

***River Wilderness of Bradenton Foundation, Inc.
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***Board Meeting
of
River Wilderness of Bradenton Foundation, INC.
Tuesday November 18, 2025
6:30 PM***

***River Wilderness Community Center
Parrish, Florida***

Meeting

- I. Meeting of the Board of River Wilderness of Bradenton Foundation, Inc.
 - A. Call meeting to order-President, Linda VanDillen, at 6:30pm
 - B. Certify Quorum-Present: Robert Miller, Linda Murphy, Dennis Niemeyer, Laura Schultz, Linda VanDillen. Also Present: John Luchkowec, Property Manager. Absent: David Kelley, Tom McHugh
 - C. Identify Recorders: Chester Bullock
 - D. Proof of Notice of Meeting was posted in accordance with State Statute (720.00)
 - E. Pledge of Allegiance
 - F. Approve Minutes of October 21, 2025, Board Meeting ***Robert Miller made a motion to approved the Minutes of the October 21, 2025, board meeting, Dennis Niemeyer seconded the motion, all approved, none opposed; the motion was approved.***
 - G. Reports
 - i. President – Linda V

Before I talk to you all about this past month, I want to share with you all what I am thankful for. I am thankful for this hard-working board and HOA manager. John will share with you some numbers that will tell you about the quantity of work, but I want to share with you all the quality of the work. Each member of the board feels the responsibility of their position, and I wish to express my appreciation for this hard work that in many instances takes away from their family life. Thank you.

Two issues that the that the community needs to know about.

Issue #1 is Re: The Fort Hamer gates

As you know, the Islands sent a cease-and-desist letter to the Board demanding no construction of the gate, software and cameras at the Islands gate. We met with our attorneys and requested their opinion on our next steps. As the judge hearing the Islands lawsuit stated if the Foundation is responsible and pays for a specific item or service, then they should choose the service. With that information, we decided to send a letter to the Islands attorney stating this information, and our plan to begin installing the equipment, etc.

We then received an email from Don Desiderato, Island President:

*“We are in receipt of the recent correspondence from your legal counsel indicating an intent to proceed with installation of the Envera gate system at the Fort Hamer entrance. As previously communicated, our Association has issued a **cease and desist** regarding any such action. We have also completed our own security assessment and developed an **independent plan** for access control that best serves our community.*

We are not sure where you are deriving your information, as there are many inaccuracies, and we want to clarify our position.

Please be advised of the following:

1. Technology Decision

*The Envera system is **not consistent with the needs, standards, or expectations of our community**. We have already entered into an agreement for a more advanced and innovative gate system that is better suited for our residents and long-term security requirements. **We have notified Envera that they have been deselected** and will not be used for this project.*

2. No Financial Obligation to the Foundation

We are not requesting any financial participation from the Foundation for either installation or ongoing operation of our chosen system. This project will be fully funded and managed by our Association.

3. Private Property and Enforcement of Rights

*The Fort Hamer entrance and associated infrastructure are located on **private property under our jurisdiction**. Any attempt to enter, install equipment, or undertake work without our express authorization will be treated as a **violation of property rights**. We will pursue all legal remedies available and involve law enforcement as necessary to protect our property and enforce the cease and desist.*

Finally, we recognize that any updated access control system must accommodate all residents within the broader community. We will keep the Foundation fully informed of progress, implementation steps, and project timelines to ensure seamless and appropriate coordination.

It is important to note that on numerous occasions—including in our most recent email exchange—we have requested an in-person meeting to discuss our plans and coordinate appropriately. Each time, our offer to meet was dismissed, leaving us with no choice but to formalize our position in writing.

*Our counsel at Najmy Thompson will be issuing formal communication to further outline these matters. **In the strongest possible terms**, we are instructing the Foundation and its vendors to refrain from entering or conducting any activity on our property without explicit permission from The Islands Board HOA.”*

At present the Islands is also seeking in addition to maintenance, repair and replacement along Tract 100. Our attorney is contacting Najmy Thompson to express our concerns. The Foundation's goal was to upgrade to an integrated security system at both gates. I will read to you the information that has been shared with the Islands on several occasions:

*"Don,
I heard a disturbing rumor yesterday and I thought I should verify it with you. I heard that you are planning to put together your own contract for the Ft Hamer gate. In the judgement from the judge it was verified, and we have never disputed, that we were responsible for the costs of providing the gate access service at this gate. Also in this judgement it was stated that as the paying party, we would rightly be the choosing party for the service.*

Having both gates on the same service paid for by the Foundation seems to only make sense. Many if not most of the Islands residents have come in and obtained RFID tags at this time. We have the funds set aside to begin the construction work at the Islands gates.

