

Special Meeting July 28, 2025 Summary Notes

Drainage Issues/Proposals- Dennis Niemeyer reported on the 3 main drainage paths that are being tracked and marked for clearance. The goal is to clear fallen trees, dense, overgrown foliage and silt to allow clear movement through the drainage and prevention of flooding. Bids have been received for 2 of the areas totaling approximately \$142,800.

Dennis will meet with another vendor today to review the third area for clearance, which we want to address asap.

Linda VanDillen advised that the purpose of this meeting and discussion was to vote to allocate reserve funds towards this maintenance, which was reviewed with Tom McHugh, board Treasurer. John Luchkowec reported that the flooding issues we are facing are compounded by the Fort Hamer Development Project and well as the expansion of Silverleaf, both of which reduce wetland areas available to accept excess water during the rainy season and large storms. The board has created a Fort Hamer Development Task Force to educate our community as to what is coming to our area in development, and to address ways to make our voices heard regarding expected changes to our infrastructure.

Rental Policy- Linda VanDillen reported that we are having increasing issues in RW with houses that are owned by LLCs or corporate buyers and are purchased for rental purposes only. These owners do not maintain their property and have received multiple violations. The Foundation currently does not have a comprehensive rental policy, which we have begun working with our attorney to create.

We are formulating an Amendment to the Declaration of Covenants, Restrictions and Easements for River Wilderness that, once finalized, reviewed by the community and voted on by the board and signed will be registered with Manatee County.

The Amendment addresses 2 sections of the restrictions:

3.13 Signs – Adding ability for owner to request to have a realtor, for sale by owner or open house sign, per the guidelines for open houses. In addition, owner may display a security sign as provided by the security company for security purposes.

3.27 Leasing is added to the Declarations. Linda VanDillen read through the proposed additions which create a rental/lease policy to cover various aspects of concern, i.e. application process, length of rental, mandatory occupancy by owner for set amount of time prior to renting, all renters to sign document of

compliance with HOA regulations, cap on number of renters in one home, cap on number of rental properties in RW at one time.

Once the amendments are finalized, they will be sent out to the community and, after a 14-day notification period, will be voted on by the board. Our goal is to have this accomplished in time for the August 19, 2025, meeting. The Foundation can make changes to the Declarations without a vote, so long as the Developer signs off, and it does not change the General Development Plan of the community. The Declarations discuss rentals, but the Declarations require additional clarification re: rental rules.

This has become a priority for the board and some association boards. John Luchkowec advised that we currently have 15 rental properties in RW, and that he receives multiple inquiries each week from investors interested in purchasing properties for rental purposes.

The board researched the most expeditious and appropriate method to implement this change, with consultation by our HOA attorney.

Property Owner Comments:

Q. Is there a timeline to enforce owners of rental properties to comply with property maintenance, or to be evicted if they fail to comply? .

A. Linda VanDillen advised specific timelines will be included in the policy.

Q. Will this policy affect current rentals.

A. That will be clarified with attorney

Q. Will lease period be more than 1 year?

A. Linda V advised we will clarify if we can limit rental period to 1 year at a time.

Q. House next-door was purchased in 2013 by Invitation Homes. When does HOA tell them to maintain the property, as it is always in disrepair.

A. Linda V advised that home is currently under violations for maintenance. The hedges, especially the one on the corner, will be addressed.

Q. Are the swales and ponds in the Hammocks part of the drainage study?

A. They are not, as they are responsibility of the Hammocks HOA.

Resident concern is that those swales and ponds also effect rest of RW.

Dennis Niemeyer will review this.

Q. Cypress Glen has experienced some flooding. Will this be exacerbated by the new storage unit being built on FH Road.

A. Linda V advised that the builder of the storage unit is working with SWFMD and will deepen the pond.

Suggestions for Rental Policy:

- Applications should have identical questions on each application.
- If there is a cap on number of rentals, there should be an emergency clause that allows that number to increase temporarily, or within reason to address an emergency.
- Can attorney assist in expediting the length of the eviction process.