



## RIVIERA DUNES MASTER ASSOCIATION INC.

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

### Board of Directors Annual Meeting Minutes

Wednesday, March 30th, 2023 at 10:00 AM

Laguna Clubhouse- 614 Riviera Dunes Way Palmetto, FL 34221

**Call to Order:** The meeting was called to order at 10:01 a.m. by Morris Bencini.

**Certifying a Quorum- Board of Directors:** Morris Bencini, Jim Law, Saul Fineman, Art Mombert, Shay Hawkinberry, Jimmy Stuart, and Michael Averbuch from the Board of Directors were present establishing quorum.

**Certifying a Quorum- Delegates-** Keith Grady, Jimmy Stuart, Shay Hawkinberry, Michael Harris, Art Mombert and Michael Averbach from the Delegates were present establishing quorum. Not present: Faramarz Farrohi.

**Proxies Submitted By:** Deborah Sperry for Faramorez Farrohi and Shay Hawkinberry for LeRoy Hunt.

**Also in Attendance:** Megan Heins and Alicia Green with Castle Group Management & Daniel Lobeck with The Law Officers of Lobeck & Hanson, P.A. were present.

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

#### **Approval of Meeting Minutes:** March 30, 2022

Jimmy Stuart made a motion to approve the March 30, 2022, Annual meeting minutes. Seconded by Michael Averbach. All were in favor. ***Motion passes.***

#### **Nomination for Election**

a. Three (3) Board member positions available

(1) Single-family position (Homes of Riviera Dunes or Hammocks)

- Notice of Candidacy received for Art Mombert - Ran Unopposed

(1) Multi-family position (Bel Mare, Laguna, Marina or GDAWG Bel Mare tower 3, Laguna tower 5)

- Notice of Candidacy received for James Switzer (Marina)
- Notice of Candidacy received for Steve Powrozyk (Laguna)

(1) Commercial

- Notice of Candidacy received for Shay Hawkinberry



## RIVIERA DUNES MASTER ASSOCIATION INC.

### b. Tabulation of Ballots & Proxies

A vote for the multi-family was taken by delegates Jimmy Stuart, Art Mombert, Keith Grady, Faz Farrohi, LeRoy Hunt, Michael Harris, Michael Averbuch, and Shay Hawkinberry outlined in the below table.

Master Association Votes 3/30/2023 Approved 8th Amendment					
Community	Parcels	Total	2023 Voting Delegates	Art Mombert	Steve Powroznik
<b>SINGLE FAMILY</b>					
Homes	1,2,3,6,7	154	Jimmy Stuart-President Homes	154	
Hammocks	5	65	Art Mombert-President Hammocks	65	
		219			
<b>MULTI FAMILY</b>					
Bel Mare Condos (Towers 1-2)	8 & 9	124	Keith Grady-V-President Bel Mare Condos		124
Laguna Condos (Tower 1-4)	13 & 14	168	Faz Farrohi-President Laguna Condos		168
Marina Boat Slips- (219 Condominiums)	11C	219	Michael Harris-President Marina		219
GDAWG Bel Mare (Tower 3) not built	9A	27	Shay Hawkinberry-VP GDAWG		27
GDAWG Laguna (Tower 5) not built	14A	30	Shay Hawkinberry-VP GDAWG		30
		568			
<b>COMMERCIAL</b>					
7-11 Store	10A	22	LeRoy Hunt		
GDAWG Haben Retail	10B	45	Shay Hawkinberry-VP GDAWG		
Marina Restraunt Parcel 11A	11A	40	Michael Harris-President Marina		
Marina Parking Lot Parcel 11B	11B	47	Michael Harris-President Marina		
GDAWG Harborside	12 A, B, C, D	123	Shay Hawkinberry-VP GDAWG		
Alba Palms	14B	50	Michael Averbuch		
		1901			
Twenty (20) votes per acre				219	292
One (1) vote per lot/unit					276
					327

### c. Introduction of New Board Members

Steve Powroznik

New Business - N/A

Owner Comments - NA

### Adjournment

With no further business the meeting adjourned at 10:30 A.M. Motion made by Shay Hawkinberry. Seconded by Saul Fineman. All were in favor. **Motion passes.**