I hope you will recall the following from your time on the board and at the meetings from when you transitioned to your new board:

- 1. Robert and Gregor were the board members who performed the research for a new vendor over a timeframe of two years.*
- 2. You were on this board at the time and voiced no concerns or suggestions to modify this research.*
- 3. We had finally received what we believed were viable options and bids right around the time you were elected to the new board. Once you transitioned to the new Islands board, we immediately set up a meeting invitation for you, Rob, and your HOA manager to make the decision together as to whom we would go with for gate access equipment, software and cameras. We believe an integrated system is the best option. You did not attend but both Rob and your manager were involved in the decision to go with Envera.*
- 4. You requested an additional meeting to go over the information as you did not attend. We did so.*
- 5. We scheduled an additional meeting to again review the proposal with Envera staff to review the entire system, database considerations and how to sign the contract.*
- 6. We clarified your HOA manager would have full unrestricted access to the data, as would our manager. You wanted it to be a different person. We agreed to that with the same stipulation that is held over Foundation board members who assist with the data, i.e., strict confidentiality.*
- 7. You wanted to co-sign the contract. Envera stated they were unable to have you sign the contract as you held no financial responsibility. Your previous board agreed to this with previous security contracts.*
- 8. We offered for you to put together a memorandum of understanding that both parties could sign as to how the process would work between the Foundation and the*

Association. We agreed to sign this mutually acceptable agreement. We have already demonstrated that we do not interfere with your unique processes at the FH gate.

9. We also agreed to take on the gates installed by the Islands that were not functioning correctly.

10. We agreed to work on a solution to the resident gates at the same time, and also see what could be done on the roundabout to increase adherence.

11. We have provided RFID tags to all residents from the community.

12. At present we are continuing to purchase bar codes and sell them to the community to provide access to the FH gate. This is obviously extra effort on the Foundation's part.

13. We continue to pay for the database for the FH gate, which creates double payments for databases and double maintenance. We are not sure how long it would be considered reasonable to do this when a fully functional system is already available.

14. We would be also updating all equipment in the gatehouse, three controllers for the gates and providing state-of-the-art cameras for this area.

15. We have held numerous meetings with your brand-new board to make sure you have all the information and have the ability to collaborate as much as anyone can as you install new tech equipment.

16. Parts for the current FH gates are not being made anymore, and we actually had to look on eBay for used parts. Use of the Envera system can resolve this issue.

17. We do not own this database; we only use the database and you would have the same capability as we do.

The new database is very sophisticated and will provide a myriad of information that we are just learning, and this would be a really great time for your security board member or HOA manager to sit with us as we continue to distribute tags and learn the nuances of the system.

We again request that you and your board lift the cease-and-desist order so we can install this new system at both gates. Remember the data and cameras are all connected to one system with both boards having access and control over processes that are pertinent to their communities.

Is there anything else that I have forgotten? The Foundation is trying to do what is best for the whole community. I know it would mean a lot to your residents as when they come in to get their RFID tags, they are puzzled as to why we are not installing this system at both gates. They sometimes believe the Foundation is not willing to spend on services at their gate. They also express frustration when the FH gates are not working.

As a side note, if and when the county begins construction on FH road, I believe it will be even more necessary to get this work done, as the traffic will be much more congested, and the drivers attempting a shortcut through RW will accelerate. We will want gates that are functional and ready to screen the people attempting entry.

Can we get an answer this week? We really need to get back in line with construction. The good news is we will have hopefully worked out any kinks at the front gate first. I look forward to hearing from you."

Issue #2 is politeness and consideration when communicating with and about the Board.

