

**River Wilderness of Bradenton Foundation, Inc.**  
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**Board Meeting**  
**Of**  
**River Wilderness of Bradenton Foundation, Inc.**  
**Tuesday, February 20, 2024**  
**6:30 pm**  
**River Wilderness Community Center**  
**Parrish, Florida**

- 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. Certifying Quorum – Present: Don Desiderato, Linda VanDillen, Linda Murphy, Dan Salisbury, Gregor Mehaffey, Dave Kelley. Absent – Jim Andries. In attendance for AMI, John Luchkowec
  - C. Identify Recorders – None
  - D. Notice of Meeting was posted in accordance with state statute (720.00)
  - E. Pledge of Allegiance
  - F. Approve Minutes of January 16, 2024, meeting *Dan Salisbury **motioned to approve, seconded by David Kelley, all in favor, none opposed, Motion Passed.***
  - G. Reports – President, Linda VanDillen reported on the transition to our new management company, AMI, our new property manager, John Luchkowec, our new landscape company, Mainscape and our renewed contract with our security company, Weiser.

AMI was able to mail and process the 2024 dues invoices prior to their start date of February 1. Shirley Gallo, the AMI transition manager, has been so helpful both to the board and answering and assisting residents with questions regarding dues payments.

Mainscape, prior to the contract start date set up their work area and did some initial mowing to make sure the common areas were maintained at an acceptable length.

A contract for maintenance of both fountains and both guard gates will be initiated shortly. Insecticide applications will continue at both guard houses and the Community, with mitigation of the fire ants at the RV/Boat storage lot, and the no-see-ums at the Bocce Court to be looked at in conjunction with the budget.

Another board goal is the upgrade of cameras at all entrance and emergency gates, plus the review of wiring at the guard houses to determine repairs/upgrades required.

Lakes Sign Installation – AMI has handyman services which we will be utilizing for the installation of the “Catch and Release”, “No Fishing, Swimming, Boating”, and the “Danger – Alligators” signs in the lakes in RW and the Islands. Andrea Wastel is leading this project, and we thank her for all her work on the lakes.

Regarding fishing, please do not trespass on private property to access the lakes. In the Islands, you may fish off the boat ramp (please clean up afterwards), but there is no fishing in the canals or from the bridge.

#### Board Complaints from Residents:

Pets – The board continues to receive complaints regarding lack of owner responsibility walking their pets throughout the community, and with pickup and disposal of pet waste. In addition, another reminder is that there are no areas of the community where your dogs can roam off leash.

Kids driving Golf Carts – The board has received several reports of reckless driving by underage kids through the community. Florida golf cart statutes apply only to public roads; however, this constitutes a nuisance, which is covered in our declarations, and these reports will be addressed. Unsupervised, underage kids driving golf carts can result in a very dangerous situation, so please address this at home.

Old Tampa Road Guard House - technical issues have been resolved and the phone number and new email address have been communicated to residents.

Renter Guidelines – The board goal is to have a proposal to add to the declarations outlining guidelines for resident rentals. The purpose is to curtail short term rentals, such as VRBO, and to establish a minimum length of time for rentals, a mandatory wait 2 years after purchase to rent, and possibly a requirement of credit and background checks.

3 Holes Behind Resident Homes – This has been satisfactorily resolved. The Club is paying for the repairs, the work has commenced, and this resolution has been communicated to the County.

ii. Financial – Don Desiderato reported that he has met with AMI accountants to align their accounting system with our approved budget. The process for proper coding of invoices/bills to coordinate with the correct account is in place going forward.

- Our operating account has been moved to South State Bank to provide more efficient communications and invoice/reimbursement payment.
- Our existing Centennial accounts remain with Centennial Bank for the time being.
- Desiree Spence is our accountant for day-to-day matters, and Pat DiNapoli is our contact for our reserve and other accounts.

- The audit with RealManage has begun but records are hard to come by. We hope the audit will be available at the appropriate time. The verified year-end financial accounts, which are prepared mid-month to mid-month will be available from RealManage shortly.

