

River Wilderness of Bradenton Foundation, Inc.
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Board Meeting
of River Wilderness of Bradenton Foundation, Inc.
Tuesday, March 17, 2026

2:00 pm
River Wilderness Community Center
Parrish, Florida

Meeting Minutes

I. Meeting of the Board of River Wilderness of Bradenton Foundation, Inc.

A. Call Meeting to Order: President, Linda VanDillen, called the meeting to order at 2:00 pm.

B. Certify Quorum: Present: Dave Kelley, Tom McHugh, Dennis Niemeyer, Laura Schultz (Remote), Linda VanDillen. Also present, John Luchkowec, Property Manager.

C. Identify Recordors: 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 February 17, 2026, Board Meeting: ***Dave Kelley made a motion to approve the Minutes of the February 17, 2026, Board Meeting, Tom McHugh seconded the motion; all approved, none opposed, the motion passed.***

G. Reports

i. President-Linda VanDillen-

An Irish Blessing for St. Patrick's Day and Beyond "May your thoughts be as glad as the shamrocks, May your heart be as light as a song, May each day bring you bright, happy hours, that stay with you all the yearlong"

Welcome to our inaugural hybrid in-person and zoom board meeting. This meeting will remain on the GetQuorum site for 48 hours for viewing. We will continue to record minutes of each meeting, as required.

As a reminder, if you still have not signed up for E-voting and Notification, please contact the Board at info@rwhoa.org to enroll.

Robert Miller has decided to step down from his duties as a board member. He has one year remaining in his term, which we will be filling his remaining term. The board thanks him for all his hard work on the security efforts and ARC committee for our community.

The reconstruction of the Old Tampa Road gate has been completed, with a much more streamlined look, and the removal of the porticos facilitates the checking in of even the largest vendor trucks by the gate attendants.

The Foundation mediation with the Islands' board is scheduled for March 19, 2026. I am requesting a motion to allow the board president to speak on behalf of the board during the mediation session. ***Linda Murphy made a motion that President, Linda VanDillen act as spokesperson on behalf of the Foundation Board during the mediation session, Dave Kelley seconded the motion, all approved, none opposed; the motion was approved.***

There has been an increase in use of illegal "clickers" to enter the community by vendors as well as by RW residents. The reconfiguration of the gate house as well as installation of a "rear view" mirror will help the gate attendants identify those vehicles using a clicker. The county has a structure of increasing penalties for clicker use, and we will be sending videos capturing clicker use to the county for processing.

Residents continue to tailgate through the resident gate, rather than waiting for the gate arm to come down after each vehicle, causing damage to the gate, or the need to reset the gate each time. A motion was requested to charge \$100 for each gate strike. The cameras installed at the top of each gate enable the capture of the vehicle involved. ***Dave Kelley made a motion to charge \$100 to the resident responsible for a gate strike, Dennis Niemeyer seconded the motion, all agreed, none opposed, the motion was passed.*** An email will be sent to the community advising of this new charge. The recent incident where resident teens removed the gate arm to enter the community has been resolved as their parents have come forward and will be paying the cost of the repair and replacement of the gate arm.

Some of the street and no fishing signs have been removed within the community. Please let us know if there are any missing signs in your area, so that we can have them replaced.

The Islands' board has advised that they are moving forward with their gate attendant and camera program at the FH gate. We will meet this week to hear the details of this program.

An anonymous postcard was sent out to the community containing allegations regarding the current board and property manager. A response from the board was sent out to the community refuting the claims made. If you did not receive this email response, please contact us at info@rwhoa.org.

ii. Financial – Tom McHugh

- For the first two months of the year Income exceeded Expenses by \$42,000.
- Expenses were \$1,800 over budget.
- Cash balances at the end of February:
- Operating cash \$1,300,000 Reserve Cash \$2,952,000.

- Unpaid assessments as of March 17, 2026, were \$92,800. 8 homes are in foreclosure, 15 homeowners have not paid the 2026 assessment, and 23 other residents have partial payment balances still due. Once payments hit 90 days past due, resident gate access will be turned off and those residents will not be able to vote in the 2026 Board elections.
- Adding the 3rd shift back on the Old Tampa Rd gate will increase annual Guard expenses by \$57,000. This is not in the budget, and the Board will be looking to cut expenses in other areas to offset Guard expenses.

iii. HOA Property Manager – John Luchkowec

- Gate Access: YTD RFID Stickers-2020, Dwelling Live Bar Codes – 80
- ARC Applications: YTD 27 (9 roofs, 3 driveways, 8 exterior paint, 5 windows/doors, 1 tree removal, 1 fence)

Projects in Process/Completed Status:

