



**RDMA Special Delegate Meeting
Tuesday, August 19, 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 of Delegates

Art Mombert-Hammocks, Gary Schuster-Marina, Kristina Bacheva-GDAWG, Michael Averbach-ALBA Palms and Jeff Conwell-Bel Mare Condo were in attendance. Art Mombert represented Jimmy Stuart-Homes via proxy, Deborah Sperry represented both Drew Denick-Laguna and Lee Roy Hunt -7-11 via proxy.

3. Proof of Notice of the Meeting

Notice was sent out in accordance with the state statute. Deborah Sperry and Daphne Labrador/Castle CAM confirmed the notice and mailing. Art Mombert confirmed posting the notice signs as well.

4. New Business

Dan Lobeck/RDMA Association Attorney presented the *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.* with Delegate open discussion and presented two (2) Scribner clerical errors that needed to be corrected and approved by the Delegates before the actual vote on the Amendment. **Deborah Sperry made a floor motion for the DELEGATES to accept the corrections of the (2) Scribner errors. Art Mombert seconded. All DELEGATES were in favor, and the VOTE passed unanimously.**

5. Dan Lobeck/RDMA Association Attorney presented the newly approved corrected version of the *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.* Am

All DELEGATES were in favor, and the VOTE passed unanimously to accept the Final Amendment.

RIVIERA DUNES MASTER ASSOCIATION INC.

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 or (780 votes) of all 1,114 Members by Delegate Voting. ****Delegates must attend in person to vote or provide a valid proxy for this meeting to the President.**

Riviera Dunes Master Association Voting Summary			Voting	Voting	
			FLOOR MOTION	FINAL AMENDMENT	
Master Association Votes		2025 Voting Delegates	8/19/2025	8/19/2025	
8 Delegates	LIMITED PROXY HOLDER				
Jimmy Stuart-President Homes	Art Mombert	154	154	154	
Art Mombert-President Hammocks		65	65	65	
Nancy Benevides-President Bel Mare Condos	Jeff Conwell	124	124	124	
Drew Denick-Laguna Condos	Deborah Sperry	168	168	168	
Gary Schuster- Marina (219+87)		306	306	306	
Kristina Bacheva-VP GDAWG (57+168)		225	225	225	
Michael Averbuch		50	50	50	
LeRoy Hunt	Deborah Sperry	22	22	22	
Total		1114	1114	1114	100%

6. Adjournment of the Meeting

Deborah Sperry asked if the meeting could be adjourned. Jamie Switzer made a motion to adjourn the meeting at 10:20 AM. Art Mombert seconded the motion.

The motion passed, and the meeting was adjourned.

Deborah Sperry, Board President

9/16/2025

Date Approved