



Riviera Dunes Master Association
Thursday, APRIL 29, 2021, at 10:00 AM
OPEN ANNUAL ELECTION BOARD MEETING
MEETING MINUTES

- I. Call to Order – President, Shay Hawkinberry called the meeting to order at 10:00am and was also via zoom.
- II. Proof of Notice- Notice was posted & verified by Steve Brokenshire & Deborah Sperry.
- III. Quorum – Established: Proof of quorum was established as all Delegates-Shay Hawkinberry, Drew Denick, Deborah Sperry, Saul Fineman, Rob Hartwell (via Zoom), & Gary Schuster as proxy for Bob Crowley, Shay Hawkinberry was proxy for Michael Averbuch. LeRoy Hunt not present. Community Association Presidents- Jim Bailie, Lynn Daniels & Art Mombert were present as well as many other residents of Riviera Dunes.
- IV. Minutes – Approval of minutes were deferred to the Organizational Meeting held directly after.
- V. Annual Election:
 - a. Three Positions available- One Commercial position, One single family, One MultiFamily
Notice of Candidacy was received for Shay Hawkinberry – Commercial (ran unopposed)
Notice of Candidacy was received for Rob Hartwell (Homes) – Single Family (ran unopposed)
Notice of Candidacy was received for Saul Fineman (Laguna)– Multi Family
Notice of Candidacy was received for Michael Harris (Marina)– Multi Family

After a contentious debate regarding the number of votes for the Marina as they were taking the position that in addition to the 219 Boat Slips in the Multi Family category, they wanted to count the commercial parcels as Multi Family too. Master Association Attorney Karen Maller clarified that our newly pinned Eighth Amendment to the Master Declaration was clear in breaking out the Marina parcels into the following areas and as such the Master Declaration Amendment took precedence. Vote was taken and the majority of the Delegates agreed with Karen Maller. See below Master Declaration Eighth Amendment Exhibit B.

EXHIBIT B				
MAP ID	TYPE	ASSOCIATION	*Acreage	Units/Votes
10A	Commercial	7-11	1.0767	22
14B	Commercial	ALBA PALMS LLC-PALMETTO FUND	2.4806	50
8, 9	Multi-Family	BEL MARE Condo-Towers 1&2 & East Property(124 Units)		124
9A	Multi-Family	GDAWG BEL MARE-TOWER 3	1.3997	27
10B	Commercial	GDAWG HABEN RETAIL	2.2744	45
12A,B,C,D	Commercial	GDAWG HARBORSIDE	6.1394	123
14A	Multi-Family	GDAWG LAGUNA TOWER 5	1.5000	30
5	Single Family	HAMMOCKS at Riviera Dunes (65 Homes)		65
1,2,3,6,7	Single Family	HOA at Riviera Dunes (154 Homes)		154
13, 14	Multi-Family	LAGUNA RIVIERA CONDOS(4 bldgs 168 Units)		198
11C	Multi-Family	MARINA (219 Taxable Boat Slips Condominium Units)		219
11B	Commercial	MARINA	2.0000	40
11A	Commercial	MARINA	2.3670	47
8B 15,16,17	Exempt	City of Palmetto		0
				1114

- b. Tabulation of ballots and proxies (still need to receive Bob Crowley & Michael Averbuch).

2021 RIVIERA DUNES MASTER ASSOCIATION ELECTION

29-Apr-21

VOTING TALLY SHEET

Single Family

	VOTES	DELEGATE
HOMES OF RIVIERA DUNES HOME OWNERS ASSOC	154	DREW DENICK
HAMMOCKS AT RIVIERA DUNES ASSOCIATION, INC.	65	ROB HARTWELL
	<u>219</u>	TOTAL VOTES

**CANDIDATE
VOTES**

ROB HARTWELL

154
65
<u>219</u>

Multi Family

	VOTES	DELEGATE
BEL MARE CONDO ASSOCIATION, INC (Towers 1&2)	124	DEBORAH SPERRY
RIVIERA DUNES MARINA CONDOMINIUM ASSOC, INC.	219	BOB CROWLEY
LAGUNA RIVIERA CONDOMINIUM ASSOCIATION, INC.	168	SAUL FINEMAN
GDAWG - (Bel Mare Tower 3)	27	SHAY HAWKINBERRY
GDAWG - (Laguna Tower 5)	30	SHAY HAWKINBERRY
	<u>568</u>	TOTAL VOTES

