave Kelley reported that the guard houses and entrance columns will be painted in the same colors as the club house and fitness center to provide a cohesive palate to the community. The work is budgeted and will begin shortly.

Jim Andries reported on the issues with removing legacy oak and other canopy trees. There is resident concern regarding roots encroaching irrigation systems or driveway/lanai/house foundation. Prior to removal, a letter from an arborist or architectural engineering firm to confirm disease or foundation/irrigation damage is required, and a canopy tree must be planted in replacement. Regarding roof shingles, the ARC guides the type and design/color of shingles and suggests the 120/130 mph wind resistance but cannot mandate that.

Linda Murphy reported that we continue to update resident Dwelling Live accounts daily. The process for new residents requesting barcodes is to activate their account on site, and get their mobile app uploaded and activated at the same time. We will merge current Dwelling Live files with AMI billing accounts to determine what accounts are current and what needs to be purged. An email will be sent to residents requesting confirmation of their existing resident vehicles and barcodes. Volunteers will then reach out individually to residents to get updated information.

Dan Salisbury reported on the formation of the community security committee. The idea is to have all sub associations have input, but parameters of committee oversight need to be agreed upon. The committee will consist of members of each sub association, Dave Kelley and Linda VanDillen and will be chaired by John Luchkowec. If residents have issues or questions regarding security, they should contact their respective boards.

### **E. President's Report:**

Linda VanDillen reported on the board's goals for 2024-2025:

1. Creation of a Procedures Manual to document the duties of the various board positions as a guide and onboarding tool for new board members.
2. Documentation of policies, entrance codes and passwords for the technology and equipment at the community center and the guard gates and boat storage lot.
3. Aggressive pursuit of delinquent dues accounts.
4. Review and update RW declarations to bring current to present and in line with new statutes becoming law in July. Propose revisions to community and secure 2/3 vote for approval.
5. Survey the community to determine current demographics and resident suggestions for amenities, activities, and what type of community they would like to see here in RW.
6. Continue to push for resident approval for electronic voting and notification.
7. Redesign our website to meet new Florida statutes for information and to be more resident responsive.
8. The lake signs for fishing/catch and release and alligator warning have all be installed.
9. A Spruce Up Event for the community is scheduled for May 11. In addition to cleaning/painting mailboxes, we will clean up street signs and poles. A butterfly garden and river rock painting and installation is being planned for our RW kids. Two dumpsters, a shredder, food trucks and Bike-O-Rama will be present as well. More details to come.

Thank you to Dan Salisbury for stepping in this year to fill the Vice President vacancy. Dan has been instrumental in putting together RFPs for our landscaping, security, and HOA management needs. Dan decided to retire from the board this year and take his wife on some much-anticipated trips. Thank you so much for your service.

**E. Treasurer** – Don Desiderato reported that finances are now operating smoothly with bills being paid twice per month.

93.1% of total assessments have been collected.

6.9% (89 homeowners) are greater than 60 days past due (\$151,389.61), and these payments are being pursued by AMI.

2023 Audit. Our auditor is having issues getting financials from RealManage. In particular, the general ledger report, reserve fund balances and invoices/contracts that support reserve expenses, plus the check disbursement report.

The Staebler reserve study is underway. The current focus area is validating projected spend across a multi-phase repair strategy.

**F. Committees:** Linda VanDillen reported that many of our committee members are currently counting ballots, but she thanks the Roads, Beautification, Communication/Welcome, Events, Events Calendar/Bocce, Insurance, Finance Compliance and Lakes committees for all their hard work this year. These residents were willing to spend time making our community more inclusive and fun. They also provided invaluable research and oversight. Their input into board decisions was invaluable.

Going forward, the board is looking for additional residents to sign up for existing and new committees. There are sign up sheets for the following committees: Finance & Budget, Insurance, Events, Amenities, Retention Ponds, Beautification, Architectural Review, Communications/Welcome, Landscaping, Security/Cameras, Declaration Review/Revise/Update, E-Voting, Dwelling Live Update. We also welcome suggestions for other community committees.

**G. Property Manager Report** - Linda VanDillen reported on the following for John Luchkowec, who was monitoring the board election vote count:

**ARC** – year to date we have reviewed and approved 42 ARC requests. John is currently scheduling final project inspection with homeowners to close out their files over the next 30 days.

