

***River Wilderness of Bradenton Foundation, Inc.
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Florida***

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***Board Meeting
of***

River Wilderness of Bradenton Foundation, INC.

Tuesday September 15, 2026

6:30 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: President, Linda VanDillen at 6:30pm
 - B. Certify Quorum: Present: Linda VanDillen, Linda Murphy, Jay Teitelbaum, Dave Kelley, Peter DiGirolamo, Tom McHugh, Dennis Niemeyer. Also present: John Luchkowec, Property Manager
 - C. Identify Recorders: None
 - D. Proof of Notice of Meeting was posted in accordance with State Statute (720.00)
 - E. Pledge of Allegiance
 - F. Approve Minutes of June 16, 2026, Board Meeting ***Dave Kelley made a motion to approve the minutes of August 18, Board Meeting, Tom McHugh seconded, all approved, none opposed: the motion passed.***
 - G. Reports
 - i. President – Linda VanDillen:
 - a. A reminder to residents that to report any issues with access at either the OTR or FH gate, or other matters in the community, please contact the board at info@rwhoa.org. Facebook is not monitored by board members or the property manager. Posting on FB can create division in the community and not resolve the issues. The board appreciates and understands the frustration that residents may have. We want to do our best to get resolution for the entire community. The best way is to contact the property manager at manager.rw@amiwra.com and send an email to info@rwhoa.org at the same time.
 - b. To address resident needs and provide a more time sensitive response to questions, the board is considering adding a part-time administrative staff person potential possibility in the 2027 budget for a part time Administrative staff person to perform duties at the desk including, but not limited to,

answering the phone, distributing RFID stickers, and being that first person to help answer questions you may have.

- c. The board held a workshop session on September 14, to catch up and review progress on ongoing board projects. This will be covered under the Director Reports.
- d. A review of needed handy-man services and our current process and team, we feel that the response time, quality of work, variety of jobs handled and cost make them cost effective for our needs.

ii. Financial – Tom McHugh: Following results are for the eight months ended as of August 31, 2026:

- a. For the month, Income was \$4,000 over budget mostly due to Frontier Revenue Sharing.
- b. For the month, Expenses were net \$1,000 under budget.
- c. For the eight-month period, Income is \$77,000 over budget and Expenses are \$38,000 under budget.
- d. John and I worked on a projection of income and expenses for the balance of the year. Barring any unanticipated situations, we should finish the year with a surplus.
- e. The Balance Sheet is in good shape: Cash balances are:
 - Operating Cash \$579,000
 - Reserve Cash \$2,191,000
- f. Accounts Receivable, there is little change from last month. The Balance is \$35,000. Collection efforts continue through our attorney. All legal fees related to collections are the responsibility of the homeowner.
- g. 2027 Budget work will commence this month.

iii. HOA Manager – John Luchkowec:

1. **ENVERA RFID Stickers**

- a. RFID stickers issued ITD: 2290

2. **ARC APPLICATIONS**

- a. Approved YTD -86 (16 roof replace, 13 driveway, 20 paint home exterior, 17 window /door replacements, 3 generators, 6 landscape upgrades, 4 trees removed/replaced, 4 fence, 3 pool,).

3. **PROJECTS IN PROCESS/COMPLETED STATUS**

- a. Installed “Children at Play” signs on LSC
- b. Completed new walkway from CC to OTR used by Residents and school children.

- c. Injecting Large entrance palms with nutrients and antibiotics in August. Completed.
- d. Removing dead palms from the Lift Station area on SLD.
- e. Repairing sink hole on WBE
- f. Replaced dead plants and flowers at OTR Entrance.
- g. Rebuilding Lake fountain motor for Lake by the Community Center. Completed
- h. Inspection of Dock at Boat Ramp is scheduled for October 1, 2026.
- i. 2027 Budget formulation timeline published to the board. Ongoing thru Nov. 18.
- j. Maintenance, Repair and Replace Procedures to be approved at Sept. Board Mtg.
- k. Held 3 performance review meetings with Bloomings. Placed on Measured Mile.
- l. Held 2 meetings with Envera to cover Hardware, Software and Camera Issues.
- m. Replacing 2 yellow safety bollards at gate house entrance with permanent stationary bollards to protect the building structure and gate attendant/steps. September.
- n. Removing dead cypress trees and bushes at the OTR lift station.
- o. Financial Year End Actuals Projection completed by Tom and John.
- p. Budget Planning workshops being conducted with board members.

