

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

of

River Wilderness of Bradenton Foundation, Inc.

Tuesday, February 17, 2026

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 6:30 pm
 - B. Certify Quorum: Present: Dave Kelley, Tom McHugh, Robert Miller, Linda Murphy, Dennis Niemeyer, Laura Schultz, Linda VanDillen
 - C. Identify Recorders: Chester Bullock-Video
 - D. Proof of Notice of Meeting was posted in accordance with State Statute (720.000)
 - E. Pledge of Allegiance
 - F. Approve Minutes of January 20, 2026, Board Meeting: **Dave Kelley made a motion to approve the Minutes of the January 20, 2026, Board Meeting; Robert Miller seconded the motion, all approved, none opposed; the motion was passed.**
 - G. Reports:
 - i. President – Linda VanDillen –
Old Tampa Road Renovation: The OTR gate guardhouse construction project starts this Thursday, February 19, and due to the demo of the side porticos, we expect traffic delays at the OTR gate until the following Tuesday, February 24. To offset some of the delays the board is:
Opening the gate to vendors at 7am during those days
Encouraging RW residents to enter and exit the community via the Fort Hamer gate while demo and construction is underway.
Staffing the OTR gate area with personnel stationed at the front and rear of the gate area to provide traffic control and guide vehicles entering and exiting while the demo is taking place.
The Community Center will remain open during the construction period.
3rd Shift OTR Guard: The 3rd shift guard will be back at the gate during the construction project. Due to the increased incidents of crime and vandalism in the community, the board is looking into a hybrid 3rd shift going forward. The guard would be at the gate during parts of the shift and then will patrol the community for part of the

shift. The guard will have a marked, security vehicle, enhanced training, and will also be trained on resetting the gate in case of a gate strike or clicker use. We are in discussions with our security company to determine cost and adjustment of post orders.

Neighborhood Crime: We have requested a report from the Manatee County Sheriff's Department detailing the list of crimes that have been committed in RW in recent months. The report hasn't been received yet.

Island's Lawsuits: A court-ordered mediation between the Islands and the Foundation based on the Island's lawsuit is scheduled for March 19, 2026. The foundation is looking forward to this process and is hopeful for a resolution and clear path forward.

ii. **Financials** – Treasurer, Tom McHugh-

1. January financial results, revenues exceeded expenses by \$27K. Cash balances are as follows: Operating Cash \$1,300,000 and Reserve Cash \$2,987,000.

2. Unpaid annual assessments as of February 17, 2026. 37 residents for a total of \$90K. In addition, there are 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.

3. 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.

iii. **Property Manager's Report** – 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 3rd shift 10pm-6am to include gate attendant, Kiosk access entry and roving security vehicle throughout 3rd 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.

II. New Business:

A. Director and Officer Updates

Roads & Drainage-Dennis Niemeyer

Roads:

Dennis Niemeyer presented a spread sheet that showed when each road in River Wilderness was last paved. It was explained that this was a guide for monitoring the paving but that the repaving was based on the actual condition of each road.

We solicited bids from 4 companies for the repaving of Boulevard West, Oak Ridge Dr. and 2 repair areas. We received quotes from 3 companies. The 2 highest priced quotes were very close and were with companies that had previously done acceptable work for us before. We evaluated the lowest priced quote and contacted multiple references that they provided. We could not substantiate that they had done significant paving to the FDOT standards.

We selected Landmark, the company that paved Little Country Rd. in 2024. Linda VanDillen requested a motion to approve the contract with Landmark. ***Tom McHugh made a motion to approve the contract with Landmark for a total of \$639,219, Dave Kelley seconded the motion, all approved, none opposed; the motion was approved.***

DRAINAGE WEST

The drainage from Savannah Lakes going south has been cleared.

We asked our contractor to give us a quote for clearing the drainage from Chin Road down toward Savannah Lakes. When the contractor went to the county to get a permit to do this area, he was informed that the county (Scott Chapman) already had a plan for clearing the drainage in this area. Unfortunately, the grant money for this clearing has not been released. The HOA will be communicating with the county and attempting to expedite the release of these funds.

CENTER

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

EAST

We are soliciting a quote for the clearing of the 2 drainage paths along Woodland Fern and from Red Leaf Rd to under Maple Ridge. This will basically complete the major drainage on the East side with the exception of the drainage that is on private property.

The county (Brett Dix) was asked to inspect the exit of our drainage from Creole Court on to the Fort Hamer Rd. system. They found that it needed to be cleared and are scheduling that activity. The HOA will be monitoring that clearing.

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 additional work.

Vultures: Linda VanDillen-

We contacted the USDA and our lake company regarding the influx of vultures resulting in the fish kill from the very cold weather. We were advised that once the fish are gone, the vultures will leave the area. If not, there are some methods that can be used to mitigate the influx. The use of fireworks to scare them off is prohibited currently due to the drought in our area.

B. Compliance Committee Referrals:

Linda VanDillen presented Parcel ID: 503907255 – a proposed fine of \$1400. This violation concerns a tree root which has destroyed the driveway. The homeowner was ordered to have the root removed and the driveway repaired, and this has been ongoing for 1-1/2 years. The homeowner will have 30 days to cure this violation, once the final letter is received. Linda VanDillen called for a motion to proceed with the fining as indicated. ***Tom McHugh made a motion to proceed with the fine of \$1400, Dave Kelley seconded the motion, all approved, none opposed; the motion was approved.***

III. Old Business:

Sidewalks – Dave Kelley reported 509 hazards were repaired on sidewalks throughout RW, Hammocks and the Islands costing \$50,646.

Get Quorum – Laura Schultz reported 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.

IV. Property Owner Comments: Discussions on following subjects-

Creole Ct under bridge needs review for dredging.

Gate Guard 3rd shift hybrid. Is it really needed and will it be a deterrent. Manned gate is more of a deterrent. Will there be increased training. How much of recent crime is really done by residents.

Security – Hurricane felled countless trees on OTR, leaving possible open areas to enter community. Can we examine cost of metal gates, and the cost to create barrier around the community. There are some cameras available that capture face and other specific details. Should look into as we are updating some of the cameras.

Residents using FH gate. Do we have an estimate of how many routinely use the FH gate and what number that would increase to during the construction project.

Recent increase in crime in RW-Can we sign up for Crime Spot. Can we tie time of crime to gate activity. Residents should advise HOA if they file a police report due to a crime.

Island's lawsuit – will upcoming mediation determine responsibility and resolve disputes.

V. Adjournment: Linda VanDillen asked for a motion to adjourn. ***Dave Kelley made a motion to adjourn the meeting, Robert Miller seconded the motion, all approved, none opposed. Meeting adjourned at 7:59pm.***

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