

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

Of

River Wilderness of Bradenton Foundation, Inc.

Tuesday, June 16, 2026

2:00 pm

River Wilderness Community Center

Parrish, Florida

Minutes

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

- A. Call meeting to Order: Linda VanDillen, President at 2:02 pm
- B. Certify Quorum: Present: Peter DiGirolamo, Dave Kelley, Tom McHugh, Linda Murphy, Dennis Niemeyer, Laura Schultz, Linda VanDillen. John Luchkowec, Property Manager
- C. Identify Recorders: Meeting recorded and streamed by GetQuorum, also Chester Bullock, video.
- D. Proof of Notice of Meeting was posted in accordance with State Statute (720.00)
- E. Pledge of Allegiance
- F. Approve Minutes of May 19, 2026, Board Meeting: ***Dave Kelley made a motion to approve the Minutes of May 19, 2026 Board Meeting, Laura Schultz seconded the motion, all agreed, none opposed, the motion was approved.***
- G. Reports

i. President-Linda VanDillen:

Apartment Complex: Linda V. and Dennis Niemeyer met with the architect regarding the 3-story apartment complex being built behind Creole Court and Woodland Fern Dr.

Current plans are to retain the significant tree border behind Creole Ct and build a wall there. In addition, plans include the construction of a walking area along the western border.

The architect further emphasized the intent to be good neighbors and to preserve the natural area bordering the 2 properties.

We will invite the architect to a future board meeting to share updates.

Landscape: Linda VanDillen reported that we met with our landscaper this week to emphasize the need to cut all areas as outlined in our contract. However, as a reminder, the first 2 feet around the ponds will be cut to 6" every other cut, reducing by 50% the cutting of the perimeters, which helps maintain the health of the ponds.

250th Anniversary: The bunting and flags will remain at the OTR gate through July 4, in honor of our country's 250th Anniversary. Many thanks to the volunteers who helped decorate our entry.

Bingo is scheduled at the Community Center on June 30.

Mediation with the Islands Developer is scheduled for June 24, 2026.

Review & Update Covenants/Declarations/Bylaws and Rules: Linda VanDillen, Peter DiGirolamo and Jay Teitlebaum will review and update our governing documents, with advice from our attorneys, applicable to all areas of RW not separately governed by their own HOA.

Hurricane Prep: Hurricane season runs from June 1 to November 30. Now is the time to look around your home and determine what trees/plants need trimming to safeguard your home and your neighbors. Dave Kelley will chair the creation of a safety plan for the website, and we are looking for volunteers who would like to work on this project.

ARC Approvals: Approvals can take from 24-72 hours, depending on day submitted and complexity. Recently we have received requests from contractors or builders, however, this delays the process as we require an ARC Request form filled out and signed by the homeowner.

ii. Financial – Tom McHugh

- May 2026 Financial Results.
- Year to date surplus \$46K mainly due to timing.
- Year to date expenses \$1K under budget.
- Cash Balances at the end of May Operating \$957K, Reserves \$2,200K
- Accounts Receivable as of June 15, 2026 \$42.6K
- 3 Foreclosures are \$30K of the balance
- In addition, 3 residents have yet to pay 2026 Assessment
- The Board is not voting on the updated budget pending resolution of concerns raised by the Island's sub association via their attorney. The communication was received less than 24 hours before the meeting.

iii. HOA Property Manager – John Luchkowec

1. ENVERA RFID Stickers

- a. RFID stickers issued ITD.: 2165

2. ARC APPLICATIONS

- a. Approved YTD -58 (13 roof replace, 7 driveway, 15 paint home exterior, 9 window /door replacements, 2 generators, 3 landscape upgrades, 4 trees removed/replaced, 3 fence, 1 pool, 1 ext addition). Linda Murphy/ARC team

