



June 6, 2020

Re: Community Input Survey - Questions/Answers

We have received many questions in response to the June 4, 2020, "Community Input - Islands Separation Proposal". Below are some of those questions with additional information for your consideration.

The RW HOA Board

HOA Website: www.rwhoa.org

Q: Why is this happening?

A: As each section of River Wilderness has been developed, the Developer builds and maintains that section with his own funds. At some point, the Developer turns over the section being developed to the Foundation (and/or the Neighborhood Association) along with the maintenance responsibilities. The Foundation or Association then establishes the necessary budget to maintain the property into the future. In some of the RW development phases, the Foundation received ownership of the roads, lakes and drainage systems. In regards to the Islands, the Developer has chosen to leave ownership of Tract 100, the Gate and Boat ramp with the Islands Association, and provide a right to use easement to the residents of River Wilderness. The Foundation, as with all other development phases, needs to establish the necessary budget and assessments to maintain Tract 100 going forward. This is Option A in the survey.

The difference this time is that the **Islands residents** have now asked to retain full operation and maintenance responsibility for Tract 100, the Ft. Hamer gate and the Boat Ramp since the Islands own these properties. To do this, the Developer, on behalf of the Island residents, has proposed to implement an Islands separation, Option B. That is why the RW HOA Board has informed the community of (1) the new Foundation budget and maintenance responsibilities of Option A and (2) the new Islands **proposal** of Option B which **proposes** fees for individual resident Ft. Hamer gate usage instead of Foundation maintenance responsibilities.

Q: What is Tract 100?

A: Tract 100 is the land that includes all the roads in the Islands (River Shores Trail, Rive Isle Run, Bayou Cove, Channelside Place, Harbourside Ln, Rio Vista Ter. and portions of Islands Estates Drive). This area contains the Ft. Hamer Gate, extensive entrance landscaping, 70 street palm trees, four miles of roads, curbs, sidewalks, six bridges, two new entrance archways with gates and landscaping and a roundabout fountain with landscaping.

Q: What is the purpose of the survey?

A: The purpose of the survey is to obtain the communities' views on the value to residents of full access to the Ft. Hamer gate versus eliminating the future costs of maintenance of Tract 100 and the operating costs of the Ft. Hamer Gate. To do this we needed to: (1) inform the community that the Foundation needs to assume full maintenance of Tract 100 (Option A), and (2) inform the community that the Developer and the Islands Association have made a **proposal** (Option B) for fee based usage instead of full maintenance costs.

Q: Why only two options? We need more options.

A: Option A, the Foundation performing maintenance of Tract 100 is the default per the 2007 Islands Declaration. Option B, is the **proposal** from the Developer and the Islands Association. If you would like other Options then they need to be proposed.

Q: How much has the Foundation spent on Tract 100?

A: While Tract 100 has been under development, the Developer has maintained Tract 100. The Foundation has funded Gate operations and Gate maintenance.

Q: If the Islands separate from the Foundation, will our RW assessments increase or decrease?

A: While it is true that separation will cause a loss of Islands assessment revenue, it will also remove the Islands expenses to operate the gatehouse, software system and security officers and the future costs of Tract 100. This savings, plus a **suggested** \$50,000 gate fee will mitigate the impact on the Foundation budget.

Q: Where did the \$600 number for the Ft. Hamer Gate fee come from?

A: This is the access fee **proposed** by the Developer and the Islands Association. The RW HOA Board does not know how they arrived at this number. The community needs to decide if this fee is acceptable. The actual fee will be part of any future negotiations. We believe the fee is designed to control traffic volume and speeding by RW residents through the Islands.

Q: Where did the \$150-\$300 maintenance numbers come from?

A: These are the RW HOA Board's estimate of what is needed for the operating and reserve funds for Tract 100 going forward. This range will be refined as we move toward the establishment of the 2021 budget.

Q: Islands residents should pay \$400-\$600 per resident to access the Old Tampa gate. Why only a \$50,000 fixed fee for them to access the Old Tampa gate? This fee should be much larger.

A: The \$50,000 fee is a **suggested** yearly lump sum fee covering all Islands residents. It is a fixed fee because we believe very few Islands residents would opt to pay an individual \$400-\$600 fee to use the Old Tampa gate and therefore a fee per vehicle would produce little or no revenue to the Foundation. Our goal is to ultimately define a fee structure and amount that is fair.

Q: I need more financial information to make a decision. Can you supply financial statements?

A: Under Option A, the Foundation is required to maintain Tract 100. This is somewhat analogous to the Foundation's maintenance of RW roads, sidewalks, landscape, irrigation, and common areas. (The difference is the Foundation owns the RW roads, landscape, etc.) The Islands own Tract 100 and Islands residents desire to maintain their own property to their own standards.

The RW HOA Board estimates that maintenance and reserves for Tract 100 will cost every lot owner an additional \$150-\$300 per year. If you as a resident use the Ft. Hamer Gate very often, or if you believe \$150-\$300 is affordable or you believe it is good for the community then you will likely choose Option A.

If you do not wish to pay an additional \$150-\$300 per year and/or you do not use the Ft. Hamer Gate very often, or you are a seasonal resident or you believe the Islands should maintain Tract 100 themselves, then you will likely choose Option B.

Q: Who may enter through each Gate?

A: Via Option A and as it exists today (as stated in the Master and Islands Declarations):

Old Tampa - RW and Islands residents, all guests and vendors.

Ft. Hamer - RW residents only; Islands residents and their guests and vendors.

Via Option B if adopted:

Old Tampa - RW residents and their guests and vendors; Islands residents only.

Ft. Hamer - Islands residents and their guests and vendors; Only RW residents who purchase access.

Q: Can RW residents visit their relatives in the Islands?

A: We envision the unrestricted flow of traffic between River Wilderness and the Islands.

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Q: I moved to River Wilderness for the boat ramp, will I have access?

A: RW residents will have free access to the boat ramp and kayak launch.

Q: How do we know that items will not be taken away or changed in the future?

A: Option A is already written into the Islands Declaration. Option B, if adopted, will require modification of the Island Declaration and separate contracts to finalize all negotiated agreements.

Q: Gates will be open in an emergency. What is the definition of an "emergency"?

A: An emergency is any condition that is declared as an emergency by the State or Manatee County (such as a hurricane, acts of God, etc.). Also all Manatee County vehicles (police, fire, ambulance, etc.) always have access through all gates.