

February 6, 2015
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 Laguna at Riviera Dunes Condominium Clubhouse, Palmetto, Florida 34221 on February 6, 2015 at 9:15 A.M.

The meeting was called to order by Coby Gaulien, President, who chaired the meeting. Julie Conway, of C & S Community 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
Greg Owens,	Vice President
Becky Moreland,	Secretary
Rick Barber,	Treasurer
JJ Kelly,	Director
Mike Becks,	Director

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

Julie Conway, CAM

A motion was made by Greg Owens and seconded, to approve the Minutes as presented. The motion passed. In Favor: Coby Gaulien, Greg Owens, Becky Moreland, Rick Barber, JJ Kelly and Mike Becks. Opposed: None

Old Business:

A. Slip Modification- Discussion was held on possibly compiling a separate "Class B" license for future owners that may apply for a slip modification. Coby will forward his suggestion onto attorney Karen Maller to further review.

B. Security Update- Mike and JJ met to discuss security issues. See attached notes from meeting
A motion was duly made by Greg Owens and seconded to approve proceeding with obtaining a quote to for some sort of camera/security system at both flushing/entrance channels. The motion passed. In favor: Coby Gaulien, Becky Moreland, Rick Barber, JJ Kelly, Greg Owens and Mike Becks. Opposed: None. Mike and JJ will work on the quote.

A motion was duly made by Mike Betts and seconded that the RD Master Board formally invite each neighborhood Association's Board (Homes, Hammocks, Bel Mare, Laguna, Marina) to appoint one delegate each (any unit owner) who, along with one RD Master Board member as the chair, will form an "Exploratory Security Committee" of the RD Master Board, for the purpose of determining the feasibility of having the RD Master Association provide selected security services for all neighborhoods. Such Exploratory Security Committee shall commence only if all the neighborhoods appoint a delegate, and then will continue until it either becomes a permanent "Standing Security Committee" as a result of the RD Master Association assuming security responsibilities recommended by the committee, or it is disbanded because it has determined that such a security undertaking by the RD Master is not feasible in the foreseeable future. The motion passed. In favor: Coby Gaulien, Becky Moreland, Rick Barber, JJ Kelly, Greg Owens and Mike Becks. Opposed: None

C. Social- Becky reported. See attached notes.

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

Respectfully submitted,

Julie Conway, CAM
C&S Community Management Services, Inc.

Association Secretary
MIN 02.06.15

Notes on Meeting regarding RD Security

Mike Becks and JJ Kelly

1/27/15

Beginning of the discussion surrounded a variety of individual concerns of Bel Mare, Master Assn concerns in general, and Laguna. After considerable micro discussions, it was put forth that it MUST be a top down evaluation to engage all parties, i.e. communities within RD to determine if there are Security Issues and if so, how would they best be handled.

We agreed there are global security issues as well as specific community concerns that are very different in scope. Over the past few years a bottom up approach has yielded little movement, as each community has their own agenda. As such, the Master is the only organization within RD that can blanket the discussion and determine the best way to move forward.

We are recommending that this topic be put on an upcoming agenda of the Master Assn. in order to get a sense of the interest/concern of all parties. Our goal would be to set in motion an ad hoc research committee authorized by the Master, represented by each community within RD to study the subject and prospective alternatives/solutions. Timing appears to be good as the budgets have been set for 2015 but we have time to properly evaluate over the rest of 2015.

Even though we identified certain security issues, many have specific nuances. Some may be mitigated by an overarching authority and some probably not. Specific issues we identified are:

- **Cost and administration of an onsite presence**
- **Greater coverage utilizing newer technologies and off site Monitoring**
- **Harbor security that affects all RD owners and residents**
- **Multiple Entrances and how that impacts the entire community**

- **Need for at least a limited human interface within the community and challenges of that approach**
- **Varying needs of the multi-family units vs. detached homes**
- **The roll of the Master Assn. in the security role**

These are but a few of the questions that we identified. We feel that the Master Board needs to put its creditability behind this concern and bring forth a comprehensive analysis for all to input and agree or not.

