



RIVIERA DUNES MASTER ASSOCIATION INC.
C/O Castle Group • 6301 Memorial Highway, Suite #103 • Tampa • FL • 33615

Annual Membership Meeting Minutes

Wednesday, March 26, 2025 at 10:00 AM

Held at the Laguna Clubhouse and Via Zoom
614 Riviera Dunes Way, Palmetto, FL 34221

1. Call Meeting to Order:

- Deborah Sperry, Board President, called the meeting to order at 10:01 AM.

2. Board Members

Deborah Sperry, Drew Denick, Art Mombert, Jimmy Stuart, Kristina Bacheva, Jamie Switzer and Gary Schuster were present. Also in attendance in person was Dan Lobeck, Association's Attorney; and Daphne Labrador, Castle Group Property Manager. A quorum of Board of Directors was established. A quorum of Membership was established. There were eight (8) owners in attendance, and no one joined via Zoom.

3. Proof of Notice:

- Daphne Labrador reported the notice was distributed and posted on February 26, 2025.

4. Reading and Disposal of Any Unapproved Meeting Minutes

- Gary Schuster a motion to approve the May 3, 2024 Annual Meeting Minutes. Drew Denick seconded the motion and ***the motion was approved unanimously.***

5. Treasurer Report – Art Mombert presented the January 2025 Financial Report

6. Election of Three (3) Directors

- Three (3) nominations were received for three (3) openings. The candidates are Kristina Bacheva, Drew Denick, and Art Mombert.
- Deborah Sperry asked if there were any nominations from the floor. There were no floor nominations. Deborah Sperry closed the floor nominations.
- Deborah Sperry made a motion to close the nominations. Drew Denick seconded the motion and the motion passed.
- The three candidates were elected for two (2) years without opposition.

7. Adjournment:

- Deborah Sperry made a motion to adjourn the meeting at 10:32 AM. Gary Schuster seconded the motion, and ***motion passed unanimously.*** The Annual Membership Meeting was adjourned at 10:32 AM.

Deborah Sperry/President approved 05.06.2025