

River Wilderness of Bradenton Foundation, Inc.
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**Board Meeting
of
River Wilderness of Bradenton Foundation, INC.
Tuesday January 16, 2024
2:00 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 2:00pm
 - B. Certifying Quorum – Board members in attendance Jim Andries, Dan Salisbury, Linda Murphy, Linda VanDillen, Gregor Mehaffey, David Kelley, Don Desiderato. Andrew Elkinton and Isaac Zlock for RealManage.
 - 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 the November 21, 2023, Meeting *David Kelley **motioned** to approve, **seconded** by Dan Salisbury, all in favor, none opposed, **motion passed**.*
 - G. Reports
 - i. President – Linda Van Dillen
A review of 2023 and a look forward to 2024.
 - In the last year, we revised the landscaping outside of the gate on the right side of the entrance.
 - We thinned out the mass of bushes inside of the gate, with the result of a much more aesthetically pleasing site. We trimmed the oak trees at our entrance.
 - We ordered new fountains for the front entrance, when one of the fountains that was very old failed. We made the decision to replace both as they were the same age, and we believed it was important that they matched as you entered the community.
 - We responded to another hurricane, luckily this one was significantly less destructive.
 - We performed Phase I of our roads project, which we believe will lengthen the time needed for repair of the roads which received rejuvenation.

- We began an e-voting project and will continue to encourage residents to sign up for this cost-effective and objective approach to voting.
 - The community has become more and more involved in different areas including events, decorating, finance, insurance, roads and our compliance committee. We welcome all volunteers and truly desire your input.
 - We received a lawsuit from the Islands which has been referred to our legal team. The lawsuit requests maintenance of items that the Foundation believes are the responsibility of the Islands. The Islands disagree.
- In this upcoming year we look forward to sending out a survey to learn more about what we suspect is a rapidly changing demographic within the community. We want to learn more about what our community values within a community, including any additional amenities. We are going to look ahead to 2025 and make plans based on this survey regarding amenities, etc.
 - We have signs we are planning to install by the lakes to designate lakes for fishing and no fishing, etc.
 - We will be continuing to work on the swales within the community, to facilitate both appearance and drainage capabilities.
- ii. Financial – Don Desiderato reviewed the financials for year-end 2023.

As of 11/30/2023, the Operating Budget is \$392,938.

The Reserve Account Fund Balance is \$2,023,068.

There is a deficit of (\$113,799.06) details of which are: Overspend in Legal Fees of \$93,824.48, Overspend in Insurance of \$44,153.21. There is a deficit (draw down) against the Reserve Budget of \$251,220.52 due to road and infrastructure repair that was undertaken in 2023. Don discussed protocols to insure Treasurer/Budget Committee review of all new contracts and expenses/invoices exceeding \$1,000.00. *Dave Kelley **moved** to require Treasurer/Budget Committee review/approval of all new contracts and invoices over \$1,000. Dan Salisbury **seconded** the motion. All in favor, none opposed, **motion passed**.*

Don further discussed the roll over of any budget surplus realized in 2024 to the main operating budget. *Gregor Mehaffey **moved** to roll over any 2024 budget surplus to the main operating budget. Linda Murphy **seconded** the motion. All in favor, none opposed, **motion passed**.* Dan Salisbury added that AMI will be involved in

all aspects of RFP creation, contracts and payment of invoices and will interface with the Budget Committee.

Don has explored the possibility of opening a line of credit to support reserve funds during 2024 for planned road work in conjunction with the phased plan. However, since by-laws require a community vote for any debt incurred above \$100,000, the Budget Committee will reexamine and reevaluate the roadwork to bring it in line with the 2024 budget. Dan Salisbury added that 100% of the dues increase will go into the road reserves. Dan further added that this year we will have a professional reserve account review, which will provide us with a complete assessment of the health of our reserve accounts.

- iii. Property Manager – Isaac Zlock
 - a. Violations – Zero Violations since November
 - b. ARC Requests – 9 since mid November.

