



**Riviera Dunes Master Association
Monday, February 22, 2021, at 11:00 AM
OPEN BOARD OF DIRECTORS MEETING**

- I. Called to Order – The President Shay Hawkinberry call the meeting to order at 11:00AM.
- II. Quorum- established: Proof of quorum Directors- Shay Hawkinberry, Deborah Sperry, Drew Denick, Saul Fineman and Karen Maller-RDM-Association Attorney.

Gary Schuster (excused) & Rob Hartwell & Ken Johnson absent.

Community Association Presidents Keith Grady and Jim Bailie were present as well as other residents of Riviera Dunes. (see meeting audio).

- III. Proof of Notice – was mailed and posted accordingly to FL State Statues

- IV. Approval of Minutes –NONE

- V. Officer Reports – NONE

- VI. New Business

- A. Review and discuss Draft Amendment #8.

This meeting devoted the entire two (2) hours is to discuss the proposed draft version Eight Amendment to the Master Declaration of Covenants that was shared electronically emailed prior to this meeting to the Board Members and all Association Presidents in give them time to read and provide comments or proposed changes.

At the February 11, 2021 Open Board Meeting we all agreed to move forward with the necessary corrections:

Drew Denick made a motion to have Legal work with the executive team, to draft an Amendment to fix the ambiguous language, address acreage (Property Appraiser Website) and address the Marina by using (Taxable Slips). 2nd by Deborah Sperry, motion carried unanimously.

Each proposed change was discussed at length and comments were received to enhance the draft version. It was noted that Keith Grady, Jim Bailie, Art Mombert & Michael Averbuch all had suggestions for consideration.

Karen Maller-RDMA Association Attorney, will redline all the corrections so Shay Hawkinberry can send it out asap for review.

- B. Drew Denick – confirmed the Marina wants to increase the live a-boards by 100. This will impact the quality of the Harbor. Drew will Investigate the issues.

Meeting adjourned at 1:00 PM