

Riviera Dunes Master Association, Inc.

Monday May 17th, 2021

10:00 AM -11:00 AM

OPEN BOARD MEETING MEETING MINUTES

- I. Called to Order - The President, Deborah Sperry, called the meeting to order at 10 a.m.
- II. Quorum Present- Proof of quorum directors - Shay Hawkinberry, Deborah Sperry, Drew Denick, Saul Fineman, Ken Johnson and Rob Hartwell appeared in person, and Gary Schuster via cell phone and Zoom. Community Association Presidents, Jim Bailie, Lynn Daniels, Keith Grady, Art Mombert as well as many other residents of Riviera Dunes attended.
 - a. Approval of Minutes - A motion was made to approve the April 29, 2021 Annual Meeting Minutes by Drew Denick, 2nd by Saul Fineman. None opposed. Motion carried.
 - b. Approval of Minutes - A motion was made to approve the April 29, 2021 Annual Organizational Meeting Minutes by Gary Schuster, 2nd by Rob Hartwell. None opposed. Motion carried.
 - c. Approval of Minutes - A motion was made to approve the May 12, 2021 Recall Meeting Minutes prepared by Karen Maller/Association Attorney by Drew Denick, 2nd by Saul Fineman. None opposed. Motion carried.
- III. 2nd RECALL was served to Deborah Sperry/President.
- IV. FINANCIALS -April 2021 Deborah Sperry reported on the April 2021 Financial status and also confirmed that Argus Mgmt. will still be responsible for preparing the financials for May 2021. The Association Operating account remains negative (2563.50) & Reserves \$453,584 are healthy - overage due to legal expenses.
- V. Unfinished Business
 - a. Confirm approval of the Castle Management Contract & start turnover.

May 12, 2021 Deborah Sperry sent an email to all Board members (see attached) asking for consensus to move forward with signing the Castle Mgmt. Contract as both parties had reached satisfaction with both legal teams. Argus only had 2 weeks left on their commitment to ROMA. She received confirmation from Drew, Saul, Rob, Ken & Deborah. 5 Board members. Shay & Gary did not respond.

A motion was made to confirm and approve the Castle Management Contract by Drew Denick, 2nd by Rob Hartwell. None opposed. Motion carried.
 - b. Consider approval the proposed Reserve Resolution.

Deborah Sperry presented the proposed Resolution to Borrow Operating Funds from the Reserve Account. (see attached)

A motion was made to confirm and approve the Reserve Resolution by Drew Denick, 2nd by Saul Fineman. Opposed by Shaw Hawkinberry & Gary Schuster. Motion carried 5-2.

- c. Consider for approval to establish the formal Architectural Control Committee and appoint proposed members pursuant to the Eighth Amendment to the Master Declaration. The RDMA Master Declaration Amendment Eight sites the following:

4. Section 10.02 of the Master Declaration Fourth Amendment titled "Architectural Control Committee" is amended as follows:

10.02. Architectural Control Committee. Architectural Review shall be implemented by the ACC. The ACC shall consist of not less than three (3), nor more than seven (7) members, except as provided below. If the Board chooses to appoint a separate ACC from the Board, members of the ACC shall serve terms established by the Board. The members shall be Michael A. Fernandez, D&Hnis D. Bradford, and C. Timothy Vining, and two other members selected by Declarant prior to the two-year date and thereafter, two other members shall be appointed by the board. In the event C. Timothy Vining ceases to serve as a member of the ACC, his replacement shall be selected by Riviera Dunes Partners, LLC, or its successors, that is assigned this right.

Deborah Sperry presented the proposed members:

1. Drew Denick - ROMA Director & VP = Chairman
2. Rob Hartwell - ROMA Director
3. Deborah Sperry - RDMA President
4. Michael Averbuch - RDMA Commercial Delegate & Volunteer
5. Paul Marchese - ROMA Resident Volunteer (see attachment)
6. Ron Viteri - RDMA Resident Volunteer. (see attachment)

A Motion to confirm & approve the proposed membership of the Architectural Control Committee and formally establish the Architectural Control Committee, was made by Saul Fineman, 2nd by Rob Hartwell, Opposed by Shay Hawkinberry. Motion carried 6-1.

- d. Commercial Design Guidelines - draft 11/14/14

Deborah Sperry presented The Commercial Design Guidelines final draft was created in 2014, (see attached) however never formally adopted. Guidelines need to be update by the ACC and presented for formal adoption by the RDMA board asap due to the pending development of the Epoch Apartments with GDAWG.

- e. Review and discuss the WC Riviera Partners LC-Titled Parcels

Deborah Sperry presented the history - During the title work being performed by the Epoch Apartment Developers, it was discovered that 3 parcels that should have been included in the 2008 turnover from WC Riviera Partners LC (Linda Svenson) are still titled in her company name. These parcels should have been signed over to the RDMA and were missed for whatever reason.

(see attached are pictures of each parcel.)

1. Parcel ID 3133700169 - this parcel wraps around the 7-11 and includes our RDMA monument.
2. Parcel ID 2581600589- this parcel includes the entry from Haben into RDW. Additionally, ROW & 1st Street and a 22 foot segment between parcels 12 B,C, & D and US 301. Lastly, the Mangrove parcels behind the Laguna parcels 14 & 14A.
3. Parcel ID 3133700556- this is the section of the RDW Road.

Approved 5.27.2021

In 2016 a previous similar issue had been resolved by Quit Claim Deed assignment with Linda Svenson. ROMA has already spent approximately \$5,000 on legal fees during April & May 2021 associated with the research on these items. Quit Claim Deed assignment would be the least expensive approach.

Karen Maller has prepared the Quit Claim Deeds for these three parcels.

This is an obligation under Section 4.04 of the Declaration because it is the common property that the Declarant should have transferred title to at the time of turnover. As such it is the Board Members responsibility to accept the areas in question and the Board should vote to approve the Quit Claim Deeds.

A motion was made to confirm and approve moving forward to submit Quit Claim Deeds to Linda Svenson by Drew Denick, 2nd by Rob Hartwell. None opposed. Motion carried.

- VI. Duncan Seawall Barge - Drew Denick brought up that Duncan Seawall has continued to have the barge parked in the Harbor for over 3 weeks. They are consistently a problem getting them to relocate. Drew Denick, Lynn Daniels & the Dock Committee are requesting to see what legal recourse we have to keep them out of Riviera Dunes.
- VII. Resident Comments & questions:
The Epoch Apartment Developers & GDAWG will be presenting at in June.
Please make note of the June 17, 2021 Planning & Zoning meeting @5:4Spm.
Please make note of the June 21, 2021 City Commission meeting @7:00pm.
- VIII. Motion to Adjourn was made by Saul Fineman 2nd by Drew Denick.
- IX. Meeting Adjourned.