



RIVIERA DUNES MASTER ASSOCIATION INC.

RDMA Board of Directors Meeting July 30, 2024, at 10:00 AM Held at the Laguna Clubhouse

1. Call to Order

The meeting was called to order by President-Deborah Sperry at 10:00 AM.

2. Proof of Notice of the Meeting

Notice was sent out in accordance with the state statute.

3. Establish Quorum

Deborah Sperry, Art Mombert, Kristina Bacheva, Jimmy Stuart, Gary Schuster, and Jamie Switzer were in attendance. Drew Denick joined via phone call. A quorum was established. Also present were Robin Stinson, Castle Regional Director, and Daphne Labrador, Community Association Manager.

4. Open the Meeting

Deborah Sperry opened the meeting at 10:03 AM.

Introduction & Welcome – Daphne Labrador/Castle CAM

5. Approval of Minutes

Jamie Switzer made motion to approve the June 11, 2024, minutes and Art Mombert seconded. All were in favor. ***Motion passed.***

6. Committee Reports

1. Legal Committee Members - Deborah Sperry and Drew Denick.

- Board Certification -August 21st is the deadline for the Board to submit their certifications.
- 2024 Florida Legislature ReCap -Deborah provided via BOD Package.
- Marina Lawsuit discussion – YTD TimeLine and our Board members want to know (What is the Marina is requesting?)

2. Finance/Budget Committee – Art Mombert Chair

- Treasurer Report: Art Mombert provided via BOD Package. Motion made to approve the Treasure Report by Drew Denick and seconded by Jamie Switzer. All were in favor. ***Motion passed.***
- 2025-Budget Workshop/Timeline: Art Mombert reported the committee will be working on the budget in the next coming weeks. Draft Budget will be reviewed on 09/17/24 at 10:00 AM



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via Zoom. The Budget adoption meeting will be held on Tuesday, November 19th at 10:00 AM at the Laguna Clubhouse.

3. ARC Drew Denick-Chair

- There are two candidates but no official members yet. The landscaping controller has finally been installed. The Board just needs to get access to the control box.

4. Docks Jimmy Stuart-Chair

- Jamie Switzer & James Dean agreed to be on committee, and they are reconstituting the committee for Master.

5. SAFETY/SECURITY – Art Mombert – Chair

- Nancy Benevides-Bel Mare, Saul Fineman-Laguna, Ken Johnson-Homes are members willing to serve.
- Homes – Key Cards will be implemented asap for back gate.
- Walkway – irrigation has been installed and the lights are currently out due to lines cut by Marriott construction.

7. New Business

Flag Flying: Jimmy Stewart reported that they are still reviewing the rules and stated that each association has their own rules for flag flying. The Master has no jurisdiction for each association. But only approved flags can be flown or displayed. See FS 720.304(2)(a) and 720.3075(3) via BOD Packet.

8. Owner Comments

- Owners discussed having a food drive for Thanksgiving.
- Lynn Daniels stated the rip rap is a serious matter and should be addressed soon.
- Homes should have their docks inspected and it should be required.
- Billboard on Alba Palms property- open discussion regarding using it or removing it.

9. Adjournment of the Meeting

Deborah Sperry made a motion to adjourn the meeting at 11:00 AM. Art Mombert seconded the motion. ***The motion passed***, and the meeting was adjourned.

The next BOD meeting will be held on **Tuesday, October 22, 2024 at 10:00 Via Zoom.**