



RIVIERA DUNES MASTER ASSOCIATION INC.

RDMA Board of Directors Budget Meeting Tuesday, November 11, 2025 at 10:00 AM 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, Jimmy Stuart, Kristina Bacheva, and Drew Denick were in attendance. Daphne Labrador, Community Association Manager, and five (5) homeowners were also in attendance.

3. Proof of Notice of the Meeting

Notice was sent out in accordance with the state statute. Daphne Labrador confirmed that she emailed the notice on October 27, 2025.

4. Approval of Minutes

Deborah Sperry reported there are two (2) minutes to be approved today. Art Mombert made a motion to approve the August September 16, 2025 Board Meeting Minutes and the November 11, 2025, Special Board Meeting Minutes. Drew Denick seconded the motion. All were in favor, and the motion passed unanimously.

5. Treasurer's Report

Art Mombert gave the September 2025 report.

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

Current Assets

Operating Account Balance	\$95,211.13
Reserve Cash Accounts Balance	\$551,508.99
Total Assets	<u>\$646,720.12</u> (includes AR and prepaids)

YTD Expenses vs. Budget

Most accounts are under or within the YTD budgets based on the invoices submitted through mid-September with some line items that are above and some below, but the overall YTD balancing out in a logical manner.

Overall total actual expensed YTD = \$55,1119.81 vs. our YTD Budget = \$72,387.00. Variance = \$17,267.19 under YTD budget. We have recorded \$47,038.36 from interest on our reserve accounts with UBS. Delinquent accounts for a total of \$149