

Riviera Dunes Members Meeting -Reconvened Minutes

June 16th, 2020 – 10:00AM

Laguna at The Riviera Dunes Clubhouse

614 Riviera Dunes Way, Palmetto Florida 34221

- I. Call to Order- Shay Hawkinberry-
- II. Proof of Notice- Multiple notices mailed to sub Associations and posted signs in communities per FL State Statue 718
- III. Proof of quorum Directors- Shay Hawkinberry, Deborah Sperry, Drew Denick (teleconference), Rob Hartwell, Gary Schuster, Saul Fineman and Ted Knoke. Karen Maller-RDM-Association Attorney (teleconference).
- IV. Approval of Minutes – Motion to approve Rob Hartwell, seconded by Deborah Sperry, all in favor motion passed.
- V. Annual Election Process

Delegates Present:

1. Shay Hawkinberry – Commercial
2. Bob Crowley – Marina Multi Family
3. Deborah Sperry – Multi Family
4. Saul Fineman- Multi Family
5. Rob Hartwell – Single Family
6. Drew Denick – Single Family (teleconference)
7. Ted Knoke – At Large

Ed Talman -Property Manager/Argus Property Management counted and confirmed the delegate votes for each category.

- a. Single Family Ballot- Candidates [Drew Denick]
Ran Unopposed.
voted in by Delegates Drew Denick (Homes), Rob Hartwell (Hammocks).
- b. Multi Family- Ballot- Candidates [Deborah Sperry (Bel Mare)], [Gary Schuster (Marina)] & [Louise Martin (Laguna)]. Louise Martin was not present for the voting. Deborah Sperry (Bel Mare) & Gary Schuster (Marina) voted in by the delegates, Saul Fineman (Laguna), Bob Crowley (Marina) & Deborah Sperry (Bel Mare).
- c. At Large Ballot- Candidate [Ken Johnson-(Homes)]. Ken Johnson was not present for voting due to a death in family.
Ran Unopposed
votes in by Rob Hartwell (Hammocks), Deborah Sperry (Bel Mare), Bob Crowley (Marina), Shay Hawkinberry (Commercial), Saul Fineman (Laguna), Drew Denick (Homes).

We thank Ted Knoke for his time of service serving on the Board.

- VI. Motion to Adjourn- 10: 18 AM Rob Hartwell, seconded by Saul Fineman, all in favor.

Riviera Dunes Organization Meeting June 16, 2020

- I. Call to Order Shay Hawkinberry 10:19 AM
- II. Proof of Notice – Posted accordingly to FI State Statue in community and by noticing
- III. Approval of Minutes- None
- IV. Election of Officers-
 - a. President - Shay Hawkinberry
 - b. Vice President – Drew Denick
 - c. Secretary/Treasurer - Motion Deborah Sperry for Secretary & Treasurer, Motion Rob Hartwell, Shay Hawkinberry seconded, all in favor, motion passed
 - d. Dock Committee Chair - Ken Johnson - Motion Rob Hartwell, seconded by Deborah Sperry, all in favor, motion passed
- V. Committee Reports
 - a. Finance: Firework damages at the Walkways- Discussion of outstanding reimbursement of expenses by Marina. Ed Talman has invoiced & will follow-up asap.
 - b. Security: Replacement Security Camera – Rob Hartwell presented proposal for 3 Cameras that are broken be replaced & upgraded at the same time. Funds will come from Reserve Account #3680. No motion was needed as this was a replacement item and considered maintenance. Also, Lynn Daniel/Island Resident has generously donated \$1000 towards this expense.
 - c. Landscaping: Replacement Lighting around the walkway- Drew Denick presented 3 quotes on new Fiberglass Lighting. Funds will come out from Reserve Account #3610 & Expense Account 7160. Motion Deborah Sperry, seconded by Rob Hartwell.
- VII. Finance Report
 - a. Deborah presented a new Financial Chart of Accounts Cross Walk representing 2016-2020 May YTD. This document combines two previous existing chart of accounts & budgets. Presently, RDMA has a \$538 positive variance 2020 May YTD.
- VIII. New Business
 - a. Bel Mare Condominium sold 1.42 acres - Open Discussion
The Community Redevelopment Agency (CRA) Land purchase related to Haben and 7th Ave Roundabout. Karen Maller/RDMA Attorney– presented issues that will need to be addressed with the CRA & City of Palmetto asap. Approval will be required by RDMA ACC as noted in the Sixth (6) Amendment to the Master Declaration, dated 12/20/2007. A meeting to be arranged asap.

Areas discussed - water channeling, storm water planning, Palmetto Trails right away, responsibility of re-platting and Master plans & documents from prior management group, C&S. It was also suggested that RDMA should have representation to serve on the Palmetto or Manatee Planning Commission and/or the CRA.
 - b. Voting delegates & Assessments -Discussion of a review underway with Karen Maller/RDMA attorney. The sale of the Bel Mare parcel opened a conversation as to

how the parcel purchased by the CRA would be assessed by the Master. In researching, there was no written policy on how parcels and lots were assessed and assigned delegate votes in accordance with the Master Declaration and its Amendments. Shay Hawkinberry and the Attorney will meet with Coby Gaulien, past President of the Master Association, to review the process used by him and the previous CAM, Julie Conway, when parcels and lots are purchased and sold to determine how buyers are notified of the existence of the Master Association and related assessments and responsibilities to the Master Declaration, as well as how they came up with the formulas used to determine allocations.

- c. Email Notice to RDM residents – Discussion of residents to approve their email information to Riviera Dunes Master Website to use for the directory. Discussion on sign governance in the communities.

IX. Resident Comments

- a. Discussion of Island Homes parking & security access
- b. Discussion of Homes President not letting Security patrol the Island and residents being told they are not allowed to call security for immediate security issues. They are told to call their CAM Julie Conway, who they stated never answers or responds creating what they believe to be serious threats to the security of their residents. Once example given was contractors parking trucks in road where vehicles can not get around them. If a resident needed an ambulance, one would not be able to get through due to these trucks blocking roadway. Residents demanding immediate action – referred to Karen Maller-RDMA Attorney
- c. Discussion of safety lights & safety ladders need replaced on Community Docks- referred to Ken Johnson
- d. Discussion of allowance of flags, flagpole lights on The Island
- e. Discussion of Slip Assignment protocol in Homes

Motion to Adjourn ,12:02 PM- Motion Rob Hartwell, seconded by Deborah Sperry, all in favor motion passed.