

November 4, 2009

**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 November 4, 2009 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
Rick Barber,	Vice President
Mike Fuller,	Treasurer
Mike Adams,	Secretary
Glen Bleau,	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 Rick Barber and seconded to accept the as photocopied. The motion passed. In favor: Coby Gaulien, Mike Adams, Mike Fuller, Glen Bleau and Rick Barber. Opposed: None.

The Treasurer report was tabled until the next meeting. Delinquent accounts were discussed. The foreclosure of parcel 21 is on motion and Julie will keep the Board up to date as information is received.

Old Business:

- A. Bridge-Bulkhead Repairs-Coby reported that we are still waiting on low tide to begin work.

New Business:

- A. Grounds Maintenance-Discussion was held on the proposals submitted for the Master Association common grounds. A motion was duly made by Mike Fuller and seconded to cancel the existing common grounds maintenance contract with Westfall Landscape effective January 1, 2010. The motion passed. In Favor: Coby Gaulien, Mike Adams, Mike Fuller, Glen Bleau and Rick Barber. Opposed: None.
- B. A motion was duly made a seconded to approve the proposal from Gulf Coast Design for the common area grounds maintenance. The motion passed. In Favor: Coby Gaulien, Mike Adams, Mike Fuller, Glen Bleau and Rick Barber. Opposed: None.

- C. Budget-A motion was duly made by Rick Barber and seconded to approve the 2010 Proposed Budget as mailed to all parcels. The motion passed. In Favor: Coby Gaulien, Mike Adams, Mike Fuller, Glen Bleau and Rick Barber. Opposed: None.

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 91104

RIVIERA DUNES MASTER
ASSOCIATION INC.
PROPOSED 2010 ESTIMATED
OPERATING BUDGET

January 1, 2010 - December 31, 2010
1st Draft

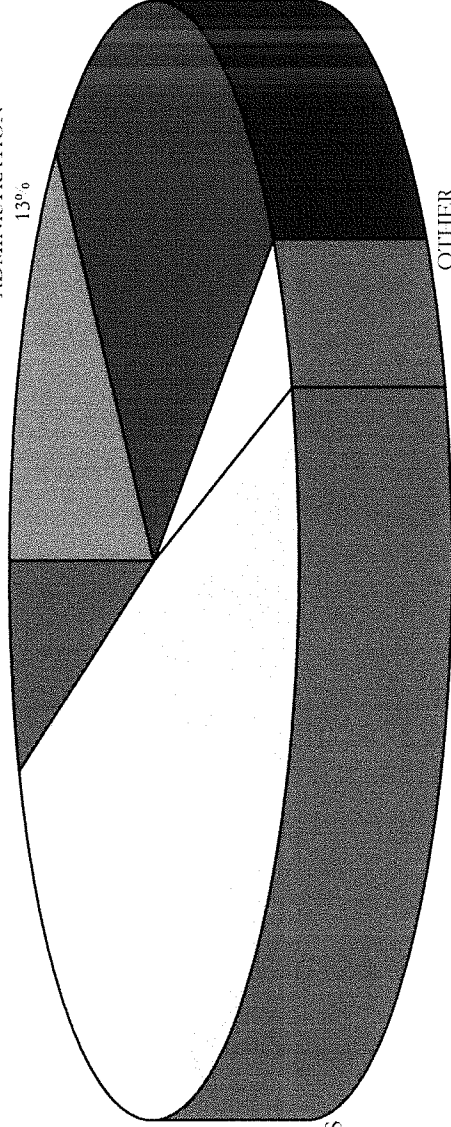
UTILITIES
6%

ADMINISTRATION
13%

MAINTENANCE
27%

OTHER
5%

RESERVES
49%



Prepared by:
C&S Condominium Management Services, Inc.
and the Board of Directors

2010 Riviera Dunes Master Reserve Schedule

	Total Life In Years	Remaining Life In Years	Estimated Year Of Renovation	Estimated Current Replacement Cost	Net Additional Reserve Fund Requirements	Components of Fund Balance at 1/01/10	2010 Required Reserve Deposits
Bridge	10	8	2018	27,500	22,495	5,005	2,499
Signs	2	0	2010	62,000	23,136	38,864	23,136
Bulkhead	13	11	2021	65,000	59,990	5,010	4,999
Dredging	2	1	2011	10,000	4,990	5,010	2,495
Rip Rap	1	0	2010	45,000	45,000	0	45,000
Total All Reserves				209,500	155,611	53,889	78,130

Formula: Net Additional Fund Requirement = Estimated Current Replacement Costs less current Components of Fund Balance.

Required Reserve Deposits = Net Additional Reserve Fund Requirement divided by the Remaining Life in Years (plus current year).

Many factors can affect future costs. This reserve projection is based on information available at this time. Information has been obtained from contractors and costs associated with similar replacements.