



RIVIERA DUNES MASTER ASSOCIATION INC.

May 24, 2023, at 3:00PM

Zoom

Meeting ID: 834 5918 8262

Passcode: 435935

Phone: 305-224-1968

- I. Call to Order
Meeting was called to order by Morris Bencini at 3:00 PM.
- II. Establish Quorum
Morris Bencini, Art Mombert, Shay Hawkinberry, Jimmy Stuart, and Steve Powroznyk were in attendance establishing quorum. Alicia Green was present from Castle Group.
- III. Proof of Notice
Notice was sent out in accordance with the state statute.
- IV. Approval of Minutes – March 30, 2023
Jimmy Stuart made a motion to approve the March 30th meeting minutes. Art Mombert seconded. All in favor. Motion passed.
- V. President's Report
 - DOT meeting at convention center revealed that the flyover bridge project is dead. Various traffic projects are being considered.
- VI. Treasurer's Report
Attached.
- VII. Committee Reports
 - Grounds – Long-term contract with Action Property Maintenance began. Harbor cleanup is scheduled within the next 1-2 weeks. Washingtonian palms have been trimmed prior to hurricane season.
- VIII. Unfinished Business
 - The line-of-sight camera connection point is in process of being relocated. The pole has been erected near the peninsula, but the work is not completed yet.
- IX. New Business
 - Vote to accept Jim Law's resignation and approve Jamie Switzer to complete Jim's term as the Marina rep.
 - Jimmy Stuart made a motion to accept Jim Law's resignation as of 5/24/23 and approve Jamie Switzer to complete Jim's term as the Marina rep. Shay Hawkinberry seconded. All in favor. Motion Passes.
 - Discussion regarding the fence and landscaping issue at the Haben Blvd. roundabout.
 - Jimmy Stuart has requested a meeting with the city, but one hasn't been scheduled yet. Nancy Benavides reported that the CRA will turn the area into a Veteran's Memorial. Morris will contact the contractor who is attempting to install shrubs to discuss irrigation options.



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- Discuss and approve moving the reserve funds to UBS and investing in a “CD Ladder”.
 - Jimmy Stuart made a motion to open a second Alliance Association Bank account for the reserves, plus a UBS account. Art Mombert seconded. All in favor. Motion Passes.
- Discussion regarding Spectrum’s proposal for bulk cable/internet pricing.
 - Morris Bencini presented information for a 7-year contract and suggested each sub association contact Spectrum for bulk rate if beneficial to the sub association. If all sub associations agree to engage with a Spectrum bulk contract, the master association will regroup for contract leverage. Morris will contact Spectrum and request penetration rate.
- Discuss and approve Staebler and Associates to perform a new reserve study.
 - Art Mombert made a motion to approve proposal from Staebler & Associates not to exceed \$3500 to perform a new reserve study. Jimmy Stuart seconded. All in favor. Motion Passes.

X. Owner Comments

XI. Adjournment

Jimmy Stuart made a motion to adjourn, Shay Hawkinberry seconded. All were in favor. Motion Passes. Meeting Adjourned at 3:51 pm.



RDMA Treasurer Report

5-24-2023

The March 31, 2023 Financial Statements have been received and reviewed. The highlights include the following:

Collections Balance Sheet Summary

As of March 31, 2023 total delinquencies were \$0.

Current Assets

Operating Accounts	\$65,736.47
Reserve Cash Accounts	\$441,459.68

YTD Expenses vs. Budget

Most accounts are within the YTD budgets based on the invoices submitted through end of late March with the exceptions of some line items that include insurance, street lighting, mangrove trimming, and miscellaneous grounds expenses.

Overall total actual expensed YTD = \$24,389.85 vs. our YTD Budget = \$17,829.00

Variance = -\$6,560.85