3. PROJECTS IN PROCESS/COMPLETED STATUS

- a. Distribution of Envera RFID stickers and Resident boarding onto MyEnvera App. JL, LM, LV.
- b. Repair Drainage Sections at River Woods and WBE. Completed, Dennis Neimeyer Continued aggressive action of Collections of Delinquent Owner Assessments (with Becker Law Group. (Tom McHugh)
- c. Dwelling Live Contract to be cancelled effective June 2026. Completed. John Luchkowec
- d. Coordination with Islands team on installation of new Proptia software and gate hardware. Ongoing John Luchkowec/L Murphy
- e. Northbridge Apartment Development, 4 parcels, 300 units, borders Ft Hamer, Creole Ct and Woodland Fern Dr. Meeting held with Kimley-Horn, Dominic Pardue, County, Kris Brown and Developer Engineers from Rangewater Development for 5/22/2026 to discuss storm water mgmt., setbacks, drainage, noise abatement/wall. Completed. Ongoing active discussion with Rangewater and County. John Luchkowec/Linda VanDillen and Dennis Neimeyer
- f. Reserve Study with Staebler Consulting Completed, Tom McHugh/John Luchkowec/Dennis Neimeyer
- g. Communications Coordination on New Security System with Island Board, Ongoing Linda Murphy
- h. New Speed tables installed at Entrance and WBW. John Luchkowec/Dennis Neimeyer
- i. New Children at Play Signs to be installed in the week of June 15. John Luchkowec
- j. Updated 2026 Budget Completed. Budget distributed to residents, June 2nd. Board Approval at June board meeting. Tom McHugh/John Luchkowec
- k. Safety/Access Control Committee formed, Meetings held 5/21, 6/5, 6/12. Peter DiGirolamo
- l. Continue Algae Treatments in Ponds. Lake Doctors.
- m. Ongoing Drainage projects, Dennis Neimeyer

4. PROJECTS PLANNED/UNDER CONSIDERATION)

- a. New Rental Policy /CC&R rewrite, Linda Van Dillen/Linda

Murphy/Peter DiGirolamo

- b. Paver walkway from WBW to Bocce Court, Linda Murphy
- c. Dog Park, Linda Murphy
- d. Sidewalk around exit gate for Bikes etc. Dave Kelly/JHL
- e. Fencing around property. Neimeyer/Schultz
- f. Trimming of Palm Trees and Pods Bloomings/JHL
- g. Removal of 40 plus dead Pine Trees at IED/SLD Dennis Neimeyer
- h. Clean up of property east of entrance to FT Hamer Rd. Bloomings/JHL
- i. Safety/Access Control Committee formulating goals/projects Peter DiGirolamo

5. ONGOING ISSUES/CONCERNS:

Continued harassment by residents/guests toward our Gate Attendants.

Teenagers canvass the neighborhood and threatening residents when confronted on suspicious behavior.

Degradation of civility and respect by residents toward employees and contractors

Continued violation of safety and access control policies by residents' use of clickers and tailgating through the entrance gates. Vendors also use clickers avoiding access control by gate attendants.

Safety/Access Control Committee is currently evaluating enforcement/fining policies to deal with the above serious violations.

II. New Business:

A. Director and Officer Updates:

i. Dennis Neimeyer:

Roads

All repaving and speed hump work has been completed. This includes the power washing of pavers at the OTR gate and the manhole repair on 2 manholes. The only outstanding item is a core sample from Lakeside Circle to confirm tack coat. Considering replacement of all existing "speed humps" with "speed tables".

Drainage and trees

Two "under-road" drains will be cleared on Creole Crt. and Woodland Fern. We are going to set all under-road drains on a periodic cleanout schedule. In addition, we have 17 dead pine trees adjacent to the bocce courts. There are 16 dead pines next to 11416 Savannah Lakes. They look bad and could cause damage in a hurricane. We have a quote for \$14,800 for all clearing and tree work. The price will be reduced for all trees that can be mulched on site. Linda VanDillen requested a motion to approve. **Tom McHugh made a**

motion to approve the contract for the clearing and tree work next to 11416 Savannah Lakes Drive, Dave Kelley seconded the motion, all approved, none opposed; the motion was approved.

Note that we are receiving some assistance from the Northbridge Apartments to “encourage” the county to clear the drainage along Fort Hamer. No word yet from the county on the Chin Road clearing.

Fence

We are investigating the possibility of fencing the most vulnerable parts on the perimeter of RW. This is approximately 1.5 miles and includes the areas where we no longer have a thick, wooded border. We have had 3 fence companies look at our area to get pricing and ideas. We have 3 more companies on our list.

Northbridge Apartments Current plans are to retain the significant tree border behind Creole Ct and build a wall there. In addition, plans include the construction of a walking area along the western border. The county is recommending a wall on the west side. The developer and the HOA believe that the proposed walking area and preserving the tree line is a better option.

Ponds

We met with Josh McGarry this week. Josh is an expert on ponds and drainage from the community. Josh has been involved with the ponds for many years. We appreciate his important service to the community. With his assistance we have selected pond 18 (next to the CC) for the first planting of aquatic plants. There will be a 3’ “**no Mow**” zone around the pond. We will interface with Lake Doctors and Bloomings to discuss any details in pond maintenance and mowing. We will have \$5000 in grant money available from START for the aquatic plants. We will be meeting with a representative from START this week. We will invite him to speak at our August meeting.

ii. **Linda Murphy:**

ARC Guidelines – continuing review and revision with goal to provide clear organization of subjects, simplification and ease of use.

