



**RIVIERA DUNES MASTER ASSOCIATION INC.**  
Property Manager-Castle Group 6311 Atrium Drive, Suite 209 Lakewood Ranch, FL 34202

**Board of Directors Meeting Minutes**  
**Wednesday, October 20, 2021 @ 10:00AM**  
**OPEN – Virtual Go-To- Meeting**

**Call to Order by Chairperson:** The meeting was called to order at 10:02a.m. by Deborah Sperry, Board President.

**Certifying a Quorum:** Deborah Sperry, Saul Fineman, Shay Hawkinberry, Drew Denick, and Art Mombert were present establishing quorum. Megan Heins from Castle Group was also present. Absent: Ken Johnson, Gary Shuster.

**Proof of Notice:** The meeting notice was mailed in accordance with Florida Statue 720. Megan also sent the notice with a copy of the 2022 proposed budget and posted the notice with RDMA signs.

**Approval of Meeting Minutes:** September 29th, 2021

Drew Denick made a motion to approve the September 29th, 2021, meeting minutes. Seconded by Saul Fineman. All were in favor. *Motion passes*

**Consideration and Adoption of Proposed Budget for 2022:**

Deborah Sperry advised that the proposed budget for 2022 was sent out to all Board members as well as the Delegates prior to the meeting with an option A and option B to be voted on. Option A included Reserves in the amount of \$48,248 with a total operating expense of \$209,962.00. Option B did not include reserves and had an operating expense total of \$161,714.00. The results by the Delegate with their vote are provided in the table below.

**3.24.2021 AMENDMENT EIGHT**

ASSOCIATION	PARCEL ID#	PARCEL NUMBER	*Acreage	Units/Votes	%	2022 Budget	Option A	Option B	Delegate
7-11	3133701009.0000	10A	1.0767	22	1.93%	0	0	0	Hunt = no vote
ALBA PALMS LLC-PALMETTO FUND	2581600369.0000	15.0000	2.4806	50	4.45%	B		50	Averbuch
BEL MARE- (East Property)	2581600959.0000	21		0	0.00%	0	0	0	0
BEL MARE Condo-Towers 1&2		8 & 9		124	11.13%	A	124		Sperry
GDAWG BEL MARE-TOWER 3	2581600379.0000	9A	1.3697	27	2.46%	B		27	Hawkinberry
GDAWG HABEN RETAIL	3133700549.0000	10B	2.2744	45	4.08%	B		45	Hawkinberry
GDAWG HARBORSIDE	see note detail	12A,B,C,D	6.1394	123	11.02%	B		123	Hawkinberry
GDAWG LAGUNA TOWER 5	2581600649.0000	14A	1.5000	30	2.69%	B		30	Hawkinberry
HAMMOCKS at Riviera Dunes (65 Homes = 29.7%)		5.0000		65	5.83%	B		65	Mombert
HOA at Riviera Dunes (154 Homes =70.3%)		1,2,3,6,7		154	13.82%	B		154	Denick
LAGUNA RIVIERA CONDOS(4 bldgs)		13,14		168	15.08%	B		168	Fineman
MARINA *** (Taxable Boat Slips)	TAX BOAT SLIPS	11C	**	219	19.66%	A	219		Harris
MARINA *** (Restrunt)	2581600509.0000	11A	2.0000	40	3.59%	A	40		Harris
MARINA (Parking Lot)	2581600639.0000	11 B	2.3670	47	4.25%	A	47		Harris
			19.2078	1114	100.00%	Total	430	662	1092

With 430 votes for option A and 662 votes for option B, option B has been approved.

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## RIVIERA DUNES MASTER ASSOCIATION INC.

### **New Business:**

Deborah Sperry provided an update regarding mediation stating that there was a continuation to October 29<sup>th</sup>.

### **Adjournment**

With no further business the meeting adjourned at 6:06 P.M. Motion made by Saul Fineman. Seconded by Drew Denick. All were in favor. *Motion passes.*

**RIVIERA DUNES MASTER ASSOCIATION**  
**Approved Budget for the Period**  
**January 1, 2022 through December 31, 2022**

		2021 Approved 12.4.2020 Budget with Reserve Replacement Funding	2022 Approved 10.20.2021 Budget without Reserve Replacement Funding
Description			
<b>Revenue</b>			
400100	Maintenance Assessments	79,737	161,714
401110	Internet Income		
420900	Miscellaneous Income - Reserve	46,101	0
<b>Total Revenue</b>		<b>125,838</b>	<b>161,714</b>
<b>Expenses:</b>			
<b>Administrative Expenses</b>			
510100	Insurance	5,000	6,000
520119	Office Expense/Equipment	1,500	1,500
520131	Web Site	2,500	1,500
530100	Accounting/Audit/Review	5,000	5,000
530110	Legal/Professional	12,000	35,000
540110	License, Permits, Fees & Taxes	145	145
540122	Income Tax	120	120
600000	Management Services Contract	12,000	15,000
530113	Deficit Fund		55,000
<b>Total Administrative Expenses</b>		<b>38,265</b>	<b>119,265</b>
<b>Contract Services</b>			
700100	Lawn Maintenance Contract	22,500	23,175
700135	Stormwater Drainage Mowing	1,000	1,030
701160	Mangrove Trimming	6,600	6,600
702000	General Repairs & Maintenance	0	
702110	Sign Mowing	1,000	1,030
702141	Storm Drain Maint. Contract	560	561
705012	Walkway Electricity	500	500
705023	Electricity- Street Lights	4,200	4,410
705024	Sign Electric	612	643
707020	Miscellaneous Grounds Expense	4,500	4,500
<b>Total Contract Services</b>		<b>41,472</b>	<b>42,449</b>
<b>Total Expenses without Reserves</b>		<b>79,737</b>	<b>161,714</b>
<b>Reserves</b>			
300101-300116	Pooled Reserves	46,101	0
<b>Total Reserves</b>		<b>46,101</b>	<b>0</b>
<b>Total Expenses with Reserves</b>		<b>125,838</b>	<b>161,714</b>
<b>Net Income/(Loss)</b>		<b>0</b>	<b>0</b>

Board President:

*Deborah Sperry*  
*RDMA/President*

Date:

*10/20/2021*



Quarterly  
w/o  
Reserves

12  
4 TIMES PER YEAR

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**AFFIDAVIT OF MAILING OR HAND DELIVERY OF NOTICE TO OWNERS**

I, the undersigned, President of the Association whose name appears at the bottom of this affidavit, do hereby swear and affirm that the notice of the Budget Meeting to be held on Wednesday, October 20, 2021 at 10:00 AM was mailed, hand delivered, or electronically transmitted in accordance with applicable law to each unit/lot owner at the address last furnished to the Association, as such address appears on the books of the Association.

Date Mailed: October 5, 2021.

Riviera Dunes Master Association, Inc.

Association Legal Name

BY  President  
Sign

DEBORAH SPERRY / RDMA PRESIDENT  
Print

BY:   
Sign

Zulema Peralta  
Print

CASTLE MANAGEMENT, LLC.