Reserve Study – Staebler Appraiser & Consulting will be starting a study of our reserves on March 19, the purpose of which is to provide us with a professional opinion on our component inventory, replacement cost per component and recommended funding strategy.

Questions from Residents:

1. What is the purpose & cost of the reserve study? To determine what our multi-year reserve goal should be and how we get to it, guided by a professional appraiser and consultant. Cost is \$4500. The Islands just paid \$15,000 for their study.
2. Will homeowners have an opportunity to review and vote on the reserve recommendations, and will there be an assessment as a result? The board will review the recommendations and report to the homeowners. The board will communicate to the community what those recommendations are. The board will vote on how to proceed.
3. Was this year's dues increase an assessment? No. Reserves were underfunded, and the increase is intended to right-size reserves, which we hope the reserves study will support. Additionally, all contracts for service and insurance costs were dramatically increased.
4. Why increase dues when we haven't used reserves in 10 years? There is planned spending coming as far as infrastructure, roads, asphalt, all of which continue to see large cost increases. It is important that reserves are funded to meet those goals.
5. Can we get a loan to cover planned infrastructure work? Per our declarations, we are authorized to borrow up to \$100K. A community vote would be required to change the declaration borrow amount.
6. Gregor Mehaffey asked if the reserves study would be done in time for the May phase of the roadwork. Don Desiderato advised, the Islands have requested a summary judgment in May to their lawsuit against the Foundation, which if we lose will cost \$400,000 plus more going forward. The Islands has a broad view of Tract 100, which differs from the Foundation declarations. Additionally, we

need the results of the Reserve Study which begins in March. The phased roadwork may have to be adjusted to work within our reserve spend goals, but this won't be known until the study is done. HOA practices typically indicate that 60-75% of annual funds spent, at minimum, must be in reserves, which also needs to be considered when analyzing the reserves study/recommendations vs planned spend.

iii. Old Business –

- A. Security - We have re-signed a single contract with Weiser for the security at the OTR & FH gates. The Islands will continue to manage the FH gate. The Foundation will continue to oversee Dwelling Live and will form a Security Committee with representatives from each Association who will be asked to sign an NDA to insure confidentiality within the community
- B. HOA Dues Delinquencies – The board wanted to suspend resident access at the gates for residents whose dues were 90+ days delinquent, however, the Islands board refused. Those delinquencies will be handled through our legal counsel and be placed in the collections process.
- C. RV/Boat Storage Lot – Dave Kelley reported that the bills were sent out with a due date of February 15, and the lock code for 2024 was changed on February 16. 5-6 people still owe their rent, and phone calls are being made to clarify status. Linda VanDillen reported that we hope to clean up the boat lot once the renters are established. Dave Kelley further reported that the prior landscaper left 2 pallets of mulch, most of which have disappeared due to theft. There is an urgent need to install working cameras and as well as sealable metal boxes with fans to house the camera equipment.
- D. Board Change of Registered Agent – Linda VanDillen read the resolution to change the Foundation's registered agent to Bryony Swift at Becker Legal Firm. *Gregor Mehaffey **motioned** to approve, Dan Salisbury **seconded**, all in favor, none opposed, Motion **Passed**.*
- E. Election Package and Notice of Annual Meeting has been mailed out from AMI.
- F. The board is starting a project to purge/cleanup/update the data in Dwelling Live, and volunteers are being solicited from each community and in some cases, a single street.

**Property Owner Comments** – C. Bullock had a suggestion for the camera and storage needs at the Boat/RV Storage Lot, which he will investigate further. We also had a second resident who volunteered to assist with the project as he has security experience.

iv. Adjournment-*Linda Murphy **moved** to adjourn the meeting at 8:28 pm, Dan Salisbury **seconded** the motion. Meeting adjourned at 8:28 pm.*

Respectfully submitted,

Linda L. Murphy, Board Secretary

The River Wilderness of Bradenton Foundation, Inc.