

May 7, 2015

Re: Community Amenities Package for River Wilderness Community

On April 20, 2015 the RW HOA received a petition from RW homeowners asking the HOA Board to consider purchasing a Community Amenities Package from the River Wilderness Golf and Country Club. This package of amenities would be available to all community residents. See attachment that describes the proposed package in detail. The purchase of such an amenities package will require a 75% affirmative vote of the community.

Via the petition, these homeowners are asking the HOA Board to take action to enhance the set of amenities offered to our community. The proposed amenities package provides limited access to tennis courts, fitness center, swimming pool, Thursday dinners, weekend lunches/brunches, golf practice areas, family Holiday events, massages, training sessions, golf lessons, etc. The HOA Board is receptive to such a proposal, and believes additional community amenities would be valuable to the RW community.

Whether to purchase this Amenities package is a community decision, not an HOA Board decision. Florida Statue 720.31 governing HOAs states specifically that the purchase of such a package by the HOA Board requires 75% approval of the voting membership of the Community. Florida Statue 720.303 and our own River Wilderness By-Laws 3.6-3.7 & 4.9 are very specific in how to handle petitions given to the HOA Board. Over the next few weeks we will be taking the following steps in line with these requirements:

1. The petition must have valid signatures from 20% of River Wilderness homeowners who are current in their dues. Our property manager is now validating the signatures on the petition.
2. The Amenities package and the petition have been given to our HOA lawyer for review.
3. The HOA Board must hold a special meeting to address the petition within 60 days of receipt of the petition. We have scheduled this meeting for June 9, 2015 at 7:00 p.m. (Agenda Attached). The HOA must provide due notice of this meeting to all homeowners. The HOA is providing this notice by both email and US mail. (The US Mail notice will be delivered to the billing address on record and is the official homeowner notice). All homeowners are invited and encouraged to attend the meeting. Each homeowner who wishes to speak at the meeting will be heard for 3 minutes.
4. After reviewing homeowner comments/input, the HOA Board will determine whether further review is needed or the proposal can be sent out for a formal homeowner vote.
5. If the decision is to move forward with a vote, the HOA Board will work with legal counsel to construct the official ballot that authorizes the HOA Board to negotiate a contract to purchase the Amenities Package and to make the cost of this contract a common cost of the community via the annual budget and assessment process.
6. Voting ballots will be mailed to all homeowners to approve or reject authorizing the HOA Board to purchase the proposed Amenities Package. Florida Statutes state that this vote must receive positive approval of 75% of the total voting interests of the association. Non votes (abstains) will be considered "NO" votes.

7. If the proposal gains approval by the community, the HOA Board will enter negotiations with the Club Board to define the terms and conditions of the Amenities Contract.

We are at the very beginning of this complicated legal processes that involves the entire community and will take several months. Please be patient, the process is explicitly defined by Florida Statutes and our own legal documents. We will execute the specific steps defined in the Florida statutes in consultation with legal counsel.

The Special HOA membership meeting is June 9, 2015 at 7:00 pm at the River Wilderness Country Club. We want to hear your input and we encourage your participation throughout the process.

The HOA Board
Syble Di Girolamo, President
Rich Barbieri, Treasurer/Secretary
Roy Premer, Developer Representative

Attachment

River Wilderness Club, Inc. Proposal for Community Amenities Package

The Board of Directors of the River Wilderness Club, Inc., (Club) d.b.a. The River Wilderness Golf & Country Club, within the River Wilderness development, formally offers the following items as community amenities to the River Wilderness Homeowners Association (HOA), for \$220,000 per year, to enhance the value of living within the River Wilderness community for each resident. The Amenities Package Fee will be negotiated on an annual basis.

At the Clubhouse:

- Use of Club's meeting rooms by the HOA by reservation for HOA business.
- Use of Club meeting rooms by residents, by reservation, if not in use by Club Members. Not to be used for Business Meetings but only Community Related Meetings.
- Use of Club's regular restaurant service on Thursday nights, Saturday Lunch, and Sunday Brunch unless closed for private member functions or outside events. Also available on select Friday Nights by invitation.
- Participation in specific Club hosted Family Events (e.g. Easter Bunny, July 4th Pool Party, Halloween Trick or Treat, Thanksgiving Dinner, and Breakfast with Santa).
- Participation in Club hosted Social Events that are open to residents.
- Attendance at Voices in the Wilderness Concerts.
- Ability to schedule and reserve banquet facilities for private affairs.

At the Fitness Center:

- Use of the Club's pool from Noon to Closing unless closed for private member functions or outside events.
- Use of the Club's tennis courts from 2:00 PM to dusk for \$10.00 per court, per day. Reservations and payment to be made to the Fitness Manager on duty.
- Use of Fitness Center and equipment between 11:00 AM and 3:00 PM for \$10.00 per person per day. Payment to be made to the Fitness Manager on duty.
- One Fitness Class per person, per month at 25% discount off listed price. Payment to be made to the Fitness Manager on duty.
- Ability to schedule Massage Therapists, Personal Trainers, and Tennis Instructors at their established rates.
- Attendance at any evening Health and Fitness Seminar.

- Unlimited use of open-air recreational equipment and facilities (except tennis and the pool as noted above) if they are developed in the future (e.g., Bocce Courts, Pickle Ball Courts, and/or outdoor Pavilion).
- Ability to enroll children under the age of 16 in the Christmas-week day camp at the established rate.

At the Golf Center:

- One full round of golf per month, scheduled up to 5 days in advance, at a \$10.00 discount from the posted monthly rate (but not less than the Big Summer Card rate).
- Ability to schedule golf lessons with the PGA Golf Professionals at their established rates.
- Ability to enroll children under the age of 16 in the summer and winter Junior Golf Clinics at the regular rates.
- Use of the Driving Range, Putting Green and Chipping Green on Sundays after 2:00 PM when open.

All Club Policies, Rules, and Regulations must be followed when on Club Property or utilizing any Club Facilities. Appropriate Golf Attire must be worn when using the Driving Range or playing Golf.

The Club offers these community amenities to the HOA to enhance the value of living in the River Wilderness community in terms of quality of life, maintenance of property values, and to compete with newer developments that have integrated community centers.

Should the HOA Board accept this offer, please extend this offer to the entire community for their acceptance. Upon acceptance, a formal contract will be negotiated between the HOA and the Club to determine terms of service, terms of payment, and other conditions as required.

RIVER WILDERNESS OF BRADENTON FOUNDATION, INC.
HOMEOWNER'S SPECIAL MEMBERSHIP MEETING

Tuesday, June 9, 2015 7:00 PM

Agenda

Call to Order – Determination of Quorum Syble DiGirolamo

Proof of Notice of Meeting

Approve minutes of April 21, 2015 Annual Meeting Rich Barbieri

Introduction of Community Amenities Package & Syble DiGirolamo
Request for Input

Homeowner Comments

- Members in good standing are permitted to speak on the Community Amenities Package. Members must observe rules of decorum and not disrupt the meeting. Each person will have three minutes to speak. If they are in the middle of a sentence when time is called, they may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to someone else.

Scheduled HOA Board Meetings:

Tuesday, May 19, 2015 @ 2:00 p.m.

Tuesday, June 9, 2015 immediately following the Special Membership Meeting

Tuesday, June 16, 2015 @ 2:00 p.m.