

April 17, 2008
MINUTES OF THE BOARD OF DIRECTORS OF
RIVIERA DUNES MASETR 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 Mangrove Grille Banquet Room, Palmetto, Florida on April 17, 2008 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 Adams,	Secretary
Tim Morris,	Director
Mike Fuller,	Director
Rick Barber,	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

New Business:

- A. Transition Update- Coby discussed the amendments that were done to the master association documents prior to turnover. Coby asked that everyone review the amendments to become familiar with them. Julie with C&S supplied each board member with a copy of the association documents including the new amendments.
- B. Harbor Maintenance- Coby with Mark Liebel, owner of Duncan Seawall, walked the sea cap and rip rap areas on March 14th. During the walkthrough it was found that areas had failed along the sea cap (all areas were within the Homes of Riviera Dunes). Coby reported that he has met with the HOA board and that they have agreed to pay for the repairs needed. Any future repairs will be the responsibility of the Master Association. Duncan Seawall will be making the repairs for the HOA and will submit a report to the Master Association that the sea wall has been brought up to standards. Laguna has done the same in regards to the trimming of the mangroves behind the Laguna buildings.
- C. Security-Emergency Plan- It was discussed that a hurricane emergency plan needs to be put in place and submitted to all parcels by June. Rick Barber will check additional sources to determine if the plan is still to be issued by the Master Association.

- D. Community Standards- Mike Adams submitted drawings from Design Team West in regards to preliminary drawings for the three-entryway signs. Rick Barber will take the drawings and work on preliminary figures to install the new monuments. The Board would like a letter to be sent to Beachfront Villas in regards to the condition of the vacant lot. Tim Morris updated the Board on the status of the vacant lots for the Specialty Retail, Harborside and the remaining area for tower three to Bel Mare. These areas will be graded, sod or seeded and the shell piles will be removed. Discussion was held on the tall billboards to the front of the community. The City will pull down the billboards at the request of the Board. Before proceeding with the City, however the Board would like to further review with the City before making a decision.
- E. Legal-A letter has been sent to those owners that may not have recorded their boat slip license agreement. The letter requested that a copy of this recorded agreement be sent to the association to have on file. Coby discussed a small triangle piece of property located at the 90-degree turn from the Harbor to the pedestrian walkway. The Marina would like to build an observation deck in this area and would need to obtain ownership of this area to do so. The Board would like further information as to who will have access to the observation deck.
- F. Budget-Coby discussed that several of the parcels are delinquent and causing the association to be short on funds. Letters have been sent to all delinquent accounts. The Board discussed if a special assessment would be needed but chose to wait until later in the year to see if it would still be needed.
- G. Communication-Notice of the meeting to be mailed to each community and posted at their property.

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 80417