



## **RIVIERA DUNES MASTER ASSOCIATION INC.**

**June 11, 2024, at 10:00 AM**

**Bel Mare Condominium**

**130 Riviera Dunes Way**

**Social Room – Building 1**

- I. Call to Order -The meeting was called to order by Deborah Sperry at 10:03 AM.
- II. Establish Quorum  
Deborah Sperry, Art Mombert, Gary Schuster, and Jamie Switzer were in attendance. Also present via zoom are Drew Denick and Jimmy Stuart establishing quorum. Also, present Yonique Powell-CAM and Dan Lobeck-Association Counsel.
- III. Proof of Notice -Notice was sent out in accordance with the state statute.
- IV. Approval of minutes- April 26, 2024, May 3, 2024, May 13, 2024, and May 21, 2024  
Jamie Switzer made a motion to approve minutes and Art Mombert seconded. All were in favor.
- V. President's report- Deborah Sperry
  - Deborah read the President report and letter from GDAWG renouncing Shay Hawkinberry as their representative.
- VI. Treasurer's report presented by Art Mombert.
- VII. No Committee reports.
- VIII. No Unfinished Business
- IX. New Business
  - Appointment to Fill Board Vacancy  
Deborah Sperry made a motion – to remove Shay Hawkinberry as GDAWG Delegate and Commercial Director representative and to replace her with Kristina Bacheva, the new Manager & Vice President of GDAWG Ventures LLC; as GDAWG Delegate and Master Association Commercial Director for the remainder of the 2023-2025 term. Jimmy Stuart and Drew Denick seconded the motion. The motion passed unanimously with all in favor.
  - Appointment of Committee Chairs.
    - Drew Denick – Chair, Architectural Review Committee.
    - Deborah Sperry- Chair, Legal Committee.
    - Art Mombert-Chair, Safety and Security Committee.
    - Art Mombert-Chair, Finance and Budget Committee.
    - Jimmy Stuart – Chair, Docks Committee.
    - Committee Chairs agreed they would have the Committee members established by the July 30<sup>th</sup> board meeting. Deborah Sperry reminded



## RIVIERA DUNES MASTER ASSOCIATION INC.

the board Chairs of the committee requirements, such as minutes are a required and a report presented to the board.

- Review of Rip Rap  
Jimmy Stuart – reported we have not been able to secure a vendor as of yet. Yonique Powell promised to assist with Castle Group resources.
- Discussion of pond contract. Jimmy Stuart- reported that two (2) of the ponds currently maintained by the Master Association belong to Laguna and GDAWG. This item was tabled by Deborah Sperry for further discussion.
- Review Website Proposal – Saul Fineman. Art Mombert made a motion to accept the proposal of \$300/month for Essential Site Maintenance. Jamie Switzer seconded motion. The motion passed unanimously.
- Discussion on sidewalk path around Bel Mare Pond.  
WATERFRONT PEDESTRIAN ACCESS EASEMENT-Manatee Cty BK 1688 PG 4368  
The RDMA Master Declaration defines the responsibility to the Master Association December 20, 2007 – Amendment 6 (7.09) Walkway  
The Master Association shall be obligated to maintain the walkway around the Harbor Stormwater Retention Area, as well as all related landscaping amenities, including the walkway connection to 3<sup>rd</sup> Street, benches, lighting, garbage cans, and other amenities that may be constructed for enjoyment of members of the Master Association.

It was noted the lights are out due to the undergoing construction at the Bel Mare gym. Also, the pavement is uneven, and we have safety concerns. Art Mombert, Jamie Switzer and Jimmy Stuart will be working on getting bids for this project. Jimmy Stuart noted that the irrigation controller needs to be replaced and he has already located a vendor.

- X. Owner Comments
- XI. Next Board meeting is schedule for July 30<sup>th</sup> 10:00AM at Laguna Clubhouse.
- XII. Adjournment

Deborah Sperry made a motion to adjourn, Gary Schuster 1<sup>st</sup> and Art Mombert seconded. All were in favor. Motion Passes. Meeting Adjourned at 10:45 AM.



