



RIVIERA DUNES MASTER ASSOCIATION INC.

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

Board of Directors Meeting Minutes

Wednesday, January 5th, 2022 at 10:00 AM

OPEN - Go To Webinar

Call to Order by Chairperson: The meeting was called to order at 10:06 a.m. by Deborah Sperry, Board President.

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

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

Approval of Meeting Minutes: October 10, 2021

Saul Fineman made a motion to approve the October 10, 2021, meeting minutes. Seconded by Drew Denick. All were in favor. ***Motion passes.***

Financial Report- October 2021

Drew Denick reported that as of October 2021, the Operating Account currently has a negative cash balance of \$4,378.51 and the Reserve Cash Account is currently at \$452,059.40.

Most of all Accounts are within the YTD Budgets:

Overall total Actual expenses YTD = 103,775.20 and YTD Budget = \$66,450 negative variance = (\$37,325.20)

Legal continues to be the reason for the overage.

1. 530110- Legal/Professional = YTD expense is \$49,365.70 vs \$12,000 Annual Budget.

Negative variance = (\$37,365.70)

As of December 2021, there are no delinquent accounts.

Unfinished Business: None to report.

New Business:

- **Security Item- Discussion & consider approval to install Buoy's in the water way in front of the flushing canal.**

Deborah Sperry reported that Riviera Dunes continues to have boat & home thefts since the beginning of October. Deborah has been working with the Marina-Bill Chamberlin, and the Neighbor Hood Association Presidents on a solution to deter/stop the security breaches at night. Many of the neighborhood homeowners have installed additional cameras that help us track these individuals. The City of



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Palmetto Police Department know who these people are as our Security has provided them with security footage.

One solution is to install Buoys in the Water way in front of the flushing canal. The DEP stating, they do not have any issues with RDMA putting Buoys in the water way.

There is a line of three pilings on the south side of the bridge and the barrier float would be installed in line with the pilings.

This barrier float will take approximately 20 floats that are 30" in length and 18" in diameter and will be spaced 18" apart. A stainless cable will run across the channel from the west bulkhead to the east bulkhead to secure the barrier float in position.

Pricing for 22 floats (2 to be kept as spares) is \$3344 (\$152 x 22 = \$3344) plus tax (\$234.08) and freight. Freight is estimated to be approximately \$500. Stainless cable, clamps and other hardware should run around \$512. This should bring the total to right around \$4600. The marina will donate all labor to install this barrier float. RDMA Security Reserve- 300115 has \$44,642.55 as of 10/31/2021.

Art Mombert made a motion to approve the installation of the buoys within the waterway. Seconded by Saul Fineman.

Discussion: Saul Fineman wanted to know if there was a liability to put these buoys in the waterway. Deborah Sperry stated that there were signs posted and there was no liability to the Association in which she was aware of.

All were in favor except Shay Hawkinberry voting no. ***Motion Passes.***

- **Legal Counsel- Discussion & consider change to Association Legal Counsel.** Deborah Sperry stated she was approached by the previous & present Board members to ask for a change in legal counsel. Karen Maller is not involved in anything detrimental to the Board at this time. The Legal Liability Committee: which consists of Deborah Sperry, Drew Denick, and Ken Johnson; looked at 4 different legal teams proposals provided by Megan Heins. The recommendation from the Legal Liability Committee was Lobeck & Hanson and wanted the Board to provide their opinions. The LCC report provided the documentation & reasons why Hanson & Lobeck were picked. Shay Hawkinberry wanted to ensure that the attorney picked did not have a conflict of interest with a current Riviera Dunes Sub Association and questioned why the committee did not pick an attorney that costs less. Drew Denick stated that the committee's choice was based off the professionalism and talent given by Lobeck & Hanson and felt they went above and beyond. Art Mombert, Saul Fineman, and Gary Schuster were all in favor of the recommendation provided by the legal committee.



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Deborah Sperry made a motion to terminate Karen Maller with a 60-day written termination letter. Seconded by Drew Denick. All were in favor except Shay Hawkinberry who voted no. ***Motion Passes.***

Deborah Sperry made a motion to hire Hanson & Lobeck as the Association's Attorney. Seconded by Saul Fineman. All were in favor except Shay Hawkinberry who voted no. ***Motion Passes.***

- **Trademark item- Riviera Dunes name used by The Reef at Riviera**

Deborah Sperry stated the Riviera Dunes Master Association name had not been trademarked. The new apartments located on Haben Blvd. are calling themselves "The Reef at Riviera" but have no association with Riviera Dunes. The apartments will be non-profit subsidized housing upon completion. Currently, Riviera Dunes Marina is the only entity that is protected. Shay Hawkinberry & Lynn Daniel briefly mentioned that they are legally allowed to do this.

Deborah Sperry made a motion to get documentation on having Riviera Dunes Master Association name trademarked and provide that information & estimated costs to the Board. Seconded by Saul Fineman. All were in favor except Shay Hawkinberry who voted no. ***Motion Passes.***

Owner Comments

- Keith Grady asked about the Reserve Study. Deborah Sperry reported the Reserve Study will be put into the 2023 budget.
- Drew Denick reported that a meeting with Hardy Outdoor will be done onsite next week and a proposal will be forthcoming to repair the seawall. Also, a property inspection will be done to notate all signs that need repair/replacement.
- Keith Grady asked if an update on the CRA input could be provided. Keith stated that Jeff Burton spoke about the CRA, and Riviera Dunes has an integral part in providing ideas on how to make the surrounding areas of Riviera Dunes more appealing. Keith sent the link out to all RDMA board members on December 20, 2021. Deborah Sperry will re-send out the link to all Board members and have it posted on the RDMA Website. RDMA will follow-up on potential ideas for the CRA.
- Deborah Sperry thanked everyone for their support.

Adjournment

With no further business the meeting adjourned at 11:06 A.M. Motion made by Drew Denick. Seconded by Gary Schuster. All were in favor. ***Motion passes.***