



RIVIERA DUNES MASTER ASSOCIATION INC.

RDMA Board of Directors Meeting November 19, 2024, at 10:00 AM Held at the Laguna Clubhouse & Via Zoom 614 Riviera Dunes Way, Palmetto, FL 34221

1. Call to Order

The meeting was called to order by Deborah Sperry at 10:06 AM.

2. Proof of Notice of the Meeting

Notice was sent out in accordance with the state statute. Daphne Labrador confirmed that she emailed the notice on November 4, 2024. Art Mombert confirmed posting the notice as well.

3. Establish of Quorum

Deborah Sperry, Art Mombert, Gary Schuster, Jimmy Stuart, Jamie Switzer and Drew Denick were in attendance. Kristina Bacheva joined the meeting via Zoom. Daphne Labrador, Community Association Manager, was also in attendance.

Nine (9) owners were in attendance in person, and one (1) owner joined the meeting with Zoom.

4. Open the Meeting

Deborah Sperry opened the meeting at 10:07 AM.

5. Discuss and Approve the Proposed 2025 RDMA Budget

Jimmy Stuart made a motion to approve the proposed 2025 RDMA budget as distributed. Gary Schuster seconded the motion, and the ***motion passed unanimously***. Pursuant to the RDMA Master Declaration and Covenants 5.12 Budget, there is no special assessment so there is no need for membership approval.

6. Approval of Minutes

Art Mombert made a motion to approve the October 8, 2024, meeting minutes and Jimmy Stuart seconded. All were in favor, and the ***motion passed unanimously***.

7. Old Business/Open Items

- **Treasurer's Report:** Art Mombert reported as of 09/30/2024, RDMA has \$57,502.69 in Operating Account, and \$539,591.81 in Reserve Accounts. Overall total actual expenses in YTD is \$45,915.32 vs our YTD Budget of \$72,621. Variance YTD is \$26,705.68 under the Budget. We have recorded \$28,058.19 through 09/30 from interest on our reserve accounts. Delinquent totals as of 09/30/2024 were less than \$150 with all of it resulting from unpaid small balances from the Homes and Laguna.



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- Bridge Connector Study: Deborah Sperry reported on the 11.12.2024 public FDOT meeting held in Palmetto. The board **discussed approved the “Suggested Response to the Survey language”**. Saul Fineman will help get the word out as the Public survey deadline is December 3, 2024. All HOA Presidents are encouraged to share with all owners asap. Sanctuary Cove-residents are interested in participating in the fight.
- Master Monuments: Deborah Sperry reported 2 out of 3 monuments were damaged. FDOT does not believe the association monuments will need to be relocated in the future, Drew Denick will get estimate on repairs.
- Rip-Rap: Drew Denick reported that he and Jimmy Stuart have been working on this for at least 18 months and have scheduled five meetings with vendors and no one showed up. He presented a proposal from Action Property Management to deliver and install rip-rap rock along the 360-ft seawall for \$39,169. He also presented a proposal for rip-rap rock to be placed along the north of walkway in areas where pond liner is exposed for \$8,580. Art Mombert made a motion to approve both proposals with an additional 20% contingency. This will be paid out of the Reserves Account. Gary Schutzer seconded the motion, and **the motion passed unanimously**.
- Billboard: Deborah Sperry reported that Alba Palms (Michael Averbach) stated it would cost more to fix the billboard, and therefore due to the hurricane damage the billboard will be demolished.
- Common Space Around Waterfront Pedestrian Access: Deborah Sperry reported that after 5 months there is still no electric or water supply to the common space. RDMA Board emailed a letter inviting the Marriott GM & Bel Mare Board to attend this meeting. Bel Mare board members, Keith Grady & Jeff Conwell reported on their recent Marriott meeting and have assured us this issue is of high priority and electricians are actively looking for a solution.
- Corporate Transparency Act: Deborah Sperry reported that this became effective on January 1, 2024, and this applies to all HOAs and Condos. The Federal Legislation is seeking Board Members’ names, birthdates, home addresses, and identifying information from a driver’s license, government-issued identification or valid passport. Castle Group can complete the registration for the association for \$495 per association per year. Failure to comply with the registration is subject to a fine of \$591 per day or up to \$10,000 per year. Drew Denick made a motion to approve Castle’s service for the filing for \$495 per year. Jamie Switzer seconded the motion, and **the motion passed unanimously**.

8. Adjournment of the Meeting

Deborah Sperry made a motion to adjourn the meeting at 11:15 AM. Art Mombert seconded the motion. The motion passed, and the meeting was adjourned.

NO MEETING IN DECEMBER 2024 NEXT MEETING WILL BE IN JANUARY 2025

MINUTES APPROVED 1.15.2025 RDMA BOD MEETING

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