4. **PROJECTS PLANNED/UNDER CONSIDERATION in 2027 Budget**

- a. Install LPR Camera at entrance gate.
- b. Paver walkway from WBW to Bocce Court
- c. Dog Park
- d. Sidewalk around exit gate for Bikes etc.
- e. Fencing around property.
- f. Engineering Inspection of all bridges
- g. Clearing invasive species from preserve on LCR.

5. **ONGOING ISSUES/CONCERNS:**

Landscape maintenance of common areas being hamstrung with the weather conditions over the past several weeks. HOA Manager monitoring and addressing with Bloomings. Focus is on catching up on all ponds and ravines under bridges at the Villas , Creole Ct. and Brook Lane and SLD starting week of the 17th.

Monitoring performance of Bloomings landscape on a weekly basis. Concerns center around resources, efficiency, scope and ability to complete entire common areas weekly. Recent rains have caused delays but recovery plans are under review by mgmt.

Multiple Maintenance requests from sub association, The Islands, are currently being reviewed with board and counsel.

Residents continue to tailgate at the OTR gate causing gate issues with barrier arms being knocked off or dislodged. Average per month 40,000

vehicles enter through the OTR gates. Clickers are still being used to override the gate access control software.

Delivery Services vehicles also use clickers to enter the community . Amazon clicker software has been turned off at the entrance gate forcing the myriad on unmarked Amazon delivery drivers to register at the gate. This has been a major concern with so many Amazon deliveries entering in unmarked vehicles daily driving all over the neighborhood. Now they must register at the gate so we have their ID in the event we have an incident while they are inside RW.

II. New Business

A. Director and Officer Updates

i. Dennis Niemeyer:

a. Aquatic plants- We have the revised quote from Floridian Environmental Landscape For the plants and installation. If we approve, it will go to START for the reimbursement of the plants. The HOA will pay for the installation.

b. The catch basin box at 3406 Blvd E is under repair again. The repair is not in the same area as before. This area is very congested with communication and other utility lines. The repair is probably due to damage during some of the installation of these utilities. This repair will replace the pipe completely in this area to avoid future problems.

c. There is a report of excessive runoff at 3111 Blvd E. There is one of the underground drain lines that is the outflow from the adjacent pond adjacent to the property. We will run a camera down the line to make sure that the line is intact and that there are no leaks. If there are no leaks, the runoff must be from normal ground water runoff.

d. We are getting multiple quotes for the removal of the muscadine vines that are in the trees across from 3101 Little Country. These vines will eventually kill the trees. They also present a hazard during high winds because they can cause the trees to fall. We had a tree fall into the road in this area during the last hurricane.

ii. Linda Murphy : A follow-up meeting will be scheduled with resident realtors to review the feedback from the board on the proposed revisions to the Open House Policy.

iii. Tom McHugh: The 2027 Budget Process has begun. Following is the timeline for approval at November 17, 2026, Board Meeting:

- 9/16/26 – Budget workshop with selected directors & vendors
- 9/22/26 – Notify Get Quorum for 2027 Budget mailing/email.
- 9/23/26 – Meetings with board members -preliminary budget
- 10/13/26 – Noticed Budget Workshop – open to members.

10/16/26 – 2027 Budget to Board members for review
10/20/26 – Board final review of 2027 Proposed Budget
10/27/26 – Final review/revision by Board, redistribution to Board
10/28/26 – First Draft of Resident Budget Letter
11/2/26 – Final Budget Letter to Residents via Get Quorum mail & Email (Statute Driven). Budget completed
11/17/26 – Board Approval of Budget at Board Meeting (Statute Driven).

