River Wilderness
Homeowners Association

October 30, 2020

Re: Notice of Proposed 2021 Budget, Architectural Guidelines and Schedules

Dear River Wilderness Property Owner,

The HOA Board of Directors will be addressing and voting on the following items at the HOA Board Meeting (agenda attached) scheduled for November 17, 2020 at 2:00 PM at the Community Center at 1 Wilderness Blvd. Copies of the agenda items for approval are attached as follows:

1) Notice of adoption of the Proposed Operating Budget and Maintenance Reserve Plan for 2021. The proposed budget decreases the annual homeowner assessment from $1,850 to $1,597. This is a $253 decrease per household.
2) Notice of adoption of changes to the River Wilderness Architectural Guidelines.
3) Adoption of the 2021 Homeowners Board Meeting Schedule and the 2021 River Wilderness Sunday & Holiday Policy.

2021 Proposed Budget Highlights

The 2021 contribution to the **Reserves Budget** will increase by $33,086 over the funding in 2020 bringing our annual additions to Reserves to $362,604. We believe our Reserves are well funded to handle the on-going replacement programs needed for community assets (Roads, Drainage, Lakes, Structures, Information and Security Systems, etc). We expect to end 2020 with $1,349,570 in Reserves with an additional $362,604 to be added in 2021. We expect to draw on reserves in 2021 to perform lake maintenance (lake bank restructuring) on Lake 16 (Lakeside Circle) in the amount of approximately $70,000.

The 2021 **Operating Budget** will decrease by $252,317 from the 2020 Budget bringing it to $1,092,905. Some of the expense categories showing major changes are as follows.

(1) RV Boat Lot revenue increased by $5,653 (including collection of 7% sales tax).
(2) Grounds contract (landscaping) increased by $9,000 per the contract terms.
(3) Infrastructure repairs increased by $15,000.
(4) Grounds maintenance (repairs) decreased by $10,000.
(5) Asphalt repair includes $18,000 for curb cleaning at the front entrance and around through Wilderness Blvd. West and Little Country Road.
(6) The projected chemical maintenance for lakes decreased by $17,000.

(7) Guard services increased by $10,565.
(8) The Frontier Cable TV Bulk contract decreased by $301,229 due to contract expiration on January 18, 2021.
(9) Tract 100 Maintenance (The Islands Roads/Entrance) was established at $5,000.
(10) Legal /Professional expenses increased by $7,000.
(11) Insurance increased by $6,000.
(12) Copying and Postage increased by $2,000.

The proposed annual unit assessment for 2021 is $1,597. Homeowners will receive an annual bill notification for assessments in early December 2020. The full annual assessment is due on January 1, 2021.

River Wilderness Architectural Guidelines
The Board proposes to adopt several changes to River Wilderness Architectural Guidelines and Policy Document. A change summary is attached. The full document is located on the rwhoa.org website and may be downloaded from,

http://www.rwhoa.org/RW_2014/hoa_policy/policy_pdf/RW_ARC_Proposed.pdf

The HOA regularly communicates with residents via email. If you are not receiving these emails from the HOA, please send your email address to addresschange@rwhoa.org. Please also send updates for any changes to your addresses, email or phone numbers to the HOA using this email address. We appreciate your cooperation and participation.

The Board of Directors,
River Wilderness of Bradenton Foundation, Inc.

Attachments:
HOA Board Meeting Agenda - November 17, 2020
Proposed Architectural Guidelines Change Summary
Proposed 2021 HOA Board Meeting Schedule
Proposed 2021 Sunday & Holiday Policy
Proposed 2021 Operating Budget
Proposed 2021 Reserves

RIVER WILDERNESS OF BRADENTON FOUNDATION, INC.
HOMEOWNER'S BOARD of DIRECTORS MEETING
Location: River Wilderness Community Center
(Open to River Wilderness Home Owners)

Due to COVID19, Face Masks Are Required
Attendance Limited to the Board, Argus and First 30 Homeowners

November 17, 2020 at 2:00 PM

Homeowner Call-In
You can dial in using your phone.
United States (Toll Free): 1 866 899 4679
United States: +1 (571) 317-3116

Access Code: 393-456-029
Call-In questions will be held until the end of the meeting

• Call to Order	Peter DiGirolamo
• Approve minutes of previous Board Meeting	Peter DiGirolamo
• Financials	
• Treasurer's Report / Collections	Dan Salisbury
• Property Manager's Report	Justin Gonzalez/Merry Porter
• New Business Board Schedule 2021 (approve) Holiday Schedule 2021 (approve) Architectural Guidelines & Policy (approve) 2021 Budget (approve)	Peter DiGirolamo / All
• Additional Homeowner Comments on Agenda Items	
• Adjourn Meeting	Peter DiGirolamo

Next Meeting: January19, 2021 at 6:30 PM
Location: River Wilderness Community Center, 1 Wilderness Blvd.

