

River Wilderness of Bradenton Foundation, Inc.

Professionally Managed by ARGUS PROPERTY MANAGEMENT, INC

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SECOND NOTICE OF ANNUAL MEETING

Dear River Wilderness of Bradenton Foundation Homeowner,

The Annual Members' Meeting of River Wilderness of Bradenton Foundation will be held Tuesday April 20th, 2021 at 7:00PM at **The Club at River Wilderness 2250 Wilderness Blvd. West. Parrish FL.**

The terms of three (3) homeowner directors and one (1) developer director will expire at the Annual Meeting. The Association received seven (7) eligible candidate forms for three (3) available homeowner positions on the Board in the allotted time per FL State Statute. The Developer elects one (1) position on the Board. Per FL State Statute, there will **not be** an opportunity for anyone to be nominated from the floor as the Association provided this opportunity before the deadline of the intent-to-run forms were due. Enclosed in this mailing is the official blue ballot that may be mailed to this office or brought to the meeting. (Due to the COVID-19 restrictions, we ask you to MAIL your Ballot whether or not you plan to attend the meeting.)

Also enclosed is a white General Proxy. The General Proxy is used to determine a quorum at the meeting and it is extremely important that you fill in your proxy. (Due to the COVID-19 restrictions, we ask you to MAIL your Proxy vote whether or not you plan to attend the meeting.) Please note the association **must have 10% of its members in person or by proxy to achieve a quorum.** The General Proxy is also used as a Carry Over Ballot to vote to roll-over any year-end surplus as defined by the IRS REVENUE RULING 70-604. If you have any further questions, please do not hesitate to contact my office.

We ask you to MAIL your blue and white Ballots (in the separate blue and white envelopes provided) whether or not you plan to attend. The only order of business that the association will vote on at the meeting is the approval of the 2020 Annual Meeting Minutes and roll-over of any year-end surplus. The Board will address the 2020 year via an on-line presentation and take property owner comments during the agenda (subject to the COVID-19 restrictions).

To vote for Board Election via the Blue Ballot (inside Blue Envelopes):

1. Vote for only **three (3)** homeowner candidates for the Board. Ballots marked with more than three (3) candidates **will be discarded.**
2. Place the Blue voting ballot in the Inner Blue Ballot envelope.
3. Place the Inner Blue Ballot envelope into the Outer Blue envelope (addressed to Argus). **You must sign the Outer envelope where indicated at the top left corner for it to be a valid ballot.** You will also need to provide your address where indicated at the top left of the Outer envelope.
4. Due to the COVID-19 restrictions, please Mail your Ballot to the Argus office as soon as possible.
5. You cannot designate a proxy for casting your election vote; you must either return the ballot via mail or bring it to the annual meeting. Due to the COVID-19 restrictions, please MAIL your Ballot.

To establish a Quorum via the General Proxy & vote for Carry Over (White Proxy & Envelope)

1. The Board recommends you vote YES to roll-over any year-end surplus. The White Proxy will also establish a Quorum for the meeting. Mark your roll-over vote, then please **sign, date and fill in your address** on the White General Proxy.

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2. Place the White General Proxy in the White envelope. **You must sign the White envelope where indicated at the top left corner for it to be valid.** You will also need to provide your address where indicated at the top left of the White envelope.
3. Due to the COVID-19 restrictions, please Mail your White Proxy to the Argus office.

Note: If you have changed your email address or if you are not receiving emails from the HOA, please send your email address to: webmaster@rwhoa.org.

Thank you for your help in conducting your Associations business.



Justin Gonzalez, LCAM

Managing Agent for River Wilderness of Bradenton Foundation, Inc.

Argus Property Management

Enclosures:

1. Annual Meeting Notice
2. Annual Meeting & Organizational Meeting Agenda
3. General Proxy, Carryover Ballot & White Return Envelope
4. Candidate Ballot, Candidate Information Sheets, Blue Envelopes (inner and outer)
5. 2020 Annual Meeting Minutes

Please Return Your Proxy & Ballot!!!

2477 Stickney Point Road Suite 118-A Sarasota, FL 34231

(941) 927-6464 Phone (941) 927-6767 fax

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Notice

Of

April 20th, 2021 *Annual Meeting*

Of

River Wilderness of Bradenton Foundation, Inc.

Tuesday April 20th, 2021

7:00 pm

The Club at River Wilderness

2250 Wilderness Blvd. W. Parrish, Florida 34219

Homeowner Call-in

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

Access Code: 185-780-749

Agenda

I. Annual Meeting of Owners

- A.** Call meeting to order- President
- B.** Determine a quorum
- C.** Notice was posted in accordance with State Statute (720.00)
- D.** Approve Minutes of the 2020 Annual Members Meeting
 - 1. Either read or motion to approve without reading

E. Reports

- 1. Developer's Report (available on-Line)
- 2. President's Report (available on-Line)
- 3. Financial Report (available on-Line)

F. Old Business

G. New Business

- 1. Announce results of election & carryover
- 2. Property owner comments (Q & A available on-Line)

H. Adjournment

Meeting subject to COVID-19 restrictions and social distancing.

