



RIVIERA DUNES MASTER ASSOCIATION INC.

RDMA Board of Directors Meeting Tuesday, May 6, 2025, 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 10:00 AM.

2. Establish of Quorum

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

3. 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 April 28, 2025. Art Mombert confirmed posting the notice as well.

4. Approval of Minutes

Jaime Switzer made a motion to approve March 26, 2025, Board meeting minutes and March 26, 2025 Organizational meeting minutes. Drew Denick seconded. All were in favor, and the ***motion passed unanimously.***

5. Treasurer's

Art Mombert gave his report – see page 4. Drew Denick made a motion to approve the Treasurer's report as read. Art Mombert seconded the motion. All were in favor, and ***the motion passed unanimously.***

6. Unfinished Business

A. Marina Lawsuit Update: Dan Lobeck-RDMA Attorney presented a Draft 9th Amendment and answered questions from the Board members and audience. The Marina Board needs to support and approve this proposed amendment first before the RDMA Board or Delegates can vote on it. Great discussion and all questions were addressed.

B. Insurance Update: Deborah Sperry reported the D&O insurance policy is coming up for renewal on 05/23/2025. The 2024 Intact D&O policy was \$29,643 including \$1M coverage. The Master board requested an increase of coverage as \$1M is very low. Valerie Trent-Des Champs Insurance agent is working on higher D&O quote coverage but we may need to wait till after the Law Suite is settled, however she managed to get a lower annual quote of \$25,500. Deborah Sperry made a motion to authorize the renewal payment on the D&O insurance not to exceed \$26K with Des Champs. Jimmy Stuart approved the motion, and Gary Schutzer seconded the motion. All were in favor, and ***the motion passed unanimously.***



C. **7-11 Non-Compliant:** The management needs to get a copy of the lease. The 7-11 is in violation of the Riviera Dunes governing documents. Mr. Leroy Hunt has reached out to his tenant representative at the '7-11 office to get the issues addressed; however, nothing has been done yet. 7-11 needs to update their landscape, clean up trash, paint and numerous other issues identified. It has been five years since they put new plants in and applied mulch. The RDMA Board has notified Leroy Hunt about landscaping issues. Next step is to notify the City of Palmetto Code enforcement.

D. **Mangroves:** Deborah Sperry - Open discussion

February 28, 2024 - Three (3) parcels associated with the ROADS were turned over to the Master Association by W.C. Riviera Partners L.C. and recorded by Association Attorney Dan Lobeck. Parcel ID# 2581600589 includes portion of Riviera Dunes Way, 1st Street and the Mangroves located behind the Laguna Condominiums.

Historically, W.C. Partners never cut these mangroves, so Laguna residents assumed responsibility for trimming as they are located directly behind Buildings 611 & 615. Our Declaration states "the Master Association shall be obligated to trim mangroves within the harbor" (see below Amendment 6 -Section 7.01(f)).

6. Section 7.01(f) of the Master Declaration is hereby amended as follows:

7.01(f) Maintenance of the Harbor (less the Harbor Stormwater Retention Area at such time as maintenance responsibility is assumed by a Neighborhood Association or otherwise) in accordance with applicable SWFWMD, Army Corp. of Engineers and DEP permits, the Development Plan and Government Approvals. The maintenance, repair and replacement of any docks within the Harbor, ~~the seawall and rip-rap~~ shall be the responsibility of the adjacent Parcel Owner or Neighborhood Association on behalf of the slip owners enjoying use of the dock ~~if one exists~~; however, in the event such Owner or Neighborhood Association fails to maintain, repair or replace such docks, ~~seawall or rip-rap~~, the Master Association shall have the power, but not the obligation, to maintain, repair or replace same and assess the responsible party for the cost thereof. The Master Association shall be obligated to trim mangroves within the harbor, maintain the bulkhead, seawall and rip-rap within the harbor, and shall be responsible for the maintenance and dredging of the flushing channel and the access channel, and any dredging within the harbor related to or resulting from the community's surface water management system.

Laguna has continued to pay for the 2025 Mangrove trimming behind the Condo parcels. GDAWG has not paid to trim the Mangroves.

Jimmy Stuart pointed out there is a Conservation Easement associated with this parcel.

Due to the complexity of this issue, it was recommended that we get a legal opinion from Dan Lobeck. Follow up at the next meeting.

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E. **Docks:** Jimmy Stuart reported that the engineering study by Foster Engineer will be available soon. We were originally scheduled to get a report from you on April 18, 2025.

7. **New Business -**

No new business discussion

8. **Owner Comments**

Owner discussion was conducted.

9. **Set Date and time for the Next Board Meeting**

There is not a date set for the next Board Meeting. The next Board Meeting date is to be determined.

10. **Adjournment of the Meeting**

Deborah Sperry asked if the meeting could be adjourned. Drew Denick made a motion to adjourn the meeting at 11:35 AM. Art Mombert seconded the motion. The motion passed, and the meeting was adjourned.


Deborah Sperry, Board President

6/12/2025
Date Approved



RDMA Treasurer Report – Art Mombert May 1, 2025

The Financial Statements dated March 31st, 2025, have been received and reviewed. The summary highlights include the following:

Current Assets

Operating Account Balance	\$67,934.84
Reserve Cash Accounts Balance	\$522,862.16
Account Receivables	\$215.99
Other Assets (prepaid & deposits)	\$4,026.31
Total Assets	<u>\$590,797.00</u>

YTD Expenses vs. Budget

As of March 31st, revenue collected, and invoices paid we are over our YTD budget by \$2,409.

Overall total actual expenses YTD = \$26,538 vs. our YTD Budget = \$24,129.
Variance = \$2,409 over our YTD budget.

We have recorded \$4,149 YTD interest from the reserve accounts.

Our delinquency totals as of 3/31/2025 are \$215.99 with \$60.00 being at the 60 days.