

September 25, 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 September 25, 2015 at 9:30 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
Rick Barber,	Vice President
Greg Owens,	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, Rick Barber, JJ Kelly and Mike Becks. Opposed: None

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

Shay Hawkinberry entered the meeting

Old Business:


- A. Security Update- See attached report from Mike Becks.

New Business:

- A. Perimeter Grass Maintenance- Discussion was held on maintaining the perimeter grass around the vacant lots to keep a nicer appearance. A motion was duly made by Greg Owens and seconded to approve Earthworks proposal for \$455 per month to maintain the perimeter of the community and a one-time fee of \$875 for the initial trimming of the 35 palm trees and then \$700 per year thereafter. The motion passed. In favor: Coby Gaulien, Rick Barber, JJ Kelly, Greg Owens, Mike Becks and Shay Hawkinberry. Opposed: None
- B. 2016 Budget- Discussion was held on the 2016 Proposed Budget. Each line item was discussed and approved to be mailed to all parcel owners for approval.
- C. Master Association Community Center- Coby discussed possibly looking into purchasing one of the vacant parcels and researching into the possibility of constructing a community center for the Master Association owners. After discussion the issue will be tabled until a later time.

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 09.25.15

Presentation to Master Board September 25th, 2015

Where we started..Coby and JJ discussion

- Inclusion of all communities and involvement from all
- Top down authorization but bottom up info to board
- **The most awesome committee**

Ron Horn, Laguna

Mr. Jan Larsen , Marina/RDMCA

Doug Garton, Bel Mare

Ken Moschella, Homes

Steve Kriegshaber, Hammocks

Security Committee and Dir Laguna

Former Fed Agent and owns Security Co.

Retired Security Consultant Johnson Cont.

Retired Ct. State Trooper

Atty

Committee Agenda Identified

- criminal activity
- -water access and harbor security
- -roaming security guards
- -access by first responders
- -public safety liaisons
- -idea sharing
- -evaluation of security weaknesses
- -after incident prosecution
- -Technology current and future

Prioritized issues and met with Chief of police

- Very little external issues-chief provided us with a log from 2010 to current
- Offered to do a security analysis and now in process and awaiting report.
- Also met with Fire and Ems to find out issues
 - Entry to Laguna and Bel Mare have been issues and need to be continually monitored.
 -

Research Harbor security

- Learned about other late night intrusions to harbor but for fishing
- One incursion a few years back with some minor equipment missing
- Working hard to find ways to monitor harbor
- Discussed level of security desired?
- Prevention or monitor to apprehend? What or how to pursue if faced with a prosecution?

Committee Progress to Date

- See spreadsheet
- Options
- Electric has been an issue but now have a handle

Larger picture of Riviera Dunes and Doug's vision for Rover-see attached

- Research we have done
 - G4S
 - Johnson Controls
 - 3 others-2 not responded after initial meet
 - Now RSS-TBD
- Unique situation due to individual communities taking on more responsibility when developers defaulted.

Challenges

- Continue Dialog with all communities realizing each has different needs
- Continue to research ways to take max advantage of resources of each separate community
- Each community has different needs and budgets, i.e. BM and entry; BM and Laguna with Fire and EMS entry; Homes and Hammocks rover; Hammocks east channel jet skis and potential entry point.
- Division of initial & maintenance costs

Involvement of entire community has been terrific

- Commitment from all communities absolutely necessary and surprisingly positive
- Found out we all realize so little in past and willingness for future and how much we didn't know about each other
- Master Assn. needs to look for new ways to connect the community. Look for more social opportunities.

Where we go from here?

- We will report when final figures come in from Harbor cam options and make a recommendation
- We will continue to explore ways to provide rover utilizing existing resources, but once this is initially explored and harbor decided, committee only needs to meet bi-annually or annually.
- Consider some form of Community Watch or awareness system especially for emergency situation like hurricane to communicate.
- Invite Police and other emergency people periodically to keep them aware of our community and head off any pending issues.
- Will eventually need an approved & budgeted security plan & functioning system/s

Estimated Costs for Harbor Security Cams 9/23/2015

Vendor	Item	Est. Cost 1	Est. Cost 2	Est. Cost 2	Notes
Tropical Music Svcs	3 Eclipse Cams	\$ 17,054	\$	17,054	See proposal for details
RSS Cameras	2MP DN Out Bul 9-22 IR VA				
3cams incl solar/post					
Creative sign designs	Light posts installation	\$ 1,011 404	\$	1,011 404	\$24,454 See proposal for details
Power Co-install box Owen Electrical	Connct Svcs Pool House Hammocks 1 Hammocks 2 Hammocks 3 Harbor entry	\$1,370 \$7,960 \$ \$930 \$3,985		\$1,370 1,380 \$930 \$3,985	13"x3" Fluted alum post w/ SB83 Base & A3 final - \$315 each \$86 per post, plus \$120 trip charge plus tax New service from transformer 1+3 Take off homeowner for camera power 2+3 Receipt on eaves for camera add for either option East side of Main Entrance only
Total Est Cost		\$ 32,715	\$	26,135	\$ 24,454

Includes sales taxes

* There will be additional undetermined cost to set up & maintain a radio/video link

to the roof of Laguna Building 3, the Clubhouse & Guardhouse WIFI and gatehouse monitoring

**These numbers do not, and cannot, include all final requirements at this point.

We are not at a point of specifying final requirements as we are still learning and discovering productive options

Estimates could increase by as much as \$5k

***RSS includes cameras on both sides of Main channel.