

January 12, 2011
MINUTES OF THE BOARD OF DIRECTORS OF
RIVIERA DUNES MASTER ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

The meeting of the Board of Directors of the Riviera Dunes Master Association, Inc., A Florida Corporation Not For Profit, was held at the Laguna at Riviera Dunes Condominium Clubhouse, Palmetto, Florida on January 12, 2011 at 2:00 P.M.

The meeting was called to order by Coby Gaulien, President, who chaired the meeting. Julie Kollath, of C & S Condominium Management Services, Inc., kept the record of the meeting.

It was announced that notice of the meeting was properly made to all parties and notice was properly posted. Directors present at the meeting were:

Coby Gaulien,	President
Kelley Johnson,	Vice President
Steve Haeffle,	Secretary
Glen Bleu,	Director

Constituting a quorum of the authorized number of Directors of the Riviera Dunes Master Association, Inc. Also present, representing C&S Condominium Management Services, Inc. was:

Julie Kollath, CAM

The minutes of the past Director's meeting were previously distributed to all directors. A motion was duly made by Kelley Johnson and seconded to accept the minutes as photocopied and presented. The motion passed. In favor: Coby Gaulien, Steve Haeffle, Kelley Johnson and Glen Bleu. Opposed: None

The Treasurer report was tabled until the next meeting.

Coby Gaulien discussed the resignation of Joe Foster at the last meeting. Coby reported that the Laguna Master Board has appointed Becky Moreland to be Laguna delegate for Laguna and requested that she replace Joe Foster in his position on the Master Association Board of Directors. A motion was duly made by Kelley Johnson and seconded to appoint Becky Moreland to the Master Association Board of Directors. The motion passed. In Favor: Coby Gaulien, Kelley Johnson, Steve Haeffle and Glen Bleu. Opposed: None

Old Business:

- A. Sign Replacement-Coby discussed the information received from attorney Kevin Wells regarding land ownership of where the signs are currently located. The Board would like to table the issue until further information can be obtained. Julie will work with Glen to see if the current land owners will allow permission to replace the existing signs.
- B. Common Walkway- Coby reported that he and Kelley met with the landscape architect and a landscape contractor to work on the specifications for the walkway. The Board will work on finalizing the scope of work and will then obtain bids from multiple companies.

New Business:

- A. Attorney- Discussion was held on the current attorney for the association. A motion was duly made by Kelley Johnson and seconded to terminate the current working relationship with attorney Kevin Wells and move all current and further association business with attorney Karen Maller of Powell, Carney, Maller, Ramsey, Grove, PA. The motion passed. In Favor: Coby Gaulien, Steve Haeffle, Kelley Johnson and Glen Bleu. Opposed: None.

- B. Common Walkway Sidewalk- Discussion was held on the condition of the common walkway sidewalk pads. A motion was duly made by Kelley Johnson and seconded to approve the fix of the concrete sidewalk support not to exceed \$1,244.96.00. The motion passed. In Favor: Coby Gaulien, Steve Haeffle, Kelley Johnson and Glen Bleu. Opposed: None.

No further business coming before the meeting, upon motion duly made, seconded and carried, the meeting adjourned.

Respectfully submitted,

Julie Kollath 

Julie Kollath, CAM

C&S Condominium Management Services, Inc.

Association Secretary

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