Obviously this is a free country and you can write what you want on Facebook. I don't look at the resident page daily, so it is not an effective method of communication with the Board. At times, residents will contact me and say, did you see what someone wrote on Facebook RW page? I will go and look, and I have to admit some of the items are pretty mean and without basis. But again, that is your right, I suppose, to let loose with your complaints. But I do want you to know, the board only acts on official communication, be it in person or be it via HOA email address. We are not going to litigate complaints on Facebook.

Two examples of rude emails received:

*Where is John? IS he on a world-wide cruise? At 2 hours per day, he has to be working 3 other jobs and making \$400k per year.
What a guy!*

You need to understand not everyone uses email. WAKE UP and get out in the field and talk to people. You are just making more people angry at the RW HOA Board. Get our 100k a year supposed on-sight manager to show up for work more than one day a week. Quit worrying about mailboxes and get out where the people are. Get her heads out of your a??es!

So, a few things I want to emphasize from the above items:

1. The Islands board assisted in choosing Envera
2. The Islands board, through their HOA manager, would have full access to the Envera database.
3. The Foundation has no responsibility to answer emails that are rude.
4. I have reviewed salaries and staffing for a community of our size, usually there is at least an admin or a second HOA manager assistant. Salaries are over \$100K. up to \$150K. Our previous HOA Manager made about \$70K, plus benefits. John does not take benefits, and this board feels that John, with his experience and the amount of work that he does is integral to the planning and work done to accomplish the updates to our community.

Because our new system has a robust camera system, we can review any issues regarding the gates to determine the root cause of the mishap. We have had 3 issues so far.

One was a bike rider who lifted the gate on the exit side to get through. (We will be adding an exit path for bikes and pedestrians.) We also had 3 complaints re: the gate hitting the top of the car. (Upon review, it was noted that in both instances the car sidled up to the entering car and attempted to enter without waiting for the gate to read the

RFID tag.) It is essential we wait for the gate to go down after each car. We will also be looking at a charge to go out and reset the gates after such incidents.

The 2026 Board Meeting Schedule and the 2026 Holiday/Gate Schedule are enclosed for your review and voting for approval. ***Laura Schultz made a motion to approve the 2026 HOA Board Meeting Schedule, Robert Miller seconded the motion, all approved, none opposed; the motion was approved. Dennis Niemeyer made a motion to approve the 2026 Holiday/Gate Schedule, Laura Schultz seconded the motion, all approved, none opposed; the motion was approved.***

On a final note, the Knudsen's have requested the ability to hold a block party at their home on Dec 1 from 6-8 PM. It was a pretty big success last year, with carolers, unveiling the lights, and a visit from Santa. They will be notifying their neighbors and have volunteers to redirect drivers to the Hammocks during this time, to make the road safe during this time for the littles.

ii. Financial – Linda VanDillen for Tom McHugh

We have received the AMI Financial reports for the month of October, 2025. Year to date spending is \$8,692 under budget.

However, there are accounts that are running over budget.

1. Grounds Contract is over by \$16,514 due to the foundation taking over ground maintenance in Rive Isle for tracts 100 and 606. This is an ongoing expense and is included in the 2026 Budget.
2. Gate Maintenance is \$18,632 over budget. This overage is mainly due to the new Envera Services Agreement for the maintenance of the new gates, software and cameras. This expense has been captured in the 2026 budget offset by the reduction of OTR Security Gatehouse 3rd shift operations going to virtual gate attendant (Kiosk). John Luchkowec advised the Envera costs will be offset by this change within 3 years.
3. Legal Fees are \$30,032 over budget. Most of this is related to lawsuits initiated by Rive Isle Association, two residents who are not following the Declarations, and with A/R collection fees for lien/foreclosure filings (will be reimbursed eventually when property is sold).
4. Office Expenses are \$13,804 over budget. Main contributor to overage is Community Mailers. Savings could be realized in 2026 with Get Quorum as we migrate to community wide electronic communication and voting.
5. On the plus side, several expenses are under budget. Insurance (20k), Infrastructure (67k), Electricity (7k) and Lake repairs (8k).

The Balance Sheet continues to look positive; cash balances are as follows:

Operating Cash \$383,614
Reserve Cash \$2,446,965

A/R Balance \$42,910 (All collections have progressed to the foreclosure stage by Becker Law Group).