Summary of proposed changes to Architectural, Landscape and Lake Guidelines

B. **Fences**

1. b. Fence color must be white, beige or tan, or similar neutral color and be hidden from public view with appropriately sized shrubbery.

Change to:

1. b. Fence color must be white, beige or tan, or similar neutral color and be hidden from public view with appropriately sized shrubbery (to cover 80% of the fence within two years or two growing seasons).

1. c. Fence material may be PVC, Aluminum, Wrought Iron,…

Change to:

1. c. Fence material may be PVC, Aluminum, Wrought Iron (black only), …

2. c. Fence material may be PVC, Aluminum, Wrought Iron,…

Change to:

2. c. Fence material may be PVC, Aluminum, Wrought Iron (black only),…

2. d. Fence color must be white, beige or tan, or similar neutral color and be hidden from public view with appropriately sized shrubbery.

Change to:

1. d. Fence color must be white, beige or tan, or similar neutral color and be hidden from public view with appropriately sized shrubbery (to cover 80% of the fence within two years or two growing seasons).

F. Painting and Exterior House Colors

ii) The font door color (accent) may be chosen from a different color scheme than the base and trim colors.

Change to:

ii) The front door color (accent) may be any (non-neon) color and requires RWHOA BOD approval.

iii) The side garage door must be painted the base color or accent (front door) color.

Change to:

iii) The side garage door (pedestrian) must be painted the base color or accent (front door) or trim color.

S. Antennas, Flagpoles, Banners, Wind Generators and Satellite Dish

Add:

1 b Owner Lots may have no more than two flagpoles per lot. Only one flagpole may be installed on any one side of a lot, that is, one flagpole in front, one on each side, or one at the rear of the property.

M. **Propane Tanks**

3. Any propane tank above ground must be hidden from public view with shrubbery.

Change to:

3. Any propane tank above ground must be hidden from public view with appropriately sized shrubbery (to cover 80% of the view within two years or two growing seasons).

RIVER WILDERNESS OF BRADENTON FOUNDATION, INC.

2021 HOMEOWNER'S BOARD MEETING SCHEDULE
(Open to River Wilderness Home Owners)

2021		
Month	**Day**	**Time**
January	3rd Tuesday, Jan 19	6:30 to 8:30 PM
February	3rd Tuesday, Feb 16	2:00 PM
March	3rd Tuesday, Mar 16	2:00 PM
April	3rd Tuesday, Apr 20 Annual Members Meeting The Club at River Wilderness Organizational Meeting	7:00 PM To follow
May	3rd Tuesday, May 18	2:00 PM
June	3rd Tuesday, June 15	6:30 to 8:30 PM
July	No meeting	- - - -
August	3rd Tuesday, Aug 17	2:00 PM
September	3rd Tuesday, Sept 21	2:00 PM
October	3rd Tuesday, Oct 19	2:00 PM
November	3rd Tuesday, Nov 16	2:00 PM
December	No meeting	- - - -

This Meeting Schedule and monthly Meeting Agendas are posted on our website www.rwhoa.org on the Board page.

Board meetings are held in the
Community Center located at 1 Wilderness Blvd.
Parking is Limited

For Meeting minutes, go to www.argusmgmt.com
Click, "Client Login",
then select River Wilderness of Bradenton Foundation
and then enter our password.

River Wilderness Sunday/Holiday Policy - 2021

River Wilderness observes "Quiet Times" which are defined as before 8 AM and after 6 PM Mondays thru Saturdays, and all day on Sundays and Holidays. The Gate Officers have been instructed not to allow vendor admittance during these times except for real emergencies. Holidays for 2021 are as follows:

New Year's Day	Friday,	January 1, 2021
President's Day	Monday,	February 15, 2021
Memorial Day	Monday,	May 31, 2021
Independence Day	Sunday,	July 4, 2021
Labor Day	Monday,	September 6, 2021
Veterans Day	Thursday,	November 11, 2021
Thanksgiving Day	Thursday,	November 25, 2021
Christmas Day	Saturday,	December 25, 2021

The guidelines permit entry, subject to proper verification and identification, in the following circumstances:

- Delivery of healthcare supplies such as oxygen tanks, etc.
- Plumbers, Propane for emergency repairs
- Electricians for emergency repairs
- HVAC contractors, for repair of non-working equipment
- Emergency phone/internet repairs
- Healthcare providers for any reason
- Flower deliveries for Mother's Day, Birthdays, Funerals, etc.
- Take Out food delivery such as pizza
- United States Postal Service, UPS, Fed Ex, etc.
- Fire, Police or any type of Emergency Medical Service
- Entry at The Islands gate at 7:00 AM for new construction contractors

Vendors who will not be admitted are lawn companies, moving vans, furniture/appliance deliveries, builders, pool maintenance, construction, contractors, and many others. These rules have been established in order to protect the safety of our residents and to provide for a peaceful serene neighborhood on Sundays and Holidays.

Please schedule accordingly and do not ask the Gate Officers to make exceptions.