



RIVIERA DUNES MASTER ASSOCIATION INC.

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

Board of Directors Meeting Minutes

Wednesday, May 10th, 2022 at 10:00 AM

OPEN - Go To Webinar

Call to Order by Chairperson: The meeting was called to order at 10:17 a.m. by Megan Heins, Property Manager.

Certifying a Quorum: Morris Bencini, Saul Fineman, Shay Hawkinberry, Jimmy Stuart, Michael Averbuch, Jim Law, 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: January 5, 2022

Saul Fineman made a motion to approve the January 5, 2022, meeting minutes. Seconded by Art Mombert. All were in favor. **Motion passes.**

President's Report: Morris Bencini opened that the purpose of this meeting is to review proposals and ratify previous projects. A more in-depth report is forthcoming at the next Board meeting.

Treasurer's Report: March 2022

Enclosed at the end of this document.

Committee Reports: None to report.

Unfinished Business: None to report.

New Business:

- Appointment of Committee Members
 - o ARC

Jimmy Stuart made a motion to appoint Jim Law , Morris Bencini, and Art Mombert as members of the ARC. Paul Marchese and Ron Vittori will stay on in a volunteer role to help with the transition. Seconded by Michael Averbuch. All were in favor. **Motion Passes.**

- o Legal Liability

Jimmy Stuart made a motion to appoint Morris Bencini, Jim Law , and Art Mombert as members of the ARC. Deborah Sperry and Drew Denick will stay on in a volunteer capacity



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to help with the history and knowledge of the current case with the Marina.

Seconded by Saul Fineman. All were in favor except Shay Hawkinberry who voted no. **Motion Passes.**

o Security

Art Mombert made a motion to appoint Jimmy Stuart & Saul Fineman as members of the Security Committee. Seconded by Jim Law. All were in favor. **Motion Passes.**

o Bridge

Saul Fineman made a motion to change the name of the Bridge Committee to the Community Relations Committee. Seconded by Jim Law. All were in favor. **Motion Passes.**

Jimmy Stuart made a motion to appoint Saul Fineman & Shay Hawkinberry to the Community Relations Committee. Art Mombert seconded. All were in favor. **Motion Passes.**

- RD Sign Repair

Jimmy Stuart provided a report of 2 monument signs needing to be replaced. He will work with Megan Heins on proposals for replacement.

- Landscape Maintenance

Jimmy Stuart reported that he and Megan Heins had an onsite meeting with Natural Designs Landscape as well as Action Security to go over their scope of work. Once a detailed scope of work is put together, it will be provided to the Board for comment.

Bids for an initial clean up on non-contractual items (trimming above 12') on bushes/trees will be provided to the Board. Continual maintenance can then be considered by the Board.

- Ratify of Proposals

- o Hardy Outdoor

Jimmy Stuart made a motion to approve the additional \$3,500 needed to finish the seawall project making the total \$11,530.00. Seconded by Art Mombert. All were in favor. Shay Hawkinberry was not in the meeting to vote. **Motion Passes.**



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- Proposals for Consideration
 - o Natural Designs Landscaping- Enhancements to 3 Monument Signs

Jimmy Stuart will work with Megan Heins on obtaining proposals to provide to the Board.
 - o GoToMeeting Renewal

GoToMeeting expires in June of 2022. There was an open discussion on whether the Association should continue to use this platform or change. The consensus of the Board would prefer Zoom over GoToMeeting.

Saul Fineman made a motion to provide Megan Heins a \$200.00 not to exceed to find a virtual meeting platform for the Association to continue to use. Seconded by Jimmy Stuart. All were in favor. Shay Hawkinberry was not in the meeting to vote. **Motion Passes.**
 - o Dog Waste Stations

This item is tabled until the next meeting. The other Associations will be polled to see if there is a cost savings if all of the stations are put under one account.

Homeowner Comments:

Lynn Daniel asked the Board who keeps putting the yellow traffic post up along Riviera Dunes Way. No one knew but Jimmy Stuart will be looking into having the black base removed from the street.

Adjournment

With no further business the meeting adjourned at 11:21 A.M. Motion made by Jimmy Stuart Seconded by Saul Fineman. All were in favor. Shay Hawkinberry was not in the meeting to vote. **Motion passes.**



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RDMA Treasurer Report 3-31-2022

The March 31st, 2022 Financial Statements have been received and reviewed. The highlights include the following:

Collections Balance Sheet Summary

As of March 31st, 2022 there were no delinquent accounts.

Current Assets

Operating Accounts (\$10,589.32)

Reserve Cash Accounts \$448,067.30

YTD Expenses vs. Budget

The majority of accounts are within the YTD budgets with two exceptions.

Overall total actual expensed YTD = \$36,225.76 and YTD Budget = \$40,434.00

Variance = \$4,208.24

The two accounts that are running over YTD or full year are:

1. 530110 – Legal/Professional = YTD expense is \$10,033.25 vs. \$8,751.00 YTD budget with full annual budget being \$35,000.00. \$24,966.75 remaining.
2. 707020 – Miscellaneous Ground Expenses = YTD is \$4,847.00 vs \$4,500.00 yearly budget.