Net Income YTD \$138,031

Tom and John are currently reviewing Special Projects, Infrastructure and Grounds operating expenses to ensure they have been recorded correctly in the ledger with regard to a reserve item or operating expense. Reclassifications of expense will be made if warranted. We are currently running 67k under the infrastructure budget YTD with an additional \$20k possible underrun by year end (87k). Tom and I will monitor the spending for the balance of 2025 and all major projects/spending being considered must be reviewed and approved by the Treasurer/President.

We are also reviewing our Reserve Investment Strategy for 2026. They have a Future meeting with Chris Rankin (SouthState Investment Advisor) to determine if we remain with Treasuries or move to a CD strategy. Post review with Chris we will formulate our 2026 Investment approach and review with the board.

iii. Property Manager – John Luchkowec reported:

ENVERA RFID Stickers

RFID stickers issued to date per Envera Report: 1587

ARC APPLICATIONS

Approved YTD -130 (36 roof replace, 9 pool cage, 8 driveway, 18 paint home exterior, 22 window replacements, 14 trees removed/replaced, 15 (Generators, landscape, fences, doors, shutters.) 8 other.

PROJECTS IN PROCESS/COMPLETED STATUS

- Distribution of Envera RFID stickers and Resident boarding onto MyEnvera App being facilitated by Board Members, Linda Murphy, Linda VanDillen at Front Desk.
- Continued Clearing Drainage priority areas. (SLD North along WBW, Brookridge, up to Chin Rd/OTR).
- Installed new Envera Gate Access Control System at OTR gate (Hardware, Software, Cameras (Entrance, Community Center Parking Lot, Community Center Interior, Emergency Gates, Boat Storage Lot/IED Intersection/Bocce area).
- Installed New RW Street Signage, painted all street posts/brackets and installed new signs
- Holiday Lighting installed by Blingle at OTR Entrance, Gatehouse and Community Center.
- OTR Gatehouse Porticos Removal/New Roof. (Engineering/Architecture Plans submitted to Manatee County for Permit. Target Completion January 20, 2026.
- New Landscape Company Bloomings started November 1, 2025. (240 hours Cleanup on WBW to SLD/IED) per Contract.
- Island Estates Roundabout reconstruction completed by Landmark.
- Currently reviewing Frontier and Spectrum Contracts
- 2026 Proposed Operating and Reserve Budget completed. Mailed to Owners on 10/31/25.

- Repaired Brick Pavers on Islands Bridge (Gatehouse) and Cul de sac. Electrical repairs were completed at FT. Hamer entrance and gatehouse. Metal exit gate was repaired/rewelded by Maingate on Ft. Hamer gate visitor exit caused by contractor damage.
- Signed contract with Get Quorum(E-Voting) and AMI Compliance 360(Inspections)
- Continued aggressive action of Collections of Delinquent Owner Assessments (10) with Becker Law Group. Attorney has filed foreclosure notices on these owners.
- Completed clean up and relocated brick pavers at Boat Storage Lot to add more spaces.
- Completed exterior repairs to Boat Lot Storage Building/added portable AC to climate control new internet and camera equipment. Added new anti-theft locking mechanism.
- Applying Solar Vision Window Tinting to the 2 large windows in the Community Center 12/10/25.
- Red and White Geraniums ordered by Bloomings for winter color changeout.
- Letter and Registration forms emailed to all current Boat/RV Storage occupants with new 2026 fees. 2026 Boat/RV annual fee due January 1, 2026.

PROJECTS PLANNED/UNDER CONSIDERATION* (ACQUIRING QUOTES)

- Construct sidewalk at OTR Exit Gate to accommodate bicycles, scooters etc.
- Sidewalk repairs/power washing common areas.
- Lake Erosion repairs on priority lakes
- Vinyl Fencing around Lift Station on WBE
- Replace 21 dead viburnum bushes on WBW from Maintenance Entrance to Golf Club property line.
- Paver walkway from WBW to Bocce Court (labor only)
- Clean up Old Tampa Rd. Frontage/Add lighting on sidewalk.
- Paint Community Center interior and install new flooring.