II. Old Business

- A. New Management Company. Advanced Management, Inc. (AMI) will start officially 2/1/24, though they have been assisting us with collection of the 2024 dues for both homeowners' dues and the storage lot dues. We will be saying a fond farewell to Steven Higbee who has decided to stay with RealManage. We will be bringing on board an experienced HOA Manager and will send out information once he takes over on 2/1/24. We thank the staff that worked with our community from RealManage.
- B. New Landscaping Company - Mainscape. We will begin on 2/1/24 with our new landscaping company, Mainscape. Mainscape will commence officially on February 1, 2024. You may have seen them in the community already, setting up equipment and doing a first pass on grass cutting where needed. As we discussed at the November meeting, we met with our previous landscaper, and initially he stated he wanted to continue working with our community and planned to address the areas that were designated as deficient. Mid-month he decided not to continue, and as such, we contacted Mainscape and entered into a contract at the end of December, as per our motion at the November meeting. We thank Jones Landscaping for their many years of service to our community.
- C. Change to Security Company contract. As of November 2023, The Foundation made the decision to continue working with Weiser Security. The contract calls for an increase in salary for the guards with the hope of retaining our effective staff and attracting additional effective employees. We have reviewed the training materials and Post Orders for RW. The Islands have requested a separate contract for the Islands. As such, there is now a requirement for a Post Commander at each guardhouse. Because of this requirement there would be an additional cost for this additional Post Commander. The Islands have agreed to pay for this additional cost

of over \$5K in additional salary for this additional Post Commander. As you know, the Foundation pays for the cost of the security at the rear gate, however in the Islands Declarations they do have the right to manage this gate. We have stipulated we will continue to pay for the security at the rear gate in its current iteration. Should there be any changes, Weiser must notify the Foundation of the change and costs associated with the change. ***Subsequent to the meeting, the board has been contacted by Weiser to advise that the Islands Board now agrees to a single security contract, which will not require an additional Post Commander.**

III. New Business

- A. 2024 Meeting Calendar. The Meeting Calendar for 2024 has some modifications, as we are experimenting with adding more evening meetings. The February, September and November meetings will be held at 6:30pm. Our hope is that more working residents will be able to attend an evening meeting. *Gregor Mehaffey **moved** to approve the revised meeting schedule, Dan Salisbury **seconded** the motion. All in favor, none opposed, **motion** passed.*
- B. On-time payment of HOA dues. The board is looking at methods to encourage our residents to pay their dues on time. With our new HOA company, we will be sending out a notification promptly when payments are delinquent over 30, 60 and 90 days. At the 90+ date we would like to notify the resident they will still have access to the community through the guard gate, however, not via the resident gate. Each time they enter the community they will need to check in with the guard via the visitor gate. At the Fort Hamer gate they will also need to check in with the guard both entering and exiting the community. *Dave Kelley **moved** to restrict bar code entrance/exit through both gates to residents whose payments are more than 90 days late. Jim Andries **seconded** the motion. All in favor, none opposed, the **motion** passed.*
- C. Boa/RV Lot Update – David Kelley reported that we currently have 30 spaces in the storage lot. We have only received 2024 rental checks for 10 spots, with no clear list of renters available. An email will go out to the community requesting specific information on all outstanding lots. Payment will be due on February 15, with the combination lock number to change the following day, on February 16.
- D. Roads Update – Paul Burke advised that the estimated cost of 1.8M\$ to repair roads, curbs and manholes on Little Country Road is a price that the company has held for a year, and this is the only company in Florida that has the equipment to use the recycled asphalt which is more cost effective. There is a 13-phase plan that covers work/repair to all the roads in RW. Linda VanDillen advised the board many consider a

community vote to pursue a \$500,000 line of credit at the April annual meeting.

Property Owner Comments

1. Chester B asked about the damage to the guard house overhang. Linda VanDillen advised that we were pursuing the matter with Amazon insurance, who is responsible.
 2. Chester B asked about the status of the holes on the golf course. Linda VanDillen advised that we helped pay for an engineering study to assess whether the HOA or the Golf Club is responsible for the retention ponds and recreational space on the course. Two county employees advised that if the club does not repair the holes, they will be cited by the county. Chester requested a copy of the engineering study and offered to pay 50% of legal fees if we must sue the club for repair.
 3. Susan P asked if the new management company would be sending out information to the community such as contact information, website access information, etc. Linda VanDillen advised that all of the information will be sent around February 1, when AMI officially starts.
 4. A resident advised that Mainscape was mowing in the pouring rain and caused ruts in the soil/sod and may have broken some sprinkler heads. Will check.
 5. Diane S. asked why we need a reserve study. Linda VanDillen advised that a reserve study is done by professionals and will help us know if our reserves are sufficient to support our community through any future emergencies. Dan Salisbury added that they are also looking at a history of our financials, as well as forecasted cost/financial trends.
 6. Peter D. advised that the agenda was not posted in a timely manner when he came to check on it.
- IV.** Adjournment – *David Kelley **moved** to adjourn the meeting at 4:35, Gregor Mehaffey **seconded** the motion. **Meeting adjourned at 4:35pm.***

Respectfully submitted,
Linda L. Murphy, Board Secretary

RIVER WILDERNESS OF BRADENTON FOUNDATION, INC.