

## **Summary Notes February 17, 2026, HOA Board Meeting**

### **Reports**

**President: Linda VanDillen**

#### **OLD Tampa Road Gate renovation:**

- OTR gate guardhouse construction project Thursday, February 19 – February 24
- Demo on roof and side porticos are likely to cause delays.
- One entrance and exit lane will be open
- To offset some of the delays the board is:
- Opening the gate to vendors at 7am during those days
- RW residents asked to enter and exit the community via the Fort Hamer gate while demo and construction is underway.
- Volunteer staffing at OTR gate for traffic control and safety.
- The Community Center will remain open during the construction period.

#### **3<sup>rd</sup> Shift Guard Hybrid Protocol:**

- Guard back at 3<sup>rd</sup> shift during construction period.
- Addressing neighborhood crime & vandalism and the need for immediate reaction to gate strike or clicker use after hours, protocol will be revised to have guard both at gate and patrolling through the neighborhood at various times during 3<sup>rd</sup> shift (10pm-6am).

#### **Neighborhood Crime:**

- Crime report requested from Manatee Co Sheriff's Dept.

#### **Island's Lawsuits:**

- Court-ordered mediation between the Islands and the Foundation based on the Island's lawsuit is scheduled for March 19, 2026.

#### **Treasurer, Tom McHugh – Financials:**

- January financial results revenues exceeded expenses by \$27K. Cash balances are as follows: Operating Cash \$1,300,000 and Reserve Cash \$2,987,000.
- Unpaid annual assessments as of February 17, 2026. 37 residents for a total of \$90K. In addition, 9 homes either in attorney review or foreclosure that owe \$57K. Any residents that have funds due to the association that are late by 90 days will have resident gate access privileges suspended and will not be able to vote at the annual meeting.

- The annual Audit is under way. AMI Accounting has submitted information to our accounting firm. The Goal is to have the Auditor's report prior to our annual meeting in April.

## **Property Manager – John Luchkowec:**

### **Ongoing Projects:**

- Envera RFID Tags Distributed to date-1978
- ARC Applications: YTD Approved 19 (Roofs, Driveways, Exterior Paint, Windows, Fence, Trees)
- Distribution of RFID Tags & Barcodes and maintenance of both databases.
- Drainage clearing priority areas.
- Collection of delinquent owner assessments with Becker Law Group.
- Repaving WBW.
- First Notice of Annual Meeting/Elections Packet sent to Get Quorum for February 20, 2026, distribution to homeowners.
- Contract with Pinnacle Security for Hybrid 3<sup>rd</sup> shift 10pm-6am to include gate attendant, Kiosk access entry and roving security vehicle throughout 3<sup>rd</sup> shift hours with ADPRO/ITRACE mobile capability to see entrance/exit gates, emergency gates and boat lot/Savannah Lakes/IED major intersection and interface to Manatee Co. Sheriff for emergency situations.
- Renovation of Old Tampa Road Gate gatehouse.
- 2 New high-definition security cameras to be installed by Envera at OTR gate directly above barrier arms to more clearly identify gate strikes or tampering/vandalizing of barrier arms.

### **Completed Projects:**

- Sidewalk repairs on 509 hazards at cost of \$50,646.
- Power washed common area sidewalks and gutters in the Islands.
- OTR Frontage landscape cleanup of grounds/palms.
- Installed new camera lenses on entrance/exit gate and parking lot to filter out excess illumination for clearer surveillance definition of objects/faces.

### **Projects planned/under consideration:**

- Construct sidewalk at OTR exit gate to accommodate bicycles, scooters, carts, etc.
- Vinyl fencing or shrubbery 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.
- Install Dog Park at Community Center.
- Clean up lift station on Old Tampa Road East.

## **Roads & Drainage-Dennis Niemeyer**

### **Roads:**

- Spread sheet displayed showing when each road in River Wilderness was last paved.
- Solicited bids from 4 companies & received quotes from 3 for the repaving of Boulevard West, Oak Ridge Dr. and 2 repair areas. The 2 highest priced quotes very close were with companies that had previously done acceptable work for us. Evaluation of lowest priced quote revealed they have not done significant paving to DOT standards.
- Landmark was selected, same company that paved LCR in 2024.

### **Drainage**

#### **West**

- The drainage from Savannah Lakes going south has been cleared.
- Re drainage from Savannah Lakes to Chin Road-contractor was advised by the county that the county intends to clear the drainage in that area, awaiting grant money release to start.

#### **Center**

- The drainage through the center of the community has been cleared except for the golf course.

#### **East**

- Soliciting a quote for the clearing of the 2 drainage paths along Woodland Fern and from Red Leaf Rd to under Maple Ridge. Except for private property, this will complete the drainage work on the east side.
- Manatee County (Brett Dix) inspected the exit of our drainage from Creole Ct to FH road, and determined it needs clearing and will schedule
- A resident at the meeting requested that the drainage from the culvert going under Creole Ct going south be reinspected because it does not appear to be deep enough. This will be done and we will schedule any necessary work.

### **Vultures: Linda VanDillen:**

- USDA and our lake company advise that the vultures are here due to the cold temp fishkill in the lakes and ponds. Once the fish are gone, the vultures should leave.

### **Compliance Committee Referral: Linda VanDillen:**

- Board voted to refer a violation re tree roots and driveway to the Compliance Committee for review.

**Sidewalks: Dave Kelley:**

- 509 hazards were repaired on sidewalks throughout RW, Hammocks and the Islands costing \$50,646.

**Get Quorum: Laura Schultz:**

- First Notification of Annual Meeting and Elections will be emailed and mailed by Get Quorum on February 20.
- So far, 654 residents have registered with Get Quorum for email notifications and voting.

**Property Owner Comments: Subjects discussed:**

Dredging under bridge at Creole Ct.

Gate 3<sup>rd</sup> Shift-Full time at gate vs part time patrolling. How much of recent crime caused by residents. Increased training for 3<sup>rd</sup> shift guard.

Security- Trees felled by hurricanes leave some neighborhoods more exposed. Examine cost of complete barrier surrounding RW.

Can we sign up for Crime Spot

Look at some cameras for updating capabilities

Fort Hamer Gate-how many RW residents use it & what will it increase to during construction.

Will mediation resolve the Island's lawsuits.