

Board of Directors Meeting Riviera Dunes- Minutes

December 18, 2019 1:00 PM

Laguna Clubhouse

- I. Call to Order** -1:00 PM by Shay Hawkinberry, President
- II. Proof of Notice**- Posted accordingly to Florida State Statue #720
- III. Proof of Quorum**- Present,
 - Shay Hawkinberry- President- Commercial
 - Deborah Sperry- Secretary- Multi Family
 - Drew Denick- Vice President- Single Family
 - Lana Wagner- Director- Multi Family
 - Ted Knoke- Director- At Large
 - Rob Hartwell- Director - Single Family
- IV. Approval of Minutes** from November 14th, 2019- Motion Drew Denick, seconded by Deborah Sperry, all in favor, motion passed.
- V. Committee Reports**
 - Dock Committee-**
 - a. Lana Wagner chair reporting. Review of Dock committee meeting
 - b. Rules and Regulations, ownership and document registration on www.RDHOADocks.com, remote fueling, repairs of docks, slip lease assignments. Saul to provide a link to community website.
 - c. Discussion of linking the docking website to community one and Argus providing a sticker for resident compliance of the registration of boat vessels yearly to the Dock Committee.
 - d. Board will send out a letter to Community Managers in reference to the requirement of Boat registration and proof of coverage
 - e. Argus will post on website and attach to all estoppels going forward. Arhus to share documents on hurricane marina procedures and vessel securing.
 - Website Committee-**
 - a. Ted Knoke -chair, Saul Fineman- subcontractor Presented
 - b. Link being installed on community website back to Argusmgmt.com

- b. Discussion of Contents of website, calendar, news blog, bridge information, real estate page, and the association documents.
- d. Resident registration capturing their contact information with disclosures present on site. Argus to supply resident list.
- e. Board acknowledged to make the website compliant for the impaired.

Security Committee-

- a. Presented by Rob Hartwell chair- Will engage with other community presidents for a meeting. Argus will share contacts.
- b. Discussion of meeting with each Community President to discuss security networks installed and present a feasibility report back to board on the framework and how it would interact with the Master association. Discussed possibly a demonstration to all community presidents at the Laguna Clubhouse involving what Laguna currently operates as an example.
- c. Deborah Sperry traveled to Orlando and retrieved all the prior materials from past security.
- d. Shay Hawkinberry is to prepare a newsletter to the other community associations on news of the Master Association projects and needs concerning security.

Landscape Committee-Presented by Drew Denick

- a. Report on damages done by non-resident with relation to fireworks. Person responsible will be presented and responsible for damages.
- b. Report of new plant installations, palm tree trimming, and proposal to install annuals for front entrances. Will obtain other proposals for annual installation.
- c. Discussion and Report of letter sent to 7-11 for non-compliance.
- d. Rip rap maintenance program- Will inquire if Action Landscaping could provide bi-annually. Letter to be forwarded out to community management about Rip Rap maintenance and the property is off limits to the residents. Possibility of installing anchored signs stating "Keep off or Out" with notice of no trespassing and will seek out vendors and proposals.

VI. Master Enforcement Protocol

- a. Discussion; Argus management to present a fining proposal for the Master Association at the next Board of Directors meeting Board to discuss/ vote and/or adopt.

VI. Resident Comments-

1. Resident / President of Belmare mentioned they want to coordinate discussion of security systems and will engage with Rob Hartwell.

VII. Motion to Adjourn, 2:50 PM- Drew Denick, seconded by Deborah Sperry, all in favor, motions passed.

On Behalf o the Board of Directors;
Ed Talman LCAM
Argus Property Management