



RDMA Board of Directors Meeting
Tuesday, June 12, 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, and Jamie Switzer were in attendance. Gary Schuster, Jimmy Stuart & Drew Denick 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 on June 5, 2025. Art Mombert confirmed posting the notice signs as well.

4. Approval of Minutes

Art Mombert made a motion to approve May 29, 2025, Board meeting minutes. Jaime Switzer seconded. All were in favor, and the ***motion passed unanimously***.

5. Treasurer's

Art Mombert gave his report – see page 5. Jamie Switzer 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. Ratification - Insurance D&O, General Liability – Deborah Sperry

Jamie Switzer made a motion to ratify the payment made on the current 2025-26 D&O, & General Liability polices paid on May 23, 2025 in the amount of \$34,318. Art Mombert seconded. All were in favor, and the ***motion passed unanimously***.

b. Mangroves – Lobeck Legal Opinion & Sun Coast invoice – Art Mombert

Open discussion to present 2 alternatives concerning Parcel ID#2581600589 which consists of a strip of mangroves behind 611 & 615 Riviera Dunes Way and the GDAWG parcel. This parcel along with several others were deeded over to the Master Association from W.C. Riviera Partners, LLC, the original developer to the RDMA in early 2024.



The Master covenants state that we are required to maintain these properties, however, documents do not provide detail/definitions as to what that entails. This parcel is only visible to the residents of 611 & 615 RDW and as such the Laguna HOA has contracted to have the mangroves trimmed on a yearly basis to ensure that the lower-level units have a clear view of the Manatee River. The contract and the associated costs of the trimming has been paid by Laguna for all the past years when the property was still deeded to the original developer. The same applies to the small pie shaped portion of the GDAWG Laguna Pad 5.

Two (2) options discussed in detail:

1. Propose the Master maintains ownership of the Mangrove property. Due to Budget constraints the Master's intent will be to curtail yearly trimming of this parcel. However, we could allow Laguna & GDAWG permission to maintain the Mangroves on the parcel.
2. Propose that we deed this strip of land over to Laguna & GDAWG for no charge so they can continue to maintain the mangroves to the height levels that the Florida environmental laws allow, and the property owners require. This will require a 70% Delegate Vote to accomplish and Legal fees to draw up a quick claim deed.

Saul Fineman-Laguna VP, expressed no desire to take on the liability & have the mangroves deeded over to Laguna. The consensus of the Board is to continue as is with ownership and Budget accordingly for annual cuts each year.

c. Pedestrian Walkway Lighting – Update – Art Mombert

With the pathway lighting being made inoperable by the hurricanes of 2024 the lighting has been an issue for both safety and aesthetics. Since the electrical hook-ups were not available until this spring the RDMA could not proceed with repairs or replacements. Now that the electricity has been reconnected, we have Ballard lights working without the upward facing spots that lit the palms. Outlined below is a current summary of what has been done thus far to replace the original lighting including the enhanced palm tree lighting.

1. Drew Denick received a quote from American Lightscapes to replace the existing lights with new wiring, transformers and fixtures. That quote was for \$21,976.



2. Drew also installed two solar lights on a temporary basis to the palm trees. These fixtures mount on the palm tree trunks at a higher level so they would not be impacted by any rising waters, however they could be damaged by falling palms. The stated life of these lights provided by the manufacturer is significant but there is no way to truly predict the duration. The estimated cost for up to ten lights with labor for installation is about \$4,000.
3. Jimmy Stuart did research on the same landscape lights (Volt) that he has installed at his residence for many years with no issues. The materials including fixtures, wiring and transformers were about \$5,500 without labor installation. Jimmy contacted a vendor we have dealt with at RD, Greenworld Irrigation to request a quote on the labor to install the Volt lights and they came back with a labor cost of \$9,000. However, they did recommend a commercial quality fixture that would be about \$7800, bringing those parts and the installation total to a little under \$17,000.

All the above alternatives would be installed in a manner to avoid problems with flooding as the transformers would be mounted on posts and the solar lighting solution would be well above any rising waters.

The RDMA does not have any 2025 budget allocated for this work and that combined with the hurricane season we are not going to move ahead with any of this until at least the 4th quarter as a consideration for our FY26 budget process.

The lakeside walkway property is owned by GDAWG and maintained by the RD Master Association as per the Master Covenants. The specifics that are defined under "maintain" are not listed however it has always been the Master's goal to ensure both aesthetics and safety are maintained for the overall good to our communities

d. 7-11 Update – Owned by: Leroy Hunt and Sharon Hunt

Deborah presented a brief history of actions taken by the RDMA.

Deborah is presently corresponding with Mr. Hunt presently and several items have been addressed. However, many big items have not.

Inspection of the 7-11 Store property shows that previous updates required by the Master Association Covenants for several years have not been maintained and other items have been neglected. Complaints from the RD Residences, Convention Center and Marriott businesses have precipitated



the demand that your property be updated to comply with the RDMA Covenants.

BUILDING: damaged in several places from the Hurricanes. A common site after the hurricane in the surrounding area. This property sticks out due to the lack of repair. **BUILDING EXTERIOR:** is dirty and needs pressure cleaning and possible paint & the Exit service door needs paint. No exterior maintenance has been carried out. **ROOF LINE:** The interior of the roof line that is missing several panels of metal sheathing.

LANDSCAPING: The hedge planting from several years ago has never been maintained. More than half of the hedge is missing. No mulch application or trimming has been done. The perimeter area has not been cut or trimmed in a very long time. There has been a dead tree on the north side that has been there for over two (2) years and needs to be removed immediately. **Mowing and weeding wacking done.**

PARKING LOT: Broken and damaged entrance and parking lot. It is a safety hazard and is unsightly.

GARBAGE: is all over the property. **Trash pickup.**

The consensus of the Board is to consult Dan Lobeck on legal rights and establish the fining committee. Jimmy Stuart will share the new structure the Homes has deployed. We may need to update our Covenants.

e. Engineering Analysis (Foster Engineering) Update- Jamie Switzer

Jamie announced the Engineering report should be available Friday June 13, 2025. He will share with the BOD the moment it's available.

f. Marina Lawsuit Update – Deborah Sperry & Jamie Switzer

Work is still being done on the settlement documents as we move forward, the approval requires a 70% Delegate vote to pass the proposed 9th Amendment.

7. New Business -

No new business discussion

8. Owner Comments-

No Comments

9. Set Date and time for the Next Board Meeting

There is not a Meeting in July. The next Board Meeting date is August 19, 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/President approved 8.19.2025

Deborah Sperry, Board President

Date Approved

RDMA Treasurer Report-by Art Mombert May 28, 2025

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

Current Assets

Operating Account Balance	\$80,709.05
Reserve Cash Accounts Balance	\$522,950.88
Account Receivables	\$1,266.07
Other Assets (prepaid & deposits)	\$3,632.58
Total Assets	<u>\$608,558.58</u>

YTD Expenses vs. Budget

As of April 30th, 2025, revenue collected, and invoices paid we are over our YTD budget by \$692.79.

Overall total actual expenses YTD = \$32,864.79 vs. our YTD Budget = \$32,172.00. Variance = \$692.79 over our YTD budget.

We have recorded \$4,149 YTD interest from the reserve accounts, bringing our YTD total interest to \$38,020.25.

The reserved interest is now being reported to the reserve account number 309999 and the corrections have been noted for the final 2024 financial report. Our delinquency totals as of 4/30/2025 are \$215.99 are zero.