



**Riviera Dunes Master Association**  
**Thursday, APRIL 29, 2021, at 10:39AM**  
**OPEN ORGANIZATIONAL BOARD MEETING**  
**MEETING MINUTES**

The Annual Organizational Open Board Meeting was held Thursday, April 29, 2021.

- I. Call to Order - President, Shay Hawkinberry called the meeting to order at 10:39am & also via Zoom.
- II. Proof of quorum was established as all Directors-Shay Hawkinberry, Drew Denick, Deborah Sperry, Saul Fineman, Rob Hartwell (via Zoom), Ken Johnson & Gary Schuster all present. Community Association Presidents- Jim Bailie, Lynn Daniels & Art Mombert were present as well as many other residents of Riviera Dunes.
- III. Approval of Minutes – Motion made by Deborah Sperry to approve March 24, 2021 meeting minutes. 2<sup>nd</sup> by Saul Fineman. Motion carried.
- IV. Election of 2021 Officers:

A written letter by four (4) Association Presidents: Lynn Daniel, James Bailie, Keith Grady & Art Mombert was presented to Shay Hawkinberry for the Board elected officers. The letter was to provide notice to all the members of serious concerns and no-confidence with the representation by the current President of the Master Association, Shay Hawkinberry. (see attachment). Based on the request, that MS. Hawkinberry be removed as President of the Master Association they requested Deborah Sperry take over the role of President for the next year with their full support.

The Master Association Board Elected the 2021 new officers.

Deborah Sperry, President
Drew Denick, Vice President
Shay Hawkinberry, Secretary
Gary Schuster, Treasurer
Rob Hartwell, Director
Saul Fineman, Director
Ken Johnson, Director at Large

- V. Reports of Officers and Committees-
  - a. Drew Denick gave an update on the Seawall project as he had to fire the contractor. Drew Denick also informed every one of the Lighting Bollard vandalisms around the Bel Mare pond last Saturday. Its approximately, \$5K worth of damage, done in broad daylight.
  - b. Deborah Sperry presented RDMA Treasurer Report for March 2021.
  - c. Shay Hawkinberry presented an update on the Scrivener's Error on the Bylaws.

- VI. New Business  
Submitted by Deborah Sperry

- a. Shay Hawkinberry updated everyone on the Castle management company. Motion was made by Drew Denick to approve Castle transition pending negotiations. Argus will stay through May to help with transition. Shay Hawkinberry 2<sup>nd</sup> the motion. Motion carried.
- b. Bridge Update -Fred Sperry gave a report on the Bradenton-Palmetto Connector.

VII. Meeting adjourned - Motion to adjourn by Ken Johnson and 2<sup>nd</sup> by Gary Schuster.

Sunday April 25, 2021

This Letter is to provide notice to all members of serious concerns and no-confidence with the representation by the current President of our Master Association, Shay Hawkinberry based on the following issues and observations:

1. MS. Hawkinberry cannot and is not, properly serving both the residents of The Riviera Dunes Community (of which she is not an owner/member) and the commercial interests of which she is representing and personally profiting from.
2. While attending two separate meetings, one within our community and the other at Palmetto City Hall on April 22<sup>nd</sup>, it was most evident that MS. Hawkinberry's presence were to aid the commercial developers in the presentation and to show her support for the proposed development.
3. We do believe that MS. Hawkinberry has not been transparent with the Boards with this situation in representing the overall benefit or concerns to the Riviera Dunes community.
4. Although several members of the HOA Boards have requested and suggested MS. Hawkinberry recuse herself from this conflict of the resident's interests, she has refused to do so. Based on the above, the HOA board presidents listed below no longer have confidence in MS. Hawkinberry's ability to represent the Master Board's mission in the coming year.

Based on the above we are requesting that MS. Hawkinberry be removed as the President of the Master Association of Riviera Dunes at the Master Association election occurring on May 29th.

We have requesting Deborah Sperry take over the role of President for the next year with our full support.

We are asking our delegates to honor the desire of our communities and vote in support of this.

Sincerely,

Lynn Daniel  
President, The Homes of Riviera Dunes

James Baillie  
President Laguna at Riviera Dunes Condominiums

Keith Grady  
President, Bel Mare at Riviera Dunes Condominiums

Art Mombert  
President, The Hammocks at Riviera Dunes

# RDMA Treasures Report

4-29-2021

The March 29, 2021, Financial Statements (enclosed) have been received. The highlights include:

## **Collections Balance Summary:**

HOA at Riviera Dunes	(\$220.00)
Bel Mare Towers 1 & 2	(\$166.64)
7-11	(\$507.13)
GDAWG-Laguna Tower 5	<u>\$6.00</u>
	(\$981.27)

All Member Associations have paid the Quarter 1 outstanding dues.

## **Current Assets**

### Checking/Savings

• Operating Accounts	(\$10,644.62)
• Reserve Accounts	<u>\$456,386.94</u>
	\$445,742.32

Due to the fact we were running negative in the 3<sup>rd</sup> Quarter, we have had to borrow \$22,556.36 from the Reserve to cover operational expenses.

## **YTD Expenses vs Budget**

Most Accounts are within the YTD Budgets:

1. 7510 Legal/Professional-Although we have discontinued legal expenses except for the development of Amendment #8 prior legal efforts were billed in the first quarter and the total YTD expense is \$19,248 vs \$12,000 Annual Budget. Note we have a \$7500 Retainer with Barnes & Walker that we get back at the end of their engagement. Legal Invoice for March 2021 = \$9,330.

## **BRADENTON-PALMETTO CONNECTOR UPDATE**

**April 27, 2021**

We followed up with Jennifer Marshall, FDOT PD&E/EMO Project Manager, regarding the status of the Bradenton-Palmetto Connector Study initiated in July 2020 (FY2021) and received the following update:

- As previously reported, a Consultant, TranSystems, has been engaged, although COVID-19 has delayed their work. Particularly the Current Traffic Study and Project Website for Public involvement.
- They have expanded the Traffic Analysis to include I-75, as requested by Riviera Dunes.
- They are just now getting started on the Current Traffic Analysis.
- Projected Traffic Analysis is to include all current and planned improvements as reported by MPO.
- Project Website is expected to be operational in the next couple of months for public information and feedback.
- Bradenton Downtown improvements are being managed separately but are continuing with the current concern being the impact of large trucks on the traffic flow.
- Overall, the Corridor Analysis was originally expected to be complete in 18 months (December 31, 2021); however, with the delays the current projection is to be complete by June 30, 2022.
- The second phase of the Study to determine actual improvements in the Corridor(s) selected in first phase would begin FY 2023 (July 1, 2022)

Fred Sperry  
RDMA Bridge Committee