

February 13, 2015

Re: Whose Job is it? RW HOA? The Club?

Over the past few weeks, we have had several incidences where residents/guests have been loud, inconsiderate and rude when dealing with Club personnel and/or Gate personnel. Such behavior is totally inappropriate and unacceptable. We are surprised and disappointed that some of our residents/guests choose to be so inconsiderate. We have dealt with each of these situations with the individuals.

However, it became apparent in addressing these issues, that many of you are confused about the HOA relationship with the Club. Therefore this letter will try to explain that relationship and its responsibilities, in the hope that understanding will help us all to appreciate the relationship more.

The River Wilderness of Bradenton Foundation, Inc. is the Master Homeowners Association (HOA) for all of River Wilderness. The HOA is responsible for managing the operations and maintenance of roads, gates, lakes, common property, homeowner dues, resident databases and covenants for the community. All residents pay Homeowner Association Dues to fund these activities. The HOA is managed by an elected group of "volunteer residents" who negotiate and monitor contracts for gate guards, landscapers, lake maintenance, gate cameras and systems, etc. The HOA Board and contractors have no Club responsibilities. The HOA website is www.rwhoa.org. For a contact list of HOA Board members, [click here](#).

The River Wilderness Golf and Country Club (the Club) owns the Clubhouse, the Golf Course, and the Athletic Facilities. The Club is solely responsible for operating and maintaining these properties. Club members (most of whom are also residents) join the club and pay club membership dues to fund the club activities and management. The Club is directed by an elected group of "volunteer club members" who hire a club manager who then hires and manages a staff of employees to run the club's golfing, athletic, and restaurant facilities. All Club office staff, restaurant staff, fitness and golf staff are paid employees of the Club not the HOA. They have no HOA responsibilities. The Club website is www.riverwildernesscc.com.

Simply stated, the HOA and the Club are two totally separate companies with totally separate budgets, personnel and responsibilities that coexist within the boundary of River Wilderness. The HOA Board and the Club Board choose to work together for our mutual benefit, and the benefit of the community, as follows:

First, the HOA has no physical office space and no office staff on premises. The HOA Board contracts with the Club for meeting space, desk space, file storage, some gate cleaning services, and some secretarial services. In addition, the Club provides a letter drop-off/pick-up point for Homeowners to communicate with the HOA Board. Most frequently this drop-off/pick-up point is used for HOA Architectural Request forms, and having this capability facilitates HOA response time versus the alternative of mailing the forms back and forth to Argus. Club personnel have no knowledge, no authority and no responsibility concerning the contents of these HOA forms. They merely provide a pick up point. A resident, who is loud, insistent, inconsiderate or rude, cannot compel Club personnel to change HOA forms or procedures.

Second, the Club is located within RW boundaries and in this regard, the Club is subject to the same covenants and restrictions that apply to individual homeowners. These include architectural requirements, property maintenance/appearance requirements, and gate practices, etc. For example, in the security area, the use of HOA roads and gate services are required for any outside community access to the Club. The Club, in the same manner as residents, must notify the gates of any deliveries or events where permission must be granted to enter our community. The Club (like each resident) is responsible to ensure that its "guests" or "vendors" comply with

community covenants, such as respect for community rules and property and respect for gate guards and other HOA contractors. A guest of the Club or of a resident, who is loud, insistent, inconsiderate or rude, cannot compel an HOA Gate guard to allow entry into the community without permission from the Club or a resident.

Third, the infrastructure of the overall property has common design elements that require shared responsibility. One example of this is the rain water drainage system. Parts of this system are on Club property and parts are on HOA property. The responsibility boundaries are divided along property borders, but in reality, it is one system and both entities must cooperate to keep the entire system working.

Other examples of this cooperative effort between the Club and the HOA include community invitations to club events, HOA deployment of FIOS for multiple club facilities, dual access to tee time reservations systems for outside golfers, and many more. In summary, although the HOA and the Club are separate entities, they are mutually dependent on each other to keep our neighborhood the wonderful place where we each choose to live. It is the responsibility of each homeowner/club member to help ensure that these relationships work amicably and effectively. Let's make this a pleasant place to live and/or work for all of us.

The RW HOA Board
Syble DiGirolamo, President

The RW Golf and Country Club
Mike Ruffino, President