

February 18, 2009
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 February 18, 2009 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 on the association grounds. Directors present at the meeting were:

Coby Gaulien,	President
Jim Vitale,	Vice President
Mike Fuller,	Treasurer
Glen Bleau,	Director
Julie Sanchez,	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 tabled until the next meeting.

The Treasurer report was tabled until the next meeting.

Discussion was held on the status of the delinquent accounts and the status of the Bel Mare account. Julie reported that contact has been made with the receiver and payment has been sent.

New Business:

- A. Coby reported that prices were obtained for repairs needed to areas of riprap noted in the report from Reuben Carson Consulting. Discussion was held on the need to complete the work versus completing the work in stages in order to help keep to overall cost down. Julie reported that she is working on a possible bank loan to fund the project throughout the year. Further information will be given to the Board as it is obtained.
- B. A motion was duly made by Mike Fuller and seconded to approve the proposal from Duncan Seawall for repairs to the harbor riprap. In Favor: Coby Gaulien, Jim Vitale, Mike Fuller, Glen Bleau and Julie Sanchez. Opposed: None.
- C. A motion was duly made by Mike Fuller and seconded to approve the proposal from Gulf Coast Design and Landscape for repairs to the common drainage pond rip rap. In Favor: Coby Gaulien, Jim Vitale, Mike Fuller, Glen Bleau and Julie Sanchez. Opposed: None.

- D. A motion was duly made by Mike Fuller and seconded to approve obtaining a bank loan to fund the riprap repairs. In Favor: Coby Gaulien, Jim Vitale, Mike Fuller, Glen Bleau and Julie Sanchez. Opposed: None.
- E. Discussion was held on the upcoming annual meeting. Three positions will be up for election. One position from the single family, multi family and Commercial parcels. The annual meeting was set for March 31st at 10:00am.

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

MIN 90218