## RDMA PRESIDENTS REPORT

June 11, 2024

Our Riviera Dunes Homeowners Association has had many challenges over the past several years, including the proposed DeSoto Bridge Fly-Over, EPOCH apartment project and the current Marina Lawsuit. I am again committed to work hand in hand with legal and our various HOA Associations to help engage mutual understand and communal property enhancement. It is my desire to provide a positive dialog and to restore harmony. I am an advocate for transparency, and I am willing to listen to opposing viewpoints to pursue a unified Master Association.

I recently received a letter from Commercial property owner, Dr. Gino Sedillo.

Pursuant to his request, as president, I am going to read the letter out loud so it will be recognized as part of these meetings minutes. All of the RDMA Board Directors and Delegates received this document Saturday June 8, 2024, via email with the Board package and Draft Meeting Minutes.

Gino Sedillo  
GDAWG VENTURES LLC  
130 Riviera Dunes Way PH201 Palmetto, FL,  
34221

To Riviera Dunes Master Association members/delegates,

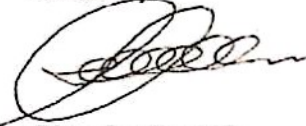
I hope this message finds you well. I am writing to formally inform everyone that as of June 4<sup>th</sup>, 2024, Shay Hawkinberry, previously associated with GDAWG Ventures LLC, will no longer be affiliated with my entity or its operations in any capacity. She will no longer be authorized to conduct any legal business, bidding, or arrangements on my behalf, nor will she be representing me, my properties, or my entities in any way, shape, or form.

Furthermore, Shay Hawkinberry should not be privy to any further communications or information regarding my entity or its affairs. This decision has been made to ensure the integrity and security of my business dealings.

I kindly request the cooperation of our community members in respecting this change and refraining from engaging with Shay Hawkinberry on matters related to my entity. If you have any questions or concerns regarding this matter, please do not hesitate to contact me directly at [gdaised@aol.com](mailto:gdaised@aol.com) or 941-704-1282.

Thank you for your understanding and support.

Sincerely,



Gino Sedillo MD  
President  
GDAWG VENTURES LLC

## RDMA PRESIDENTS REPORT

June 11, 2024

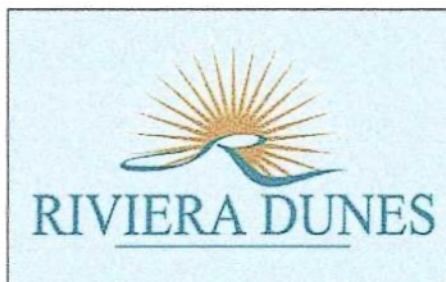
Because of the removal from GDAWG LLC., and Shay Hawkinberry has never had ownership in GDAWG Ventures LLC., and does not own any property interest in Riviera Dunes, as such is not an Association member and therefore is no longer qualified to serve on the Board under the governing documents. The Board vacancy thereby created will be filled by the Board under Item #9-New Business on our agenda. All of this is on the advice of counsel for the Master Association.

Further Dr. Gino Sedillo has stated that he was not aware of the support that Shay Hawkinberry was giving to the Marina Lawsuit and that he personally does not support those actions. He believes we need to have a unified Master Association and solve our differences without any lawsuit. He would like to solve our differences together as an association.

Sincerely,

A handwritten signature in blue ink, appearing to read "Deborah Sperry", with a large, sweeping flourish extending to the right.

Deborah Sperry RDMA President



## **RDMA Treasurer Report**

### **June 6<sup>th</sup>, 2024**

The Financial Statements dated April 30<sup>th</sup>, 2024 have been received and reviewed. The summary highlights include the following:

#### **Current Assets**

Operating Account Balance	\$90,127.04
Reserve Cash Accounts Balance	\$508,201.34
<b>Total Assets</b>	<b><u>\$598,328.38</u></b> (includes AR and prepaids)

#### **YTD Expenses vs. Budget**

Most accounts are under or within the YTD budgets based on the invoices submitted through mid-April except for a few line items that include insurance, legal and miscellaneous grounds expenses.