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RIVER WILDERNESS OF BRADENTON FOUNDATION, INC. HOMEOWNER'S BOARD of DIRECTORS MEETING

**Location: The Club at River Wilderness
2250 Wilderness Blvd. W. Parrish, Florida 34219**

Board of Directors Organizational Meeting

April 20, 2021

To Immediately Follow the Annual Meeting

Homeowner Call-in

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

Access Code: 185-780-749

Agenda

1. Call to Order
2. Proof of Notice
3. Determine Quorum
4. Election of Officers Positions
5. Adjournment

Meeting subject to COVID-19 restrictions and social distancing.

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RIVER WILDERNESS OF BRADENTON FOUNDATION, INC.

ANNUAL MEMBERS MEETING

April 20th, 2021

GENERAL PROXY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby appoints _____ or the Secretary of the Association, with the power of substitution for and in the name, place and stead of the undersigned, to appear and represent the undersigned at the Annual Members Meeting to be held on April 20th, 2021 at 7:00 p.m., at The Club at River Wilderness 2250 Wilderness Blvd West, Parrish, FL, and all lawful adjournments thereof. The Proxy Holder named above has the authority to appear on my behalf for purposes of achieving a quorum and to vote on all matters presented at the Annual Meeting for which a General Power of a Proxy holder may be used.

CARRY OVER BALLOT: To permit the membership to utilize any excess income for the year ending in December 31, 2021 as defined by IRS REVENUE RULING 70-604. (If not carried forward, the excess would be subject to corporate income tax.)

NOTE: Your Board of Directors recommends a **YES**, **FOR** vote to carry forward any surplus.

___ **YES, FOR approving**

___ **NO, AGAINST**

Dated this _____ day of _____, 2021

PROPERTY ADDRESS: _____

SIGNATURE OF DESIGNATED VOTER

PRINT DESIGNATED VOTER'S NAME

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____
PRINT NAME OF SUBSTITUTE
PROXY HOLDER

to substitute for me in the proxy set forth above.

DATED: _____, 2021.

PROXY HOLDER SIGNATURE

This proxy is revocable by the property owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting.

PROXY INSTRUCTIONS

1. A Proxy is used to appoint another owner to attend the meeting, on your behalf, when you are not able to attend. It must be signed and dated by the property owner. If the property is owned by a corporation, it must be signed by the Designated Voter. PLEASE NOTE: If you are unable to attend the Annual Meeting, you must complete this Proxy.
2. The Proxy can be given to the Proxy Holder, mailed to Argus Property Management in the enclosed, self-addressed Proxy envelope or returned to the Association Secretary at or prior to the meeting. The Proxy should be submitted well in advance of the meeting to avoid registration delays.
3. If you appoint someone as your Proxy Holder and later decide to attend the meeting, you may withdraw your Proxy when you register at the meeting.

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River Wilderness of Bradenton Foundation, Inc.

April 21, 2020 at 7:00PM

UNAPPROVED ANNUAL MEETING MINUTES

HOA Board Members Present: Jan Kaufman, David Kelley, Peter DiGirolamo, Jim Andries,
Dan Salisbury, Bob Miller

Also Present: Justin Gonzalez, Merry Porter from Argus Property Management

Proof of Notice: Notice was posted as per State Statutes and two notices were sent per State Statutes

Determination of Quorum: A quorum was determined to be present.

Call to Order: Manager Justin Gonzalez called the meeting to order at 7:00PM

Manager Justin Gonzalez called the Meeting to order at and reviewed the election procedure. He noted that nominations from the floor have to be taken per the River Wilderness governing documents. Mr. Gonzalez explained that colleagues from Argus were on-hand to do the vote count. Mr. Gonzalez asked for floor nominations – no nominations were offered.

President Jan Kaufman continued the meeting and the 2019 Member Meeting Minutes were presented for approval. A motion for approval was offered and was seconded. The 2019 Minutes were approved unanimously without objection.

Note: Due to Covid-19 restrictions, no presentation was given at the annual Members Meeting. Audited Financial were made available via download on April 17, 2020. Ballot counting followed strict Covid-19 protocols.

Break for Vote Counting

- Break was for about 90 minutes. Members gathered at the rear of the Golf and Country Club (outside) to monitor the Argus vote counting process through the windows.

Election Results were announced by Manager Justin Gonzalez

- Justin Gonzalez reconvened the meeting and announced the results as follows:
- Carry Over Vote for excess revenue passed by an overwhelming majority.
- 504 ballots were received in-person or via US mail.
- Count: Chester Bullock (78), Peter DiGirolamo (322), Robert Gustafson (111), David Kelley (209),
Velma McCuiston (164), Robert W. Miller (154), Pam O'Neill (73), Dan Salisbury (284)
- Results : Peter DiGirolamo, David Kelley, Dan Salisbury were elected for 2 year terms expiring in 2022.
- Results were posted on the front door of the River Wilderness Golf and Country Club.
- Election results, Presentation Slides and requested Q & A will be emailed to the community immediately after the close of the meeting.

Meeting Adjourned at 9:00P.M.

Respectfully Submitted,
Jan Kaufman
HOA Vice-President