New Resident Onboarding – work continuing to create and add all necessary document links for addition to the website.

Open House Procedure – Reviewing to update in accordance with new gate procedures and standardization across all realtors. Meeting scheduled with RW resident realtors for discussion and feedback.

iii. **Tom McHugh:**

We are pursuing a new investment opportunity with an advisor called HOA Invest.

The firm deals exclusively with HOA's, and their software can interface with our management company's accounting software. We are awaiting their proposal.

iv. **Laura Schultz:**

Dog Park: Working with Raf Schultz, dog trainer, on needs and guidelines for a dog park in RW.

Kayak Launch: Possible location near boat ramp, on hold for now.

v. **Peter DiGirolamo:**

Installed Camera Software on HOA Laptop Computer

Old Tampa Gate and Community Center
RV Lot, Bocce court, WBW-IED
Intersection Cypress Glen Emergency Gate
Creole Emergency Gate

Establish the Safety and Security Access Control Committee

Define initial Committee Charter -Attachment 1
Initial Committee members

Research FS 720 changes to identify items the Board needs to implement Website requirements FS 720.303 (4)

High Level flow -Attachment 2
Board to establish policy on Website update frequency
Hurricane Resolution FS 720.3035 (6)(a)
Board must adopt hurricane protection specifications

RW Declaration Updates/Re-write

Modernize language and consolidate the various amendments

Remove obsolete Developer references

Master Declaration for RW

Neighborhood Declarations

Phase 1 (Tract 17) (Lakeside, ~WBE, ~WBW) Phase

2A (Laurel Oak, ~LCR, ~WBE)

Phase 2B (~LCR, Oak Ridge, Savannah Lakes, Chardonnay, Creole)

Articles of Incorporation

Bylaws

Determine cost and determine implementation strategy

B. Updated Budget Vote: Tom McHugh reported that will vote on the

updated budget once our attorney has responded to an inquiry from the Islands attorney regarding the source of the settlement payment.

C. Spectrum Opportunity: Linda VanDillen reported that the Spectrum contract has been received and is being reviewed by our attorney. We will vote on it at the August meeting.

III. Firearm Resolution: Linda VanDillen reported that our firearm resolution is being reviewed by our attorney to determine that it is not overly restrictive.
Old Business: None.

IV. Property Owner Comments:

How many units will be in the apartment complex across FH road?
4 Stories, 300 units.

Chin Road drainage-how can we get it cleared?
Part of the work we think the county will do.

How much did we spend on the lawsuits?
We do not have a total figure currently.

Please have an Islands Board member attend a meeting to address RW resident questions and concerns.

Can we investigate a pedestrian walkway around the barrier arms at OTR.

The FH gates are a mess. What can we do to make it work with the Islands.
LV reported there are a couple of issues we are dealing with. JL reported that the gates are not working as the barrier arms are not synching with the metal gates.

Who is paying for all the new equipment at the FH gate?
JL advised they were fully integrated with Envera, but the Islands chose to go with Proptia and combined that system with separate camera and software. This is made more difficult as many RW residents have chosen not to register. Since they refuse to use a drivers license as a form of ID, it restricts residents' use of the gate. Our guests and vendors are not allowed to use the FH gate
LV advised that the restrictive use is in their declarations but has not been put into effect until 2022.
TM advised that all Islands residents are members of River Wilderness, the Islands are a sub association, like the Hammocks or Villas, etc.
JL reported that we have 22,000 vehicles come through the OTR gate every month.

What is happening with the rental policy?
LV advised that we are coordinating that with the revision of our declarations. If anyone has any rental issues, please contact the board.

What is the new mailbox color:
Urban Bronze

Can the speed bumps be changed to tables on LCR?
DN advised that this will be done next year.

Can some upgrades be made to the islands near the cart barn?
JL advised that we have been taking care of the areas and will do some beautification next year.

The boat ramp has a steep drop at the end.
DK advised that this has been like that for years.

What is the gun resolution trying to accomplish.
LV advised the board does not want anyone to bring a gun to a board meeting or into the Community Center at any time.

The preserves behind LCR need cutting back.
LV will review with Bloomings.

