



*Unparalleled Property Services*

**RIVIERA DUNES MASTER ASSOCIATION**  
**BOARD OF DIRECTORS' SPECIAL MEETING**

**Tuesday, November 4, 2025 at 1:00 PM**

**614 Riviera Dunes Way, Palmetto, FL 34221 and via Zoom**

**AGENDA:**

**1. Call to Order by President**

Deborah Sperry called the meeting to order at 1:00 PM.

**2. Establish Quorum**

Deborah Sperry confirmed quorum of the Board Members. Members present are Deborah Sperry, Art Mombert, Jimmy Stuart, Jaime Switzer and Drew Denick. Board Member Kristina Bacheva and Attorney Dan Lobeck joined the meeting via Zoom. Daphne Labrador, Community Association Manager, and six (6) owners were also present.

**3. Proof of Notice**

Deborah Sperry confirmed that Management completed the proof of notice on October 29, 2025.

**4. New Business: Board Action/Approval – Intervention against EPOCH Properties Inc.**

Deborah Sperry made a motion that the Master Association oppose continued efforts by Epoch Properties, Inc. to develop a high-density apartment complex at the frontage of Riviera Dunes, including but not limited to seeking to intervene in the pending federal lawsuit by Epoch against the City. All six (6) Board Members were “for” the resolution, except Kristina Bacheva who asked to be recused from the vote due to ongoing litigation. The motion passed unanimously.

**5. Owner Comments**

Owners asked if the RDMA’s attorney is asking RDMA to take an active role in supporting the desired outcome during this litigation. Other owners also asked about possible timeline of the litigation and legal costs expectations.

**6. Next RDMA Board Meeting will be on Tuesday, 11/11/2025 at 10:00 AM**

Deborah Sperry reported the next Board Meeting will be held on Tuesday, November 11, 2025 at 10:00 AM at the Laguna Clubhouse.

**7. Adjournment**

Deborah Sperry asked if the meeting can be adjourned. Art Mombert made a motion to adjourn the meeting at 1:20 PM. Jaime Switzer seconded the motion and the motion passed unanimously. The meeting was adjourned at 1:20 PM.

\_\_\_*Deborah Sperry/President approved 11.11.2025*\_\_\_

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Date Approved