



June 4, 2020

Re: Community Input - Islands Separation Proposal

As stated in our previous email, the 2007 Islands Declaration granted the River Wilderness Foundation residents a right to use easement for Tract 100, the Ft. Hamer gate and the boat ramp. As compensation for this right to use easement, the Islands Declaration requires that the Foundation be responsible for the operation and maintenance of the Ft. Hamer gate and the maintenance and repair of Tract 100, which includes all the Islands bridges, roads, curbs, sidewalks, interior gates and arches, curbside palms, fountains and landscaping.

As an alternative to maintenance by the Foundation, the Developer and the Islands Association have now proposed that the Islands Association would separate from the Foundation and River Wilderness. The right to use easements will continue as part of this separation, but the Islands will change their Declaration of Covenants to eliminate the requirement that the Foundation maintain the easements to the Ft. Hamer gate, Tract 100 and the boat ramp. Instead, only those River Wilderness residents **who choose to use** the Ft. Hamer Gate (in or out) would pay a yearly user fee for the easement. There would be no fees to River Wilderness residents for use of the boat ramp and the kayak launch. Both gates will be freely open to all residents during emergencies.

The RW HOA Board has not made any agreements. To help guide the HOA Board's discussions with the Developer and the Islands Association, we ask for your input (one reply per household).

Do you support Option A or Option B below?

Option A: The Islands remain a part of River Wilderness and per the 2007 Islands Declaration, the Foundation is responsible for the maintenance of Tract 100. This means all Foundation members will incur an annual assessment charge for Islands Tract 100 maintenance and reserves, currently estimated to be an additional \$150 to \$300 per year per lot. Islands residents will continue to pay Foundation annual assessments. All Foundation members (including the Islands residents), guests and vendors may use the Old Tampa Gate. Per the easement granted by the Islands, River Wilderness residents (but not guests or vendors) may use the Ft. Hamer Gate. Both gates will be accessible to all residents during emergencies.

Option B: The Islands become a separate community and charge a user fee to **only** those River Wilderness residents **who choose** to use the Ft. Hamer Gate. This is the current proposal from the Developer and the Islands Association. Islands residents will no longer pay annual assessments to the Foundation. The Islands will assume all costs associated with the maintenance and operation of the Ft. Hamer Gate, Tract 100 and the boat ramp. River Wilderness residents only (not guests or vendors), **who opt to use** the Ft. Hamer gate (in or out), will be required to pay a yearly usage fee estimated to be in the range of \$400 per vehicle or \$600 per household. Islands residents (not guests or vendors) will also need access to the Old Tampa Gate. The Foundation could propose an annual fixed usage fee of possibly \$50,000 for this usage. Both gates will be accessible to all residents during emergencies.

1) Option (A or B) _____

2) How many times does your household use the Ft. Hamer gate weekly? _____

3) How many times does your household use the Old Tampa gate weekly? _____

4) Other than during an emergency, on a scale of 1 to 5 (with 5 being most important) how important is it to you to have access to both gates? _____

5) Please include any other comments or questions you wish the Board to consider. _____

Please reply to this email by June 10 (one reply per household). We will publish survey results by June 12. Thank you for participating in this survey.

The RW HOA Board