**CANDIDATE
VOTES**

SAUL FINEMAN

124
219
168
27
30
<u>568</u>

**CANDIDATE
VOTES
MICHAEL W
HARRIS**

219
27
30
<u>276</u>

Commercial

	VOTES	DELEGATE
GDAWG - (Haben Retail)	45	SHAY HAWKINBERRY
GDAWG - (Harborside)	123	SHAY HAWKINBERRY
RIVIERA DUNES MARINA COMMERCIAL-Restaurant, Office	40	BOB CROWLEY
RIVIERA DUNES MARINA COMMERCIAL-RETAIL(ParkingLot)	47	BOB CROWLEY
7 - 11 (Owners of '7-11 land)	22	LEROY HUNT
PALMETTO FUND AKA (ALBA PALMS LLC)	50	MICHAEL AVERBUCH
	<u>327</u>	TOTAL VOTES

**CANDIDATE
VOTES**

**SHAY
HAWKINBERRY**

45
123
40
47
0
50
<u>305</u>

1114

Summary

Single Family = Rob Hartwell

Multi Family = Saul Fineman

Commercial = Shay Hawkinberry

Notes:

Bob Crowley gave his proxy to Gary Schuster

Michael Averbuch gave his proxy to Shay Hawkinberry

Leroy Hunt no proxy.

VI. Meeting adjourned at 10:35am.

Submitted by Deborah Sperry

**Riviera Dunes Master
Association, Inc.**

c/o Argus Property Management
2477 Stickney Pt. Rd. Suite 118A
Sarasota, Florida 34231
941-927-6464 ext.139

March 29, 2021,

Dear Member of the Riviera Dunes Master Association:

Enclosed please find a notice of candidacy form for the upcoming Riviera Dunes Master Association annual meeting to be held on Thursday April 29, 2021 at 10 am at the Laguna Clubhouse, 614 Riviera Dunes Way.

The 2021 election will consist of electing one director from the single family, one from the multifamily and one from the Commercial classification. Each of these new directors will serve a two-year term. If you are interested and qualify in running for one of the open positions, please complete the attached candidacy form and return to my office before April 15, 2021.

**NOTICE OF CANDIDACY BOARD OF DIRECTORS
RIVIERA DUNES MASTER ASSOCIATION, INC.**

TO: RIVIERA DUNES MASTER ASSOCIATION, INC.

YOU ARE HEREBY NOTIFIED that I Michael W. Hannis, the owner of Lot/Unit # 555 of Riviera Dunes Marina (please note neighborhood), do hereby announce my candidacy for the position of Director of the Riviera Dunes Master Association Inc. My name is to be placed on the applicable ballot for the election of Directors for the Riviera Dunes Master Association Inc. Said election to be held April 29, 2021 at 10 AM at the Laguna Clubhouse, 614 Riviera Dunes Way.

By placing my name on this candidacy form, I wish to run for one of the following Director positions.

- ☐ Single Family Homes (Homes of Riviera Dunes or Hammocks)
☒ Multi-Family Homes (Bel Mare, Laguna or Marina Slips)
☐ Commercial Position

Dated this the 22nd day of April, 2021

Candidate signature: Michael W. Hannis

I have enclosed an information sheet. YES ☒ NO

This form must be submitted in person, by mail, or email steve@argusmgmt.com to be received no later than April 15, 2021

Steve Brockenshire, CAM
Riviera Dunes Master Association, Inc.
c/o Argus Property Management

102 RIVIERA Dunes Way
Slip # 555

8807 HERITAGE
SOUND DRIVE
BRADENTON, FL
34212

**Riviera Dunes Master
Association, Inc.**

c/o Argus Property Management

Sarasota, Florida 34____
941-____

April __, 2021

Dear Member of the Riviera Dunes Master Association:

Enclosed please find a notice of candidacy form for the upcoming Riviera Dunes Master Association annual meeting to be held on ____ April __, 2021 at ____m at the Laguna Clubhouse, 614 Riviera Dunes Way.