- Distribution of Envera RFID tags, Onboarding residents to My Envera, distribution of Bar Codes for DL. Ongoing with ongoing management of 2 databases.
- Continued clearing drainage priority areas.
- OTR Gatehouse Renovation – Completed March 10(17 days for completion) Total cost \$73,506. Project highlights- removal of 2 porticos, rebuild of roof sections, new shingle roof, new border tile around gatehouse, new step down for guards, freshly painted, new gutters, removal of concrete islands replaced with new gray pavers. All inspections completed successfully. Warranties have been issued, Certificate of Completion submitted to County. Adkins Construction did an outstanding job.
- Continued aggressive action of collections of delinquent owner assessments with Becker Law Group.
- Repaving of Wilderness Blvd West, Oakridge Drive and Lakeside Circle to commence March 23.
- Common area sidewalks/gutters power washed at the Islands-completed by AMI Maintenance.
- Second Notice of Annual Meeting/Elections Ballots/Proxies scheduled for March 23, to residents vial Get Quorum or mailed to non-Evoting residents.
- Two new high-definition security cameras to be installed by Envera directly above the entrance gate barrier arms to more clearly identify individuals tampering with or striking the gates: awaiting quotes.
- Reinstated 3rd shift gate attendant. Evaluating roving patrol.

- Placing Pinnacle Security on Notice-30-day improvement plan instituted/ongoing monitoring of compliance with strict post orders by gate attendants. New personnel being evaluated for all shifts.

Projects planned/under consideration/acquiring quotes:

- Construct sidewalk at OTR Exit Gate to accommodate bicycles, scooters, carts.
- Replace 21 viburnum bushes on WBW from Maintenance Entrance to Golf Club Property Line.
- Paver walkway from WBW to Bocce Court
- Dog Park
- Install shrubbery around Lift Station on WBE
- Ongoing drainage projects-evaluating cost/quotes/budget/reserves.

II. New Business-

A. Director and Officer Updates:

Roads-Dennis Niemeyer – Starting March 23, repaving will commence on Wilderness Blvd West, Oakridge Drive and Lakeside Circle. An information/instruction letter has been sent to the community and will be sent again this week in time for proper preparation. Residents need to turn off their irrigation systems prior to the 23rd and inform vendors that there will be no street parking on those streets during repaving. Residents who live on the streets being paved may face a 15-minute delay getting to their homes while paving is ongoing in their section. Residents on newly paved streets should take care when exiting their driveway to not make a sharp turn onto the new pavement. Speed table type speed bumps will be installed on WBW, possibly towards the Villas.

Drainage: We have received a quote from CAS Asset Management for the drainage and removal of invasive species on the east side of the community Crossing Maple Ridge & Woodland Fern Dr. The total quote is \$132,500. The final area for drainage will be done by the county with funds from a grant. We will follow up to determine when funds have been released and when work will commence. A tentative motion was requested for \$132,500 for the 2 drainage areas on the east side of the community, pending results of the mediation with the Islands. ***Linda VanDillen made a motion to allot \$132,500 for drainage pending results of the mediation with the Islands, Dave Kelley seconded the motion, all approved, none opposed; the motion was approved.***

Dennis Niemeyer requested a motion to approve \$25,000 for the replanting and reconstruction of an area that was overly cleared. ***Tom McHugh made a motion to***

allot \$25,000 for replanting and reconstruction, Dave Kelley seconded the motion, all approved, none opposed; the motion was approved.

B. Compliance Committee Referral: Parcel 503927758, License WLXXXX on February 3, at approx. 12:30pm a resident in a Black SUV engaged in Aggressive, reckless driving, speeding and passing other vehicles along Little Country Road and Island Estates Drive, then creating a dangerous action by making a sharp left turn at the traffic circle on IED and River Shores Trail, not following traffic patterns and continuing to try to pass other vehicles, weaving around other parked vehicles. 2 residents confronted the driver at the FH Gate to advise that this behavior was dangerous and not allowed in the community. The driver responded with belligerent and abusive language and sped off through the guest gate, nearly running over one of the resident's feet. A motion was requested to suspend the bar code and RFID tag access for this resident. **Dennis Niemeyer made a motion to suspend the bar code and RFID tag access for this resident for a period of 60 days, Linda Murphy seconded the motion, all approved, none opposed; the motion was approved.**

C. Mailbox Color: Linda VanDillen reported that the color Urban Bronze, the new color of the signposts in the community, will be added to the ARC Guidelines for mailbox repainting and replacement. This color was requested by many residents once they saw the signpost upgrades and was suggested by our Sherwin Williams consultant who reviewed the community color palette book and updated the color combinations. Residents don't need to immediately repaint their mailboxes, but if repainting or replacing they should use the Urban Bronze color to do so. **Dave Kelley made a motion to approve changing the ARC Guidelines for Mailboxes to Urban Bronze, Laura Schultz seconded the motion, all approved, none opposed; the motion was approved.**

D. Security Issues: Linda VanDillen reported that at the last board meeting we discussed bringing back the 3rd shift gate attendant with some potential extra duties including patrolling the community at various times during the shift, having any guests entering use the kiosk.

