



January 18, 2024

Dear Residents,

Re: January 16, 2024 Board Meeting Summary

The RW Board wanted to share a few of the items discussed and voted on at the January Board meeting with the community. We are aware that many of you work and are unable to attend the meetings held in the afternoon. At the January Board meeting we voted to increase the number of evening meetings to 4. Please refer to the schedule of the meetings to determine which will be held in the evening. We will be testing attendance to determine the 2025 schedule. [2024 HOA Board Meeting Schedule](#)

Important information about the RV/Boat Lot – Our current HOA management company has been unable to find our current Boat/RV Storage List. As a result, invoices were not sent out as usual. If you have a space rented on the lot and have not contacted the office to arrange for payment, please contact David Kelley at [rvboatstorage@rwhoa.org](mailto:rvboatstorage@rwhoa.org). You will be asked to provide your lot number, size of lot, information about the RV or boat, etc. David will be able to provide you with payment details. Payment will be due on February 15. We will be changing the combination on the Storage Lot on February 16. The lock combination will be provided to all residents current with their Storage Lot payment.

The board is continuing its electronic voting initiative, and after we transition to our new HOA management company, we will be really

focusing on getting you all registered and set up. Speaking of voting, we would like you to consider running for one of the board positions that will be opening this year. It is never too early to start the thought process. Per the RW bylaws, any eligible person desiring to be a candidate may submit a self-nomination, in writing, not less than forty (40) days before the scheduled election and shall automatically be entitled to be listed on the ballot. Applications will be due by March 7, 2024.

We received a lawsuit from the Islands which has been referred to our legal team. The lawsuit requests maintenance of items that the Foundation believes are the responsibility of the Islands. The Islands disagree. We will keep the community informed as much as possible (per attorney recommendations).

In this upcoming year we look forward to sending out a survey to learn more about what we suspect is a rapidly changing demographic within the community. We want to learn more about what our community values within a community, including any additional amenities. We are going to look ahead to 2025 and make plans based on this survey regarding amenities, etc. If any of you have worked to design a survey or have questions you might want added, please send an email to [Reply@rwhoa.org](mailto:Reply@rwhoa.org).

We reviewed the financial information for the community, and while we are still financially stable, we overspent in some significant areas including legal fees and we started infrastructure repairs that were necessary, but not anticipated when development of the 2023 budget in the summer of 2022. Additionally, our insurance costs, like everyone else's, skyrocketed this year.

Advanced Management, Inc. (AMI), an HOA management company is to start 2/1/24 officially, though they have been assisting us with collection of the 2024 dues for both homeowners dues and the storage lot. We will be saying fond farewell to Steven Higbee who has decided to stay with RealManage. We will be bringing on board an experienced HOA Manager and will send out information once he takes over on 2/1/24.

Our new landscaping company, Mainscape, will officially begin providing full services on 2/1/24. You may have seen them in the community already, setting up equipment and doing a first pass on grass cutting where needed. As we discussed at the November meeting, we met with our previous landscaper, and initially he stated he wanted to continue working with our community and planned to address the areas that were designated as deficient. Mid-month he decided not to continue, and as such, we contacted Mainscape and entered into a contract at the end of December, as per our motion at the November meeting. We thank Jones Landscaping for their many years of service to our community.

We will remain with Weiser Security for 2024. The contract calls for an increase in salary for the guards with the hope of retaining our effective staff and attracting additional effective employees. We have reviewed the training materials and Post Orders for RW. **UPDATE**  
**The Islands originally requested a separate contract for the Islands. As such, there would have been a requirement for a Post Commander at each guardhouse. Because of this requirement there would have been an additional cost for this additional Post Commander. The Islands had agreed to pay for this additional cost of over \$5K in additional salary for this additional Post Commander. However, the Board has received information that the Islands now agrees to a single contract for the community, eliminating the need for a duplicate Post Commander.** The Islands will retain control and management of Ft. Hamer gate, but this will allow for a more collaborative community wide effort to our security needs.

A motion was voted on and passed to promote our residents to make a prompt payment of their annual dues. With our new HOA company, we will be sending out notification promptly when payments are delinquent over 30, 60 and 90 days. At the 90+ date we would like to notify the resident they will still have access to the community through the guard gate, however, not via the resident gate. Each time they enter the community they will need to check in with the guard via the

visitor gate. At the Fort Hamer gate they will also need to check in with the guard both entering and exiting the community. Letters will be sent to each delinquent resident notifying them of this temporary elimination of barcode access. We have also shared this information with all the Associations to determine if they also would like to implement this for their delinquent pay residents.

We look forward to seeing you all at the February 20th, 2024, Board Meeting at 6:30 PM. We will introduce you to our new HOA manager and the landscape team. We will be inviting other members of our vendor team and hope they will also be able to attend.

Regards,

The River Wilderness of Bradenton Foundation, Inc

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