



June 2, 2020

Re: Transitioning the Islands into an independent community

On April 23, 2020 the Developer sent the RW HOA Board a proposal outlining the Islands Association's desire to establish an independent Islands community.

#### Background

The Islands Association was established in 2007 and the Islands Declaration of Covenants was recorded that same year. In that Declaration, the residents of River Wilderness were granted easements (the right to use) the properties owned by the Islands Association called Tract 100 and the Boat Ramp. In compensation for the right to use Tract 100 and the Boat Ramp, the Foundation was obligated to pay for the maintenance of these properties.

#### What is Tract 100?

In 2007, Tract 100 included only the Ft. Hamer Gate, the roads of River Shores Trail, Rive Isle Run and portions of Islands Estates Drive. The Islands residents paid their Foundation assessments, the RW HOA operated the FT. Hamer Gate, and the Developer paid an Islands subsidy (thru the 2018 Turnover).

#### Fast Forward to 2020

Over time, Tract 100 has developed to include the Ft. Hamer Gate, extensive entrance landscaping, 70 stately street palm trees, four miles of roads, curbs and sidewalks, six bridges, two new entrance archways with gates and landscaping, a roundabout fountain with landscaping, and possibly more to come. Many of these features require lighting and irrigation services.

The Foundation, by grant of the easement of 2007 and terms of the Islands Declaration, is now obligated to maintain all items in Tract 100 and the Boat Ramp and to assess ALL Foundation members equally for this maintenance.

The RW HOA Board and the Developer have been in discussions to determine a fair and equitable calculation of those costs for some time without success. The Developer and the Islands Association have now offered an alternative, the Islands separation proposal.

The core elements of Developer and the Islands Association proposal are the following:

1. The Islands will separate from the Foundation and residents of the Islands will no longer pay an annual assessment to the Foundation.
2. The Islands Association will remove the language in their Declaration requiring any payment by the Foundation for the maintenance of Tract 100, the Boat Ramp and the operation of the Ft. Hamer Gate. The Islands Association will exclusively manage and maintain these properties.
3. River Wilderness residents will be granted a permanent easement for the use of the Ft. Hamer Gate, travel on River Shores Trail, Rive Isle Run and portions of Islands Estate Drive and the community Boat Ramp and Kayak launch.
4. Residents of River Wilderness who want to use the Ft. Hamer Gate will pay a fee for that usage, estimated to be \$400 per vehicle or \$600 per household annually. No fee is contemplated for use of the Boat Ramp or Kayak Launch by River Wilderness residents.
5. The Foundation will grant Islands residents access though the Old Tampa Gate. A fee structure has yet to be determined.

At this point the RW HOA Board has not made any agreements.

In order to help the RW HOA Board reflect the views of all its residents, we will be e-mailing you a questionnaire in the next few days asking you for information on your current and anticipated usage of both the Old Tampa and Ft. Hamer gates and your preference on the direction the RW HOA Board should take in these discussions. More information on the proposals and their projected costs will be in the e-mail.

We anticipate using this information in our discussion at the June 16 RW HOA Board meeting. Please help us by responding promptly.

The RW HOA Board