

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 Homeowner,

The Annual Members' Meeting of River Wilderness of Bradenton will be held Tuesday April 19th, 2022 at 7:00PM at the **River Wilderness Clubhouse 2250 Wilderness Blvd West.**

The terms of three (3) homeowner directors and one (1) developer director will expire at the Annual Meeting. The association received eight (8) 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. At the meeting, there will **not be** an opportunity for anyone to be nominated from the floor as the Association provides for this opportunity before the deadline of the intent-to-run forms are due. Enclosed in this mailing is the official ballot that may be mailed to this office or brought to the meeting. We ask you to MAIL your Ballot whether or not you plan to attend the meeting. The only order of business that the association will vote on at the meeting is the approval of the 2021 Annual Meeting Minutes and roll-over of any year-end surplus as defined by the IRS REVENUE RULING 70-604. The Board and officers will address the 2021 year and take property owner comments during the agenda.

Enclosed in this package is a proxy. If you do not plan on attending the meeting, please sign and mail your proxy in the envelope provided. It is extremely important that you fill in your proxy as this is used to determine a quorum. Please note the association **must have 10% of its members in person or by proxy to achieve a quorum.** If you should have any further questions, please do not hesitate to contact my office.

To vote your Ballot for Board Election:

1. Vote for only **three (3)** homeowner candidates (any ballot 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. Mail 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. If you have COVID-19 concerns, please MAIL your Ballot and Proxy votes.

To vote for CARRY OVER BALLOT via the General Proxy (White)

1. The Board recommends you vote YES to roll-over any year-end surplus. Mark your vote, then please sign, date and fill in your address on the White General Proxy.
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. If you have COVID-19 concerns, please MAIL your Ballot and Proxy votes.

To establish a Quorum via the SUBSTITUTION OF PROXY (White) (IMPORTANT)

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1. Since attendance will be limited due to the COVID-19 concerns, it is important that you send in the Substitution of Proxy **ONLY to establish a Quorum for the meeting**. You will not need to attend the meeting.
2. Please assign David Kelley (Secretary) as your proxy. Please sign and date the White Substitution of Proxy sheet.
3. Place the White Substitution of Proxy sheet and White General Proxy in the White envelope. You must sign the White envelope where indicated at the top left corner for it to be a valid. You will also need to provide your address where indicated at the top left of the White envelope.

Thank you for your help in conducting your associations business.



Justin Gonzalez, LCAM
Director of Community Association Management
Argus Property Management

Andrew Elkinton, LCAM
Community Association Manager

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. 2021 Annual Meeting Minutes

Please Return Your Proxy & Ballot!!!

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Notice
Of
April 19th, 2022 *Annual Meeting*
Of
River Wilderness of Bradenton
Foundation, INC.
Tuesday April 19th, 2022
7:00 pm
River Wilderness Clubhouse
Parrish, Florida
Agenda

River Wilderness Annual
Tue, Apr 19, 2022 7:00 PM - 10:00 PM (EDT)

Please join the meeting from your computer, tablet or smartphone.

<https://meet.goto.com/422019885>

You can also dial in using your phone.

United States: +1 (872) 240-3311

Access Code: 422-019-885

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 2021 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**

(Board of Directors Organizational Meeting Immediately Follow the Annual Meeting)

Agenda

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

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RIVER WILDERNESS OF BRADENTON FOUNDATION, INC.

ANNUAL MEMBERS MEETING

April 19th, 2022

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 19th, 2022 at 7:00 p.m., at the River Wilderness
Clubhouse, Parrish, FL, 2250 Wilderness Blvd West, 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, 2022 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 _____, 2022

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: _____, 2022.

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.

River Wilderness of Bradenton Foundation, Inc.

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

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

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April 20, 2021 at 7:00PM

UNAPPROVED ANNUAL MEETING MINUTES

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

Also Present: Justin Gonzalez 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 7:02PM

Manager Justin Gonzalez introduced the meeting and reviewed the election procedure. He explained that colleagues from Argus were present to do the counting. He explained floor nominations would not be accepted per Florida Statute 720.306 (9) (a). Argus employees began the vote count process.

President Peter DiGirolamo continued the Members Meeting and the 2020 Members Meeting Minutes were presented for approval. June Seaton motioned for minutes to be approved, seconded by Erin Alexander. Minutes Approved without objection.

Peter explained that the Board Presentation, Audited Financials and member Questions & Answers have been sent out previously via email so we would not be presenting that same information. Peter accepted additional questions from the floor and via call-in.

Question topics included status of the gates/pickers and the anonymous mailings.

Peter recognized Dr. Sedillo, Shay Hawkinberry, Hannah and Hayley and thanked them for the use of their Club House that is currently being renovated. New Club members are welcome.

Break for Vote Counting

- Break was for approximately one hour. Members remained in The Club and to minimize COVID transmission could monitor the Argus vote counting process through the doors and windows.

Election Results announced by Justin Gonzalez

- Justin Gonzalez reconvened the meeting and announced the results as follows:
- Carry Over Vote for excess revenue passed by an overwhelming majority.
- 562 Ballots were received in-person or via US Mail.
- Count: Jim Andries (327), Jan Kaufman (270), Kathleen King (122), Ronda Maronie (166), Manny Miyar (121), Diane Shapiro (126), Thomas Warga (357).
- Results: Jim Andries, Jan Kaufman, Tom Warga were elected for 2 year terms expiring in 2023.
Mike Longobardi was appointed a Director by the Developer for one year.
- Election results will be emailed to the community immediately after the close of the meeting.

Peter thanked Robert H. Miller for his service to the community and the HOA Board.
Motion to adjourn was submitted, seconded and approved. Meeting Adjourned at 8:14 P.M.

Respectfully Submitted,
Jan Kaufman, River Wilderness HOA Vice President