Motion for Ad Hoc Security Committee

Motion: ...that the RD Master Board formally invite each neighborhood association's board (Homes, Hammocks, Bel Mare, Laguna, Marina?) to appoint one delegate each (any unit owner) who, along with one RD Master Board member as the chair, will form an "Exploratory Security Committee" of the RD Master Board, for the purpose of determining the feasibility of having the RD Master Assn provide selected security services for all neighborhoods. Such Exploratory Security Committee shall commence only if all the neighborhoods appoint a delegate, and then will continue until it either becomes a permanent "Standing Security Committee" as a result of the RD Master Assn assuming security responsibilities recommended by the committee, or it is disbanded because it has determined that such a security undertaking by the RD Master is not feasible in the foreseeable future.

**Riviera Dunes Master Association
Progress on Social Function**

- 1) **Contacted all Community Presidents and have identified and talked to all Social Chairpersons for each community. Positive responses and encouragement received from all. Solicited informal input from all involved via phone message.**

Suggestions included:

Consider Date: Saturday March 21st... First Day of Spring May be a nice theme for a Garden Party

**Time: 2:00 PM to 5:00 PM
2:00 PM to 6:00 PM
No night time**

**Theme: Welcome Spring
Meet and Greet Spring and your Neighbors**

**Maximum Number of Residents or Units in RD: ?? 1200
Plan for 10% or 150 to 175 (Last party 4 years ago had approximately 125)**

Need a venue outside to accommodate more than 50 people:

**Laguna Club House.... Maximum Number : 35; more allowed on
Pool Deck**

RD Community Room... Maximum Number: 30

**Marina Grill Deck.... Maximum Number: Unknown, Entrance through
Restaurant Porch area**

Lake Bel Mare Garden Entrance

Gravel Lot

If Rain.... Use Covered Parking in Laguna

Use North End of Parking Garage in Bel Mare

Entertainment:

**Steel Drum (as before) didn't require any electric
Billy Rice may have volunteered his time???**

Other

Food or Refreshments:

Met with new Management and staff at Blu Mangrove

Faz: General Manager

Persefoni Nicolos: Catering and Banquet Manager

Harvey Lovejoy: Head Chef

Perfect introduction to the community and includes one more segment of RD

Will prepare 2 proposals related to Appetizers and Beverages

Suggest concept of Guest Pay minimal amounts

Suggested using Seafood and portable Raw Bar

Food Truck Idea....

Bricks or other Catering ideas

Beverages:

Blu Mangrove – Provides Bar Tender and Alcohol

Would seek donations and support from their Distributor

Beer 2.00

Wine 4.00

Well Drinks 4.00

Motorworks Brewery:

Have baseball game that day

Complications with Distributor

Gold Coast Eagle Distributor

Mainly Beer... Can't serve off site

RD buys Beer, Wine and Spirits

Bar Tender to serve, set up and take down

\$35.00 per hour

1 Bar Tender per 75-100 people

Miscellaneous:

Chairs: Each resident to bring their own
Laguna's 25 chairs, no tables
Bel Mare ? Tables or Chairs
RD Homes
Rental of Chairs/Tables

Umbrellas/Small Tents

Liability Insurance: Purchase online for \$100.00 for one time event

City Permit needed? Blu Mangrove to check

Permission to use land -- Owners to contact
Bel Mare
Entrance to Garden
Gravel Lot

Budget:

Publicity:

E-Blasts to query interest
E-Blasts to announce date and time
Bel Mare
Laguna
Marina
Riviera Dunes Homes

Newsletters
Bel Mare

Flyers
Posted notices
Other

**Social Committee for Planning Spring Social
Riviera Dunes**

Laguna:

**Marilyn Estrin, Social Chair
Linda Blanchard
Marilyn Wilmot**

Bel Mare:

**Anne Buchanan
Deborah Sperry**

Riviera Dunes Homes:

**Emily Brown
Carlene
Trish Gillis**

Marina:

Dock

Other Volunteers:

Mike Beck