Note: Projects Planned/Under consideration for 2025 only if budget dollars become available. Otherwise, it would roll over to 2026 projects with business case justification and board approval.

ISSUES/CONCERNS:

- Modernization of FT. Hamer Gate is still held in abeyance. Aggressive actions are being taken by Foundation attorneys.
- Outcome of next phase of Litigation and Summary Judgement on Islands Repair/Replace items and the financial impact of such court order on the Foundation.

- Residents who have not signed up for the MyEnvera App is major focus to ensure the gatehouse attendant has resident information for proper credentialed access.
- Residents tailgating at the entrance/exit gates.

II. New Business

A. Discussion of proposed budget – Vote to approve budget

The 2026 contribution to the Replacement Fund (Reserves) will be set at \$695,118, an increase of \$49,574 (7.7%), with 92% of these funds directed toward roads and infrastructure improvements. The HOA Board believes that the Replacement Fund (Reserves) is sufficiently funded to support ongoing scheduled capital investments in road repairs and repaving, drainage, lake erosion mitigation, improvements to grounds and infrastructure, community structures, and security systems. These reserves are designed to enable the HOA to carry out a multi-year road plan for the entire community, including all sub-associations and an infrastructure and drainage plan for all common areas for which the Foundation is responsible.

The Operating Budget for 2026 is set to increase by \$28,958 (5.1%) compared to the 2025 budget, bringing the total to \$1,615,926.

Property Owner Questions re the Budget:

Why the increase in HOA Onsite Office & Admin? John L. Advised that of the \$31K increase, 66% is for mailings, which will be gone in 2026 when we are integrated with GetQuorum. Property Management increase of \$8K is processing fee.

Were any dues fines collected? Linda VanDillen advised this is in final steps with attorneys.

What maintenance are we responsible for in the Islands? Tract 100 and 606, including roads, gates, and gate house/gates.

Will we hit the 2025 Budget? John L. advised we will have a surplus of approximately \$25K

Income, Sales and Property tax-\$7K vs \$17K. John L. advised 2024 taxes were \$17K, therefore, we budgeted for a similar amount in 2026.

What does maintenance of the gates consist of? Hardware, machinery to physically open & close, software integrated between residents and gate house for access, increase in cameras throughout the community.

Does Income include Islands dues? Yes, it is included, not separated.

What is spent on maintenance of Boat/RV Storage? John L. advised the costs are included in grounds maintenance.

Again, the proposed total annual unit assessment for 2026 is \$2,452.50.

Homeowners will receive a single annual assessment statement in early December 2025, with payment due by January 1, 2026. Homeowners who have not yet set up a Vantaca account are encouraged to do so at <https://home.amiwra.com/login>. After registering, you can set up online billing for convenient and timely online payments.

Linda VanDillen requested a motion to approve the 2026 Budget. ***Laura Schultz made a motion to approve the 2026 Budget, Dennis Niemeyer seconded the motion, all approved, none opposed; the motion was approved.***

B. Drainage, Paving & Retention Pond Update – Dennis Niemeyer reported:

Ponds

Pond bank restoration and riprap is in process on ponds 19 and 24.

Paving

Getting bids to repave Boulevard West, Oak Ridge D. and 2 "repair areas". One repair is on Lakeside Circle and the other on Boulevard East. One repair may be a full-deep repair. Bids have been requested from 4 companies.

A consolidated list of all roads and their paving history has been prepared. This will be a living document to be kept up to date to help with future planning.

Drainage

The central drainage channel is essentially complete except for the part in the golf course.

We will continue working on the Eastern drainage. The low area behind the intersection of Woodland Fern and Little Country (behind 3522 Little Country frequently floods. This area will be surveyed and swales cut across the flat area to drain the water into the adjacent wetlands.

A resident of River Woods filed a complaint with the county regarding the work we are doing on the drainage. We have met with the county inspector and a SWFWMD representative. CAS, one of the companies working on drainage, received permission from SWFWMD. The strip of land that separates River Wilderness from River Woods is partially owned by the HOA. The drainage ditch is completely on the River Woods residents' property. We have stopped work in this area pending conversations with SWFWMD. We will continue at Brookridge and continue north. In Brookridge we will be working from the opposite side of the ditch.