- V. **Adjournment:** Linda VanDillen requested a motion to adjourn. ***Dave Kelley made a motion to adjourn the meeting, Dennis Niemeyer seconded the motion, all approved, none opposed, the meeting was adjourned by Linda VanDillen at 3:07 pm.***

Respectfully submitted,
Linda L. Murphy, Board Secretary
Attachment(s): Safety & Security Access Committee
High Level Website Flow Chart

APPROVED

Attachment 1

Safety and Security Access Committee

Committee Charter

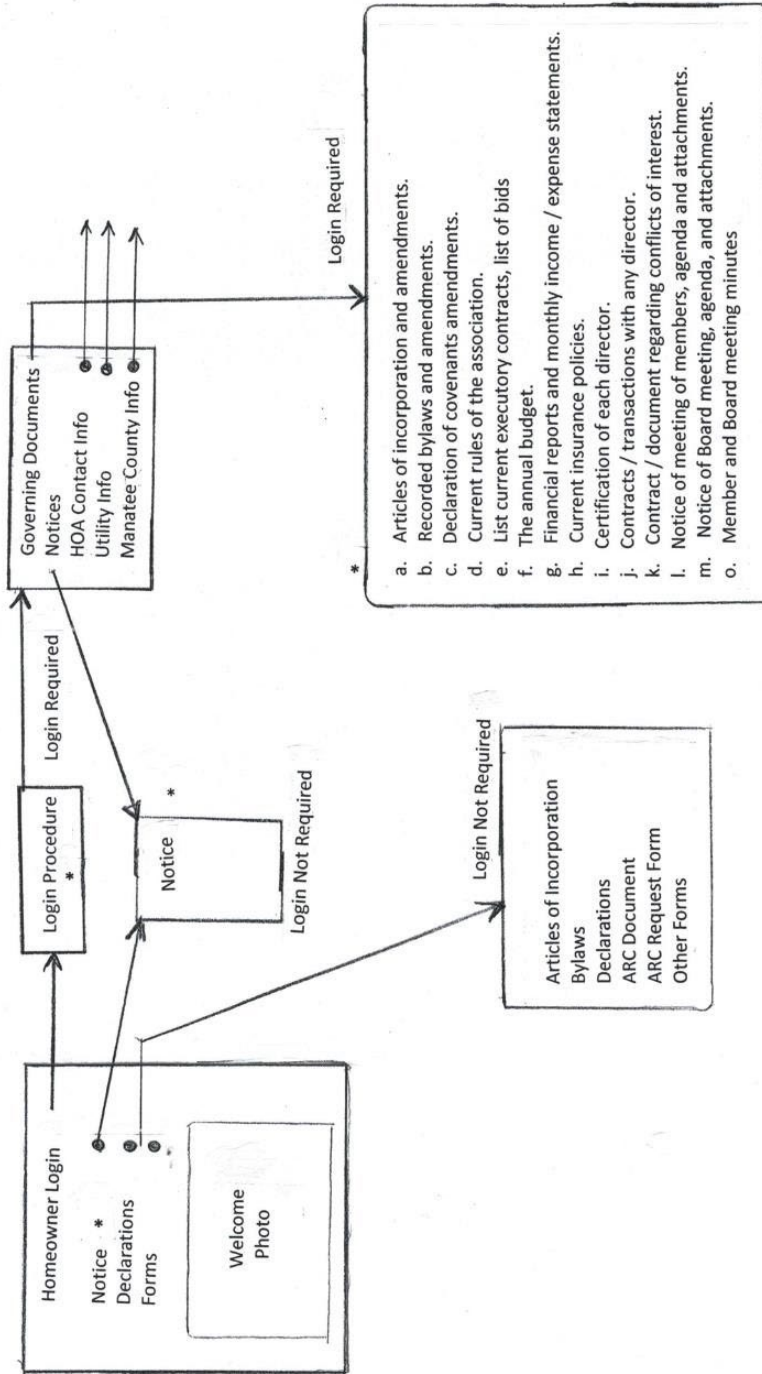
The Safety and Security Access Control Committee is charged with investigating and documenting existing safety and access practices and developing and documenting new practices to improve community safety and security access control. The Committee may recommend the formal documenting of existing procedures, developing new procedures and recommending the implementation of new hardware and/or software.

Initial Committees members

Paul Christiani	Brookridge
Peter DiGirolamo	RW
Brian Knerr	RW
Pam Nesbitt	Hammocks
Garry Weinberg	RW
John West	(advisory role for Cypress Glen) A
Committee Chair has not been named	
John Luchkowec	help and advise as needed.
Craig Smith	help and advise as needed.
Linda Van Dillen	help and advise as needed.

Attachment 2

High level HOA Website Flow



*Webpage items required by FS 720.303 4 b1

PDG 06/13/2026