- iv. David Kelley: Continues to work with John L. on landscape. Starting work on 2027 rental of spots in RV/Boat Storage Lot.
- v. Jay Teitelbaum –
 - a. Maintenance form- Jay Teitelbaum reported that the Maintenance Request form has been reviewed by counsel, and the revised format, once approved by the board, will be utilized for Maintenance Requests from all sub associations. ***Linda VanDillen made a motion to approve the revised Maintenance Request form as approved by counsel, Dave Kelley seconded the motion, six approved, Peter DiGirolamo opposed; the motion was approved.***
 - b. Best Practices and Procedures-Jay Teitelbaum reported that the use of a Maintenance Request Procedure applies best practices and procedures for all maintenance requests across all the sub associations in RW. It provides a timeline and a written record of all maintenance throughout the community.
 - c. Islands Maintenance Requests-Jay Teitelbaum reported that the Foundation paid the Islands a settlement in March 2026 and received a release of claims for all maintenance up to that date. If a maintenance request is received for damages or repairs created after the March 2026 date, the Maintenance Request procedure will be used. For damages or repairs that existed prior to the March 2026 settlement, those items are covered by the settlement payment.
 - d. Ft Hamer Gate Procedures-Jay Teitelbaum reported the board is meeting with counsel to determine if the Islands rules regarding resident easement of the FH gate are appropriate.
 - e. Peter DiGirolamo – The Envera cameras have been unreliable over the last 2 weeks. The cameras at Creole Ct, the Boat Lot and the Community Center have not been working properly at various times. Envera has been out to troubleshoot. The board will look at enhancement cameras that will better capture license plate numbers.

- B. Mediation Results with Developer – Jay Teitelbaum advised that this was a 3rd Party Complaint, which was dismissed with no payment required by the Foundation. A settlement between the Islands and the Developer was reached and is now closed.
- III. Old Business: Gate Access for Vendors/Guests OTR Gate: Linda Murphy reported we are reviewing the current process for listing daily vendors on the Envera app. Looking at increasing the Community List and providing updates to residents regarding how to best list their vendors to provide a more convenient and accurate access process.
- IV. Property owner comments:
- Fort Hamer Development: Several residents expressed significant concern regarding the building of an apartment complex (Northridge) to the left of the new storage unit on FH Road. What is currently planned is 10 buildings, 3 stories each, parking space for several hundred cars, a walking path, etc. Concerns are this abuts areas of Creole Ct and the Hammocks:
- What will happen to the existing trees & how to buffer where trees have been lost due to storms
 - Storm runoff
 - Security, Privacy & Noise Issues
- Similar concerns were raised by Cypress Glen residents regarding the 4-story complex their community faces next to the elementary school on FH Road. The corner of OTR & FH Roads which line Cypress Glen are registered wetlands with legacy oak trees – is this property owned by RW & will those be in danger due to this development? Jay Teitelbaum advised that if they declare eminent domain, then yes, they can take the trees.
- John Luchkowec advised that these are part of the FH Development Project which has been in development for several years & is in various stages of approval. Need to schedule meeting for status updates on all levels of the projects.
- Jay Teitelbaum advised we should be meeting with these construction/development groups to learn specifically what will be built and where. We need full renderings and the ability to express our residents' concerns.
- Islands Foundation Discourse: Islands residents expressed frustration with inability of the 2 groups to find agreement. Requests to stop using counsel, maybe meet socially or go to lunch. Why don't members of foundation board attend Islands board meetings?

Community Rental Policy: What happened to the rental policy that the board approved? Linda VanDillen advised that the developer changed his mind & required that it be put to a community vote.

Rental policy is an issue in Cypress Glen. Of 47 total homes, 5 are rentals and 5 are for sale. Peter DiGirolamo advised that it would be easier for Cypress Glen to create a rental policy for their sub association. Peter DiGirolamo offered to assist the CG board with this.

Speed: We can't seem to be able to control speeding despite the efforts made. A speed hump is needed at the entrance to Bald Cypress Drive; to slow drivers down as they enter the community.

- V. Adjournment: Linda VanDillen requested a motion to adjourn the meeting. ***Dave Kelley made a motion to adjourn, Dennis Niemeyer seconded the motion, all approved, none opposed; the motion was approved. Linda Van Dillen adjourned the meeting at 8:10pm.***

**Respectfully submitted,
Linda L. Murphy**