

River Wilderness of Bradenton Foundation, Inc.

Minutes of Annual Meeting

April 18, 2023, at 7:00 pm

HOA Board Members Present: Linda Van Dillen, Jim Andries, David Kelley, Linda Murphy

Also Present: Steve Higbee and Andrew Elkinton from Argus Property Management

Proof of Notice: Notice was posted, and two notices were sent per State Statute 720.00.

Determination of Quorum: A quorum was determined to be present.

President Linda Van Dillen called the meeting to order at 6:58pm.

Andrew Elkinton announced the ballot collection was closed and the ballot count started at 7:00 pm.

President Linda Van Dillen announced that Vice President Velma McCuiston submitted her resignation from the HOA Board just prior to the start of the meeting. The Vice President position will be appointed by consensus of the board.

Minutes from the Annual Meeting and Election Meeting of 2022 were presented for approval. David Kelley seconded, and minutes were unanimously approved.

President's Report:

President Linda Van Dillen presented an overview of board activities this past year on behalf of the common needs of over 900 homes, as follows:

Jim Andries and his ARC Committee worked diligently to ensure adherence to our Community Guidelines when each ARC request was put in place this year. Many times, this might entail a trip to the proposed site to ensure all understood and were on the same page. In addition, due to his long years on the Board, he has brought a wealth of experience and knowledge to our new board members.

Tom Warga also assisted in providing perspective due to his long-term experience on the board. Tom performed updates to the website and sent out our communications to

the community. He prepared our monthly financial reports. Tom could not be here tonight as he is recuperating from surgery, and he chose not to run again for the board. We thank him for his service to the community.

Velma jumped right in working with our Welcome Committee and getting this revived and running like a well-oiled machine. In addition, Velma worked with communication processes with the Islands as we continue to work through the turnover process from a Developer run board to a community run board. Velma also initiated the thought of reviving our Community Newsletter and several quarterly issues have been sent out. As stated above, immediately prior to the meeting, Velma submitted her resignation in writing to the board.

Linda Murphy stepped in to assume Fran Fournier's position after he resigned, when he put his home on the market. We are thrilled Fran is doing so well and understood his need to resign his post. Linda M. had been working on the ARC committee with Jim and Ron Merigold and was also working on the Newsletter. She has been working hard to review past activities and has volunteered to assume the role of website updating for the Community Website.

David Kelley rejoined the board after Jan Kaufman unexpectedly decided to sell her home after the death of her husband and move with family to California. Jan recently had a significant surgery and is now doing very well. David jumped right in on existing projects. He has worked extensively within the community, including working on maintenance of the entrance signs at old Tampa and at Chin Rd, and lighting at the entrance of the community, developing a plan for updating our aging landscaping both in front of and after the main entrance to the community on Old Tampa Road.

During and after the hurricane, he and other members of our board worked extensively with our landscaper to ensure all debris was removed in a very timely manner, prioritizing removal based on safety and if the debris impacted drainage within the community.

We have been focusing on infrastructure and as part of this focus we formed a Roads committee which will be speaking in a few minutes to share their goals for the community. We have also been working on improving overall drainage from one lake to the next within the community, and this work continues.

David and Anthony Testa from the Islands board along with Linda Van Dillen, are members of the Security Committee and are working on enhancements to our camera systems including a License Plate Reader and tightening up our security processes.

We have been working on a commercial cleaning of both guardhouses and will be obtaining bids for some additional maintenance and modifying the entrance and exit to the Old Tampa guardhouse which we believe will facilitate traffic flow.

We will also be finalizing a plan to update a portion of the Old Tampa plantings and determining if it could qualify for a grant from the County for partial reimbursement.

Community Committee Volunteers – President Linda Van Dillen called attention to the sign-up sheets created for committee volunteers. The Board’s hope is that more members of the community will want to join the various committees that deal with the various aspects of making all neighborhoods in RW successful with a vibrant, welcoming environment.

Community Committees are:

Finance and Budget Committee – Planning for the future needs of the community

Insurance Committee – Researching options providing cost-effective and comprehensive protection.

Events Committee – Create events to bring our community together.

Amenities Committee – Explore options to add value to our community.

Retentions Ponds Committee – To research best practices.

Community Beautification Projects

Financial Report – President Linda Van Dillen presented the comprehensive financial report as prepared by Argus Property Management, Inc.

Road Committee Report: Paul Burke and Ron Merigold reported on progress to date. The project phases are Engineering company review, Soil analysis, Review of engineering suggested solutions, cost, and location priorities. Proposals were submitted by 4 contractors, and CW3 Engineering was selected. Paul also reported that the committee could use a few more volunteers.

RW Security Issues – President Linda Van Dillen reported that Flock cameras (license plate reading ability) are being installed at both entrance gates.

Q & A – The floor was opened to resident questions while the ballots were being counted.

A resident expressed concern regarding the lack of maintenance of some of the lakes that border resident property but also border the golf course. President Linda Van Dillen advised that the lakes are the property of the golf course, and the HOA may not do any maintenance on property that is privately owned.

A resident asked if the road project will also include the bridges located in the Islands. Ron Merigold advised that the scope of work for the roads does not include the 2 Islands bridges at this time.

A resident expressed frustration at the 20mph speed limit in RW, as for many years, the speed limit was 30mph. He suggested a compromise at 25 mph.

A resident requested that, for the homes that are on LCR and back to a preserve, that the landscapers not mow and cut back so far back into the preserve.

A resident reported incidents of the guard letting visitor(s) through the gate without proper identification and notification. President Linda Van Dillen reported that the board was evaluating all security issues.

A resident reported an alarming road rage incident, while her 16-year-old daughter was learning to drive. A car so closely tailgated them that her daughter became scared. They pulled over to let the car pass, and the car passed them and then abruptly pulled into the next driveway. The passenger got out and road raged at her and her daughter. The resident reported the incident to Steve H.

A question was asked about the new cameras and our ability to identify a visitor who commits a road violation while in RW. President Linda Van Dillen advised that the cameras have a direct notification link to the Manatee County Sheriff, once the license plate is captured.

Another question was asked about the new cameras as regards capturing service vehicles that have entered the community but have not left by 6pm. Dave Kelley advised the cameras will be mounted on the entrance gates only at present.

The issue of visitors using remote devices "clickers" was raised. President Linda Van Dillen advised that Manatee requires access by remote for service vehicles such as police, fire, and ambulance. She will be talking to Sarasota gates regarding repair of the walking path gates at the Ft Hamer entrance and will ask about possible solutions to identifying private vehicles using remote clickers.

A resident asked if anyone knew the origin of drones flying over the community during some evenings.

President Linda Van Dillen reported on the ongoing replacement of FPL light bulbs on streetlights throughout the community.

A resident asked about damage to the lift gates caused by trucks. President Linda Van Dillen advised that all the gates will be assessed by Sarasota Gates.

A resident requested confirmation that the individual who purposefully drove into the Ft Hamer exit gate was prosecuted and will be refused entrance to the community in future. President Linda Van Dillen advised that a police report was filed, and that she is blocked from driving through either gate in the future.

The meeting was paused at 7:45 to wait for the ballots to be counted and the election results announced.

The meeting was called to order at 8:30 for the election results:

Election Results: Gregor Mehaffey, James Andries, David Kelley, and Don Desiderato were elected to the board for a 2-year term ending in 2025.

The carry over vote for excess revenue was passed.

Dave Kelley made a motion to adjourn at 8:35 and Peter DiGirolamo seconded.

President Linda Van Dillen adjourned the meeting at 8:35.

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