We still must explore the drainage path behind the North portion of Boulevard West. (3505 to 3721)

C. Sidewalks in Community – Vote to approve upcoming repairs

PSSC has previously completed two sidewalk repair projects for River Wilderness, most recently in June of 2023. PSSC removed a total of 760 hazards while **saving the**

community an estimated \$150,447 compared to demolition and replacement across both projects. This assessment details 461 hazards.

Dave Kelley directed PSSC to identify and price all changes in level measuring 1/4" to 2" in height that our company can repair on the sidewalks throughout the entire community, including The Islands. **Some panels in the community have now been repaired several times, sustaining the existing sidewalk infrastructure for many additional years. By using the PSSC method, the River Wilderness Master Association has diminished the need for on-going costly demolition and replacement of these panels. Bid: If signed by 12/26/25, \$50,646.00. Robert Miller made a motion to move forward with the sidewalks project at a cost of approximately \$51k, Dennis Niemeyer seconded the motion, all approved, none opposed; the motion was approved.**

III. Old Business

- A. Envera Project Update – Linda Murphy reported that we have distributed approximately 1,600 RFID tags throughout the entire community.

Our focus now is to get all residents registered & using the MyEnvera app or site. It is very important that guests and vendors are listed so that the guards can do an efficient job with gate access. We have sent a community email soliciting feedback from any residents needing assistance and we have responded to approximately 100 more residents to help with their access so far.

As we approach almost 2 months of “live” gate access with Envera, we are addressing issues and “glitches” as they arise. If a guard calls you to tell you a vendor or guest is present, and that person is on your My Envera list, please immediately email the board with name of guest and date of incident. This will help Envera pinpoint and correct the issue. All the resident guests and vendors that are on their list should be visible to the guard at the gate.

- B. E-Voting Update – Laura Schultz reported that out of 929 homes, we have received 593 consents for E voting and notification, approximately 54%. The goal is to reach 100% by year end. In 2026 we will be using Get Quorum for E-voting and notification, allowing us easier revision and acceptance of declarations, providing surveys to measure resident interests and concerns, and virtual access to board meetings.

IV. Property owner comments:

Q. Does the Foundation ARC Committee hold meetings structured similar to board meetings with specified notification and resident attendance allowed. Linda Murphy advised the Foundation ARC Committee does not meet. ARC requests are circulated to each committee member, reviewed and discussed via email as necessary and

approval from each member sent to chair via email. The Foundation ARC Committee's goal is review within 48-72 hours.

Q. Why does the Foundation not give the Islands irrevocable access to the Envera database. Linda VanDillen advised that the database belongs to Envera and no one has irrevocable access. This has been reviewed multiple times in multiple meetings but remains unresolved.

Cindy Krimbel advised of a collection effort for Feeding Empty Little Tum mies throughout River Wilderness. Collection locations will be the Community Center, the Fitness Center and Pro Shop. Linda Murphy will send out an email to the community.

Q. How does the Foundation collaborate with the sub associations? John Luchkowec advised that he and some Foundation board members meet with and consult with sub association board members on many issues throughout the year. The resident advised that there was a new Cypress Glen board voted in yesterday. We will reach out to obtain updated list of board members and contact information for the website.

Q. What constitutes the increase in office expenses on the budget? John Luchkowec advised that there are 8-10 bullet points on the budget, including postage and mailings that contribute to the increase. Of the \$31K, 66% is mailings.

Q. Have any fines for overdue dues been collected? Linda VanDillen reported that all fines are in the final stages of collections with attorneys.

Q. Why are we repairing roads and bricks in the Islands? John Luchkowec advised that the Foundation is responsible for the roads and 12 feet on either side from the middle of the roads, maintenance and repair.

Q. What constitutes the cost of the gate system and it's maintenance. John Luchkowec advised that it covers all the new equipment, plus maintenance of that equipment plus new hardware and software.

Q. Do the Islands residents feel they are a part of River Wilderness? An Island resident present answered yes, because they pay dues to the Foundation.

V. Adjournment- Linda VanDillen asked for a motion to adjourn. ***Robert Miller made a motion to adjourn, Laura Schultz seconded the motion, all approved, none opposed; the meeting was adjourned at 8:09pm.***

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