Overall total actual expensed YTD = \$23,433.75 vs. our YTD Budget = \$32,276.00

Variance = \$8,842.25 under YTD budget

We have recorded \$16,771.07 YTD from interest on our reserve accounts.

Delinquent totals as of 4/30/2024 = \$14,727.46, with 96% coming from quarterly assessments not being paid/or recorded for The Hammocks, The Homes and Laguna.

Kristina Bacheva is an accomplished professional with a diverse background in administration, property management, and real estate. She currently works as an Administrative Assistant for Cardiovascular Solutions Institute, where she plays a pivotal role in supporting the organization's operations. Additionally, Kristina is a Realtor and manages properties for Gdawg Ventures LLC, showcasing her expertise in property management and helping clients navigate the real estate market.

A dedicated public servant, Kristina is also a Florida Notary, providing essential services to her community. She holds both a Bachelor's and a Master's degree in Business Administration from the University of South Florida (USF), highlighting her strong academic foundation and commitment to excellence in her field.

She has been a resident of BelMare since 2018, and is eager to contribute to and be a part of the local community.



**From:** Saul Fineman <sfineman@me.com>  
**Sent:** Monday, June 3, 2024 8:18 PM  
**To:** Deborah Sperry  
**Subject:** Riviera Dunes HOA Website

Hi Deborah,

Here are two tiers of my standard yearly maintenance charges.

You would not need anything more than that (i.e. Tier 3: Complete Enterprise package)

Currently you have been paying a \$300 yearly fee for hosting which would be included in the packages below.

**Tier 1: \$300/month for Essential Site Maintenance**

- Security monitoring
- Updates to software, certificates, tools, plugins, etc.
- Monthly backups
- 2-4 hours of updates to web content as needed
- 1-3 hours of support time
- Website hosting
- Yearly paid in advance @\$275/month - savings of \$25/month

**Tier 2: \$525/month for Advanced Site Maintenance**

- Security monitoring
- Updates to software, certificates, tools, plugins, etc.
- Weekly backups
- Performance scans
- Basic monthly analytic report
- 4-7 hours of updates to web content as needed
- 1-3 hours of support time
- Website hosting
- Yearly paid in advance @\$475/month - savings of \$50/month

**Waterfront Pedestrian Access Easement  
Manatee County BK 1688 PG 4368**



Created by: D.Sperry June 6, 2024



- September 5, 2000 Linda Svenson-W.C. Partners LC/President filed the first of several Non-Exclusive Easements relating to the above highlighted property known as Parcel 2581600379.
- June 26, 2001 Linda Svenson-W.C. Partners LC/President filed the second Non-Exclusive Easements relating to the above highlighted property known as Parcel 2581600379.
- December 20, 2007 The 6<sup>th</sup> Amendment was created by Linda Svenson see (7.09 Walkway)

8. The Master Declaration is hereby amended to add a new Section 7.09 as follows:

7.09 Walkway. The Master Association shall be obligated to maintain the walkway around the Harbor Stormwater Retention Area, as well as all related landscaping amenities,

including the walkway connection to 3<sup>rd</sup> Street, benches, lighting, garbage cans, and other amenities that may be constructed for enjoyment of members of the Master Association.

- December 27, 2007 was the official date for Turnover to the Master Association. New board consisting of Coby Gaulien, Mike Fulmer and Mike Carter.
- 2008 the City of Palmetto (CRA) constructs sidewalk
- December 18, 2009 The Property was repossessed by bank – Forty One Corporation
- November 29, 2012 GDAWG Ventures LLC purchased commercial land and BelMare Pad 3 encompassing the land around the pond for \$1,150,000.