The 2021 election will consist of electing one director from the single family, one from the multifamily and one from the Commercial classification. Each of these new directors will serve a two-year term. If you are interested and qualify in running for one of the open positions, please complete the attached candidacy form and return to my office before April __, 2021.

**NOTICE OF CANDIDACY BOARD OF DIRECTORS
RIVIERA DUNES MASTER ASSOCIATION, INC.**

TO: RIVIERA DUNES MASTER ASSOCIATION, INC.

YOU ARE HEREBY NOTIFIED that I Saul A Fineman, the owner of Lot/Unit # 502 of Laguna, Building 610 at Riviera Dunes (please note neighborhood), do hereby announce my candidacy for the position of Director of the Riviera Dunes Master Association Inc. My name is to be placed on the applicable ballot for the election of Directors for the Riviera Dunes Master Association Inc. Said election to be held April __, 2021 at ____M at the Laguna Clubhouse, 614 Riviera Dunes Way.

By placing my name on this candidacy form, I wish to run for one of the following Director positions.

- ☐ Single Family Homes (Homes of Riviera Dunes or Hammocks)
☒ Multi-Family Homes (Bel Mare, Laguna or Marina Slips)
☐ Commercial Position

Dated this the 29 day of March 2021

Candidate signature: 

I have enclosed an information sheet. YES X
NO

This form must be submitted in person or by mail, to be received no later than April __, 2021 to:

_____, CAM
Riviera Dunes Master Association, Inc.
c/o Argus address _____

**Riviera Dunes Master Association Inc.
C/o Argus Property Management
2477 Stickney Point Road Suite 118A - Sarasota, Florida 34231
(941) 927-6464 • Fax (941) 927-6767**

Members of the Riviera Dunes Master Association Inc.,

March 6, 2021

The scheduled Annual Members' Meeting and Board Election will be held on April 26, 2021, at 10:00 a.m. in the Laguna Clubhouse, 614 Riviera Dunes Way. If you plan to be present please observe guidelines on social distancing and wear face protection.

The 2021 election will consist of electing one Director from the Single Family, one from the Multi-Family and One Director from Commercial. On or before the date indicated on the enclosed notice, anyone eligible to serve on the Board of Directors and desiring to be a Candidate must give written notice of his/her desire to the Riviera Dunes Master Association Inc., c/o Argus Property Management 2477 Stickney Point Road Suite 118A Sarasota, Florida 34231. steve@argusmgmt.com.

The enclosed notices must be delivered either by regular mail, personal delivery, certified mail, return receipt requested, facsimile, email or telegram. It must be received April 12, 2021 at 10:00 am.

Nominations will be taken from the floor the date of the meeting as well.

The following Board members whose term expires is Rob Hartwell (single family), Saul Fineman (multi family) and Shay Hawkinberry (Commercial)

**NOTICE OF INTENT TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS**

If you wish to have your name included on the ballot, this form must be completed and received by Management no later than by Monday- April 12, 2021 at 10:00 a.m., and in accordance with the instructions contained in this letter. Be sure to include your information sheet, should you choose to provide one. If elected, you will be required to submit a Board Member Certification Form within ninety (90) days of being elected to the Board. I, Robert Hartwell, hereby place my name in nomination as a Candidate for the Board of Directors. I understand that if I choose to provide an information sheet that I am responsible for the accuracy of any information contained therein. The information sheet must be received no later Monday- April 12, 2021, at 10:00 a.m. I wish to run for the following Director position:

- ☐ Multi Family Homes (Bel Mare, Laguna, or Marina Slips) one position available.
- ☐ Commercial (One Position from any Association within the Master)
- ☒ Single Family Homes (Homes of Riviera Dunes or Hammocks) One Position available.

Signature: Robert L. Hartwell Address 1219 3rd Street Dr. E
Palmetto FL 34221
Email Rob@HartwellCapitolConsulting.com

Printed Name: Robert Hartwell Date: 4-12-21

I am enclosing an information sheet ☐ I am not enclosing an information sheet

**Riviera Dunes Master Association Inc.
C/o Argus Property Management**