

April 21, 2010
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 April 21, 2010 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
Kelley Johnson,	Vice President
Rick Barber,	Treasurer
Steve Haeffele,	Secretary
Joe Foster,	Director
Glen Bleau,	Director
Mike Adams,	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 Joe Foster and seconded to accept the as photocopied and presented. The motion passed. In favor: Coby Gaulien, Joe Foster, Mike Adams, Steve Haeffele, Kelley Johnson, Rick Barber and Glen Bleau. Opposed: None.

The Treasurer report was tabled until the next meeting.

Discussion was held on the delinquent accounts. Glen Bleau and Julie are working on the Forty-One Corporation parcel issues.

Old Business:

- A. Sign Replacement-Rick Barber discussed what materials are available for the sign replacement. Rick and Julie will coordinate together to obtain all-inclusive bids for the project. Julie will draft a letter to be sent out to those parcels or businesses that currently have miscellaneous signs throughout the community.
- B. Vacant Lot Sodding- Coby reported that by the Master Association using the vacant lot on the island versus having to barge in the material, the Association was able to get a substantial reduction on the project price. The owner of the lot has agreed to pay for irrigating the lot if the Master Association pays for the grading and the cost of the sod. Additional quotes will be obtained and passed along to the Board to review and approve.

- C. Road Conveyance-The Board discussed ownership of Riviera Dunes Way and First Street East. Julie will research to see how the roads can be conveyed to the City.

New Business:

- A. Security Cameras-Mike Adams reported that the new security camera system for the Marina has been installed. Mike and Kelley will meet to discuss and update the quote for a camera for the Master Association.
- B. Maintenance List- Julie reported on the list submitted by Steve. Each item was discussed and what actions were needed.
- C. New Condo Signage- Joe Foster introduced Amy Grant from Michael Saunders. Amy was present to discuss examples of the new marketing signs that Michael Saunders would like to use for the promotion of the Bel Mare Condominiums. The Board suggested that she discuss with the City first to see if the larger signs are permitted. Further discussion will be held at a later time.
- D. Laguna Slips-Discussion was held on the need to compile one combined form for a boat slip assignment that would be used for either a Laguna or Homes of Riviera Dunes slip assignment. Julie will work on drafting a new form with attorney Kevin Wells.

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

Respectfully submitted,

Julie Kollath

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C&S Condominium Management Services, Inc.

Association Secretary

MIN 100421