We have experienced increasing incidents with lack of adherence to established, written post orders. There was some confusion during construction, however, we have met with Pinnacle to express our dissatisfaction, and that we would be looking at other options for security.

Pinnacle submitted an action plan with which we will create a measurable Action Plan with specific requirements. We will meet with Pinnacle at 30-, 60-and 90-day intervals to review results. If any additional breach of post orders occurs during any of this timeframe, an immediate 30-day cancellation of service notice will be provided per

contract requirements. At present time, no further action will be taken on the roving guard aspects of the 3rd shift.

In the meantime, we have investigated other security companies and have met with one and obtained a bid from that company, which is significantly more expensive than our current contract. We will include the Island's representative in our security meetings and will share the action plan with the community going forward. Linda VanDillen requested a motion that following the formalized action plan, if continued deficits are observed, we immediately invoke the 30-day notice to terminate to Pinnacle and finalize alternatives for gate attendants. ***Dave Kelley made a motion to invoke a 30-day notice to terminate if deficits continue at any time during the action plan time, Tom McHugh seconded the motion, all approved, none opposed; the motion was approved.***

E. New Resident Onboarding & Connection: Linda Murphy reported that we are creating a flow chart for the website in a New Resident's tab which includes all the steps and information necessary from the time you close on your new home in RW and throughout your move in process. The flowchart will contain links to all useful documents, ie, an updated registration form that includes contact information as well as vehicle information which can be filled out in advance to receive your gate access devices. Useful information links will be included such as garbage/recycle schedule, holiday/gate hours, internet/phone service, utilities, ARC guidelines and form, etc. Residents have expressed an interest in this process, and we will be coordinating with them as well as the sub association welcome committees.

F. Kid's Corner – Linda Murphy reported that we are welcoming an increasing number of younger families into our community with kids of all ages. There is a Kids Corner tab on the website, and we want to create some activities and programs to help the kids feel a part of this community. We will be soliciting the input and want to work with these younger neighbors on ideas for this. One idea underway is a neighborhood scavenger hunt. Details to follow.

III. Old Business:

A. Construction at Old Tamp Road Gate: Reported on by John Luchkowec

B. Vultures: Linda VanDillen reported that the vultures have flown the coop with the disappearance of all the dead fish, they have moved out of RW.

IV. Property Owner Comments:

B.S. reported that landscape companies have been coming into the community to work at 7:00am. This was allowed during the construction at the OTR gate, but will be reinforced with the gate attendant

B.S. reported that all the mailboxes in the Hammocks were repainted approximately 18 months ago, and have not weathered well, with peeling paint, etc. Some specific instruction must be given if residents will be painting their mailboxes. Lots of preparation is necessary. An observation was given that spray paint works better than brush on paint.

C.B. asked which website is the correct website. LV advised that the Vantaca portal is for dues payment and tracking of your AMI account. RWHOA.com is the community website.

C.B. asked if all the sign poles will be straightened. JL advised that they will be.

D.S. Will a meet the candidate night be held as there are so many candidates. JL will put it together when the final candidates forms are received.

D.S. Are we getting tee sheets from the club for the gate attendants. JL has a meeting scheduled with the new GM to discuss this & other subjects.

C.M. Pres-CG. Raised some issues specific to their neighborhood, and will set up meeting to discuss those issues.

C.M. Why were street signs in CG not updated, except for the one on LCR. JL advised that there is no plan at present to update the signs but it could be looked at. C.M. requested that the notes reflect that this is not equitable, as they pay dues to the Foundation, but their signs were not done at this time.

Concern was raised re the 5 story apartment building going up which would have visual access to the homes in Cypress Glen. Had the board worked with an attorney regarding a privacy wall? LV advised that the foundation and the other sub associations except the Islands signed an agreement with an attorney specializing in eminent domain.

JO advised sound mitigation wall was discussed, however, it was stated that along FH road, there are not sufficient continuous linear feet due to breaks such as the RW emergency gate, and Kingsfield streets that open to FH Road. A report on this was sent to the planning committee. JL advised that there are traffic circles planned for the Islands entrance, Mullholland, and Golf Road. Some homes will fall to eminent domain. Initial design recommended by Manatee Co Development map.

B.S. commented that eminent domain is not affecting county owned property.

V. Adjournment: **Tom McHugh made a motion to adjourn the meeting, Dennis Niemeyer seconded the motion, all approved, none opposed; President Linda VanDillen adjourned the meeting at 3:47 pm.**

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

APPROVED