**DL** – We have issued 116 RW barcodes this year as of April 15, 2024. Currently there is a systemic issue with enabling the DL mobile app and have alerted the Frontsteps Technical Support team to resolve this issue. We do not have a solution yet, but we will continue to work with them to replicate the issues so we can resolve this issue for residents. We are also examining other Access Software given the lack of support experienced with Frontsteps.

**Transition to Vantaca Community Management Platform** -The transition to the new AMI Vantaca community management software platform has been delayed due to data transfer issues and new accounting system structure from the current Jenark system. We expect to go live in the May timeframe per AMI Executive Management.

**RV/Boat Storage Lot** – The RW Boat/RV Storage Lot is now fully occupied. Revenue derived is approximately \$34K. We have updated all the 2024 renter agreements and registration forms for each owner occupying a storage space.

**Landscaping Maintenance** – Mainscape began their Summer weekly schedule on April 1. Fertilization and herbicide treatments have begun for both turf and shrubs. Our large palm trees at the entrance will receive nutrient injections two times in 2024 to sustain their healthy growth and appearance.

Emphasis has been on our irrigation zones, valves, and sprinkler heads throughout the property. Challenges still exist with non-operational zones and wiring issues which are currently being investigated by the Mainscape irrigation experts.

Annual flowers have been planted throughout the property and the 2 small islands have received a makeover with new Maui Red Ixora plants and new cocoa mulch.

We are currently working with Mainscape on a complete

Redesign of the OTR entrance and do expect to move forward in the 2<sup>nd</sup> quarter to complete the project. In concert with the landscape redesign, we will be painting the Guardhouse, Pillars and RW sign at the OTR entrance. The paint pallet will match the Country Club colors. We expect this project to start within the next 30 days. Bids have been received and are currently being evaluated by the board.

**Maintenance Projects** – AMI Maintenance has completed several projects around the property including lake signage, painting the RW sign at Chin Road and repairing the sign lighting, repairs and upgrades to the OTR guardhouse, upgraded lighting and installation of new faucets at the Community Center and are currently working on painting the Savannah Lakes sign.

Our Community Center AC systems have been serviced and repaired (new ballast and UV lights) as well as a new Service Maintenance agreement which will extend the useful life of our equipment. Our AC equipment is 6 years old so we want to keep it well serviced to extend the life of the systems.

**Property Owner Comments/Questions:**

Q. How many sub associations are in RW? Why are there so many? Can we combine into one community & wouldn't that be more cost effective.

A. The different sub associations were created by the developer. They are River Wilderness, The Hammocks, The Villas, Cypress Glen, Brookridge and The Islands. A combination into one community would have to be voted on and agreed to by 2/3 of the residents.

Q. Can you give an update on the lawsuit?

A. May 2 is the due date for responses to the summary judgement request.

Q. Why are the fountains at OTR sometimes not working.

A. We believe an electric issue with tripping the fuse, which John can reset. Dan Salisbury reported that while fountains are lovely, they are a maintenance nightmare due to several issues such as vines getting sucked into the spray openings and algae clogs.

Q. Any updates on the playground.

A. Linda VanDillen reported that the playground is owned by the club. She has spoken to club management and advised that if they promise they will not demolish or move the playground due to building plans, we will try to clean up, repair and install rubber mulch. There are also insurance issues, plus the need for handicap access/use equipment to be installed.

Linda VanDillen spoke further regarding the board goals for the upcoming year: Survey to determine what the community wants. The playground may be a community priority based on survey results. Dan Salisbury encouraged everyone to complete the survey when it is issued, as it is the opportunity to create the environment you want to live in.

The Manual of Procedures will help solidify how the board works.

The revision of Declarations and Policies is long overdue and is mandated in many areas by new state statutes.

**Election Results:** At 7:51 pm Shirley Gallo, Tracy Goelz and John Luchkowec returned to the meeting with the election results. Board candidates elected are: Linda Murphy, Dennis Neimeyer, Linda VanDillen for a term of two years, ending in 2026. The Carry Over was approved by a vote of 183 yes to 5 no.

**Adjournment** – Linda VanDillen asked for a motion to adjourn the meeting. *Dan Salisbury moved, Jim Andries seconded, all approved, none opposed. The meeting was adjourned at 7:55pm.*

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