



## RIVIERA DUNES MASTER ASSOCIATION INC.

Property Manager – Castle Group 6311 Atrium Drive, Suite 209, Lakewood Ranch, FL 34202

### **Board of Directors Meeting Minutes**

Thursday, May 27, 2021 @ 11:00AM

Laguna Riviera Dunes Clubhouse

**Call to Order:** The President, Deborah Sperry, called the meeting to order at 11:00 and is being recorded and available through Zoom.

**Certifying a Quorum:** Deborah Sperry, Drew Denick, Gary Schuster, Ken Johnson, Rob Hartwell, Saul Fineman, and Shay Hawkinberry as well as Karen Maller, Legal Counsel, were present establishing a quorum. Others were present via Zoom.

**Proof of Notice:** The meeting notice was posted onsite in accordance with Florida Statute 720.

### **Approval of Minutes:**

- a. Approval of Minutes – A motion was made to approve the May 17, 2021, minutes by Gary Schuster, seconded by Saul Fineman. 7-0 None opposed. *Motion passes.*
- b. Approval of Minutes – A motion was made to approve the May 24, 2021 minutes by Drew Denick, seconded by Rob Hartwell. 7-0 None opposed. *Motion passes.*

**RDMA MEETING WAS HACKED VIA COMPUTER:** It's important to document that before we could move forward into New Business that President Deborah Sperry's personal computer that was being used for the recording of the meeting via ZOOM was hacked into and taken over by someone that kept MUTING all of the volume & tried to shut down the meeting. The entire RDMA Board was witness to it. Fortunately, we had a redundancy program on a different computer being recorded and we were able to continue with Attorney Karen Maller's cell phone for volume purposes. This also happened in the May 17, 2021 meeting as well. The hacker actually made it into the computer and the security software shut it down. Again, the redundancy program was able to provide the recording for the May 17, 2021 meeting.

### **New Business:**

- a. Consider approval for the removal and replacement of both Secretary and Treasurer positions of the RDMA.  
REMOVAL – A motion was made to approve the removal of both Secretary and Treasurer positions. A motion was made to remove Shay Hawkinberry as board secretary by Ken Johnson, seconded by Rob Hartwell. 6-1 (Shay Hawkinberry) opposed. *Motion passes.* A motion was made to remove Gary Schuster as board treasurer by Saul Fineman, seconded by Drew Denick. 6-1 (Shay Hawkinberry) opposed. *Motion passes.*
- b. REPLACEMENT- A motion was made by Rob Hartwell to approve Saul Fineman as replacement Secretary, seconded by Drew Denick. 6-1 (Shay Hawkinberry) opposed. *Motion passes.* A motion was made by Deborah Sperry to approve Rob Hartwell as replacement Treasurer, seconded by Drew Denick. 6-1 (Shay Hawkinberry) opposed. *Motion passes.*
- c. In the Open discussion Karen Maller, Association Attorney, explained why there is no need for a reason or cause for replacement and acknowledged Shay Hawkinberry has ownership & serves as an officer in GDAWG's LLC and that is why she can serve on the RDMA Board. Shay Hawkinberry stated for the record, that neither Shay or Gary did anything wrong.



## RIVIERA DUNES MASTER ASSOCIATION INC.

Property Manager – Castle Group 6311 Atrium Drive, Suite 209, Lakewood Ranch, FL 34202

- d. Marina Lawsuit update: - Karen Maller, Legal Council, discussed and explained the Marina Lawsuit that was filed May 21, 2021. Additional open discussion held regarding the need to retain or release Barnes & Walker attorney firm. Presently, RDMA has a \$7,500 retainer being held.

### **Officer/Committee Reports:**

- a. Rob Hartwell gave a Security Committee Report update on recent issues. (see attached)
- b. Drew Denick reported Resident concerns regarding the rights of fishermen in the Harbor.
- c. Drew Denick reported on the Monument flowers - new flowers will be replaced for summer.
- d. Drew Denick reported on the Walkway around the Bel Mare Lake Lighting - Ballard lighting will be \$4K replacement cost. RDMA does not have insurance to cover vandalism.

### **Unfinished Business:**

- a. Deborah Sperry reported on the Castle Management Contract & Turnover update. Karen Maller, Association Attorney, was required to intervene with Argus to get them to turnover the records to Castle. Drew and Deborah had a productive phone meeting with Castle Turnover team. Moving forward quickly. Hannah Feliciano will be starting June 1, 2021. RDMA will have her 2-4 hours per week through the first Quarter of turnover.

**Resident Comment & Questions:** The Board opened for questions & comments from the residents.

Rob Hartwell made mention of the open positions available in the City of Palmetto. Interested parties should check out the details on the website.

**Adjournment:** A motion was made to adjourn by Rob Hartwell, seconded by Saul Fineman. 6-0 no opposed, *Motion passes.*

# Master Association Security Committee Report

5-27-2021

- I. Security Assessment Report distributed on May 14, 2020
  - a. Had responses from 3 of 8 committee members.
  - b. Needs a little updating.
  - c. Planning a meeting once we finish reconstituting the Board and slow down on meetings.
- II. Recent incidents of Concern
  - a. Destruction of our walkway lamps - *DayTime*
    - i. Expensive proposal for new poles, power and cameras
    - ii. Working with Laguna security for a less expensive solution
    - iii. Met with Bob Urso yesterday to discuss
    - iv. Need to know if wifi exists at Bel Mare pool building for possible camera linkage (Gary and Deb?)
  - b. Drunk driver chase from Dockside/Laguna -
    - i. We have it on film
  - c. Older reports of porch pirates and bike thefts
- III. Security Integration Study part of our Plan
  - a. Reviewing Dollar amounts to see if we can have Laguna Guards patrol all of RD
  - b. Weighing Envera Costs vs enhanced Laguna type security already provided to the Islands
  - c. Also looking at ending Gate Clickers for all of RD and moving to the Laguna RFID sticker system.
- IV. Committee Suggestions?