



**RDMA Board of Directors Meeting
Tuesday, August 19, 2025, at 10:20 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 10:20 AM.

2. Establish of Quorum

Deborah Sperry, Art Mombert, Jamie Switzer, Gary Schuster and Kristina Bacheva were in attendance. Jimmy Stuart joined the meeting via Zoom.

3. Proof of Notice of the Meeting

Notice was sent out in accordance with the state statute. Deborah Sperry confirmed that she emailed the notice. Art Mombert confirmed posting the notice signs as well.

4. Approval of Minutes

Art Mombert made a motion to approve June 12, 2025, Board meeting minutes. Gary Schuster seconded. All were in favor, and the ***motion passed unanimously.***

5. Treasurer's

Art Mombert presented the June 30, 2025 (page 3) Treasurer report and update on Tax status pending by CPA- Brian Carter.

6. Unfinished Business

- a.** Dan Lobeck/RDMA Association Attorney presented *the Marina Lawsuit Settlement Agreement & Release with Exhibit A – Proposed Ninth Amendment to the Master Declaration of Covenants, Conditions, Restrictions and Easements for Riviera Dunes & Proposed Amendment to the Bylaws of Riviera Dunes Master Association. Inc.* Open discussion with Board and Owners. *Deborah Sperry made a motion to accept and approve the Settlement Agreement & Release with Exhibit A – Ninth Amendment to the Master Declaration of Covenants, Conditions, Restrictions and Easements for Riviera Dunes & Proposed Amendment to the Bylaws of Riviera Dunes Master Association. Inc. Jamie Switzer seconded. All were in favor and the motion passed unanimously.*



b. Conforming the Master Documents (page 4)

Deborah Sperry presented the history on why we need to act asap on **Conforming the Master Documents by the Legal Committee** – the BOARD is required to update our Master Documents. They are the Original 2008 version and have never been updated with current FS 720.

*Art Mombert made a motion to approve the Lobeck firm to Conform the Master Documents not to exceed \$3000. Jamie Switzer seconded. **All were in favor and the motion passed unanimously.***

c. Committee Reports

- Dock Committee presented a concern regarding a Homeowner dock condition that has not been corrected since the last hurricane. The Board will reach out with a letter to seek rectification asap.
- CRA landowners have finally installed a gate at the opening of the property.
- 7-11 Owner Lee Roy Hunt has made significant progress on the identified repairs that ARC Committee identified.
- Budget Workshop is scheduled for September 16, 2025

7. New Business -

No new business discussion

8. Owner Comments-

No Comments

9. Set Date and time for the Next Board Meeting

The next Board Meeting date is **September 16, 2025.**

10. Adjournment of the Meeting

Deborah Sperry asked if the meeting could be adjourned. Jamie Switzer made a motion to adjourn the meeting at 11:30 AM. Art Mombert seconded the motion. ***The motion passed, and the meeting was adjourned.***

Deborah Sperry

Deborah Sperry, Board President

9/16/2025

Date Approved



RDMA Treasurer Report-by Art Mombert June 30, 2025

The Financial Statements dated June 30th, 2025, have been received and reviewed. The summary highlights include the following:

Current Assets

Operating Account Balance	\$71,802.01
Reserve Cash Accounts Balance	\$534,224.73
Account Receivables	\$120.00
Other Assets (prepaid & deposits)	\$34,303.29
Total Assets	<u>\$606,026.74</u>

YTD Expenses vs. Budget

As of June 30th 2025, revenue collected, and invoices paid we are over our YTD budget by \$740.41.

Overall total actual expenses YTD = \$44,274.59 vs. our YTD Budget = \$48,258.00.

Variance = \$3,963.41 under our YTD budget.

YTD total interest is \$41,817.10.



2025 LEGAL COMMITTEE UPDATE

History

- 1.5.2022 RDMA Board - Approved to start the draft & focus on the following items with NO other changes:
 - a. Removing the Developer language
 - b. Incorporating all the Amendments into the Documents.
 - c. Incorporating the FS 720 language & updates.
- 7.14.2022, RDMA Board presented the Conformed Master Documents by Leah E. Ellington, Esq. Lobeck & Associates. **The 2022 Board did not take further action due to the Marina Lawsuit.**

Conforming the Master Documents – the BOARD is required to update our Master Documents. They are the Original 2008 version and have never been updated with current FS 720. The RDMA Master Declaration & Covenants ARTICLE 16-General Provisions, 16.05 Amendment – Subject to the rights of Declarant, this Master Declaration may be amended only by the approval of not less than seventy (70%) percent (780 votes) of all 1,114 Members by Delegate Voting.

With this Riviera Dunes document rewrite, as requested, Leah- focused on ;

- 1) removing developer language,
- 2) Adding existing amendments,
- 3) Updating with current statutes and not making changes beyond that.
- 4) Leah also made minor changes such as gender-neutral language. As much as possible considering that some entire sections that dealt only with the developer were removed, she kept the same number of sections in the documents, so it should be very easy to compare the existing and the proposed amended and restated documents.

4 YEARS LATER - The Legal Committee is asking the Board to approve \$3000 Legal Funds - Dan Lobeck to get the Conformed Documents completed asap.

Deborah Sperry, Board President

_8/_19_/2025
Date Approved