

Riviera Dunes Master Association Board of Directors Meeting

Thursday November 14th, 2019 at 1pm

The meeting of the Board of Directors of the Riviera Dunes Master Association, Inc. A Florida Corporation Not for Profit was held at 614 Riviera Dunes Way -Laguna Clubhouse.

The meeting was called to order (1:04PM) by Shay Hawkinberry, President, who chaired the meeting, Ed Talman of Argus Property Management, new management company (effective November 1, 2019) assigned, kept the record of the meeting as the secretary.

The meeting constituted a quorum of the authorized number of Directors of the Riviera Dunes Master Association, Inc. Also present, representing Argus Property management services was: **Ed Talman**. Representing the association as the attorney, **Karen E. Maller, P.A. from Powell, Carney, Mailer, P.A.**

It was announced that notice of meeting was properly made to all parties and notice was properly posted. Directors present were:

Future meetings will be noticed with agenda 48 hours in advance by installing the yard e signs at each entrance to property in addition to posting on Marina bulletin board and sent to each Association manager and president of each association.

Quorum present-

| | |
|-------------------------------|---------------|
| Shay Hawkinberry- President - | Commercial |
| Drew Denick, Vice president- | Single Family |
| Deborah Sperry, Secretary | Multi family |
| Lana Wagner Director- | Multi Family |
| Ted Knoke- Director- | At Large |
| Rob Hartwell- Director- | Single Family |

Approval of minutes from April, 2019 **Motion** – Drew Denick, seconded by Ted Knocke, all in favor, motion passed unanimously.

New Business

A. Appointment of Dock Committee- Lana Wagner - Committee Chair

All Committees will seek one representative owner from each association.

Meetings will be noticed with agenda at least 48hrs in advance by Committee Chair, Argus to forward to Marina management to post on bulletin board. Argus will post on Argus Website in the Calendar and sent to all committee members and Association Property Management managers under the Master Association and to the president of each association.

- B. Appointment of Website Committee-** Ted Knoke- Committee Chair, projects are to link up with all associations and provide a widget to Argus Property management site...Board Approval of Web Site line item-2020 budget line totaling \$4000.00 for 2020. Includes development and monthly maintenance of \$50 month, \$600 year, \$250 for hosting fees, and then discounted 10% to a total of \$540.00. Hosting has been paid for this year which the above totals come to \$1,490.00. **Motion to adopt committee-** Motion-Ted Knoke, Deborah Sperry seconded, all in favor, motion passed. Links are provided to:
ArgusMgmt.com , Client log in, scroll to community, Password –**rda**)
Meetings will be noticed with agenda at least 48hrs in advance by Committee Chair. Argus will post on Argus Website Calendar and sent to all committee members and Association Property Management managers in the Master Association and president of each association.
- C. Security Committee-** Rob Hartwell- Committee Chair, Board Decision to first retrieve the files of past chair Mike Becks and migrate the information to an electronic file for saving. **Meetings will be** noticed with addenda at least 48hrs in advance by Committee Chair. Argus will post on Argus Website Calendar and sent to all committee members and Association Property Management managers under the Master Association and president of each association.
- D. Adoption of Bridge Committee-** Shay Hawkinberry -Committee Chair Fred Sperry provided presentation of Bridge and will share with committee and residents. **Meetings will be** noticed with agenda at least 48hrs in advance by Committee Chair. Argus will post on Argus Website Calendar and sent to all committee members and Association Property Management managers under the Master Association and to each president of the associations.
Content of Bridge Presentation:
- Provide a website link to current information of the proposed bridge
 - Form as one supportive group and all information funneled out from committee
 - Work with FDOT more and develop a relationship
 - Involve social media and television editorials
 - Face book links to the sites explaining the status and goals
 - Contact government representatives and stay and keep them involved
 - Approach and inform City leaders of the resident needs and in turn voters / PAC committee?
 - County Commissioners up for re-election get into their agenda and platforms
- Motion to Adopt** Bridge Committee- Shay Hawkinberry Chair- Motion Drew Denick, Deborah Sperry seconded, all approve, motion carried.

- E. **Landscaping Committee**- Committee Chair- Drew Denick currently in position.
Motion to approve appointment- Deborah Sperry, seconded by Shay Hawkinberry, all in favor, motion passed. Discussion of the Maintenance and upkeep to **7-11** sites. Drew Denick suggested to forward a legal letter and to call code compliance when out of sorts.
Mangrove Trimming- Completed and performed twice per year.

Landscape Committee needs assistance with landscaping bids and LV lighting. Argus will assist. Landscaping at Monument signs and vendor can bring water to keep healthy.

- F. **Sidewalk Presentation**– Drew Denick. Presented proposal. LV and landscaping need more bids. Discussion of access and Document requirements and guidelines. Discussion of the extension of a barrier to provide a private area along Riviera Dunes Way. Discussion of security. Decision to take project back to Strategic Planning Committee for review. Deborah Sperry will present to Bel Mare Strategic Planning committee.
- G. Shay Hawkinberry presented the need for a Motion made to **ratify all decisions made by Board** that may not have been recorded,

Motion to Ratify, Drew Denick, Ted Knocke seconded, all approve, motion passed.

- H. **Budget Review and discussion**- Motion to approve with changes- Shay Hawkinberry, Lana Wagner seconded. Motion included accepting Audit as well.

- I. **Approval of 2020 Budget** revised as noted- **Motion** Drew Denick, seconded by Lana Wagner, all approve, motion passed unanimously

J. **Resident Comments:**

Comment about signs being too small and will enhance for next meeting

Next meeting Dec 18th, 1PM

Motion to Adjourn- Shay Hawkinberry, seconded by Drew Denick, all in favor, motion passed.

Argus Property Management

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