

**May 28, 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 May 28, 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
Tammy Roque,	Treasurer
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

The minutes of the past Director's meeting were previously distributed to all directors. A motion was duly made by Jim Vitale and seconded to accept the as photocopied. The motion passed. In favor: Coby Gaulien, Jim Vitale, Mike Adams, Tammy Roque, Tim Morris, Mike Fuller and Rick Barber. Opposed: None.

The Treasurer report was previously distributed to all directors. A motion was duly made by Mike Fuller and seconded to accept the Treasurer report. The motion passed. In Favor: Coby Gaulien, Jim Vitale, Mike Adams, Tammy Roque, Tim Morris, Mike Fuller and Rick Barber. Opposed: None.

**Old Business:**

- A. Emergency Plan- Coby discussed the responsibility of the Master Association, as it would pertain to the Emergency Plan for the Slip Licensee's. Kelly Johnson and Bob Anderson of the HOA have volunteered to work with Mike Adams to devise a plan of protection to secure the vessels.
- B. Master Assoc. Property- Mike Adams requested that this item be tabled until the next meeting while he gathered more information.

- C. Sign Cost- Rick Barber reported on the information that he gathered from the sketched he obtained from Design Team West. The Board discussed a proposal that Rick obtained for the cost to construct the sign. Tim Morris will email Rick further site plans, then Rick and Tammy Roque will work on the placement of the directional signs and will report back to the Board at the next meeting.

New Business:

- A. Storm Water-Coby reported on his meeting with the Mayor and Chris Lukowiak in regards to how each unit owner is being charged for storm water usage. Coby is working on obtaining further information that may be helpful to distribute to the homeowners.
- B. Common Walkway- Coby reported that there may be possible erosion along the common walkway. Coby will contact Chris with the City on suggestions on how to cure the potential problem.
- C. Delinquent Accounts- Julie reported that several of the delinquent accounts have paid. Those that have not have been turned over to the Association Attorney and liens have been placed on the lots.
- D. DEP-Harbor Monitoring- Julie reported that the next monitoring report would be done in August.

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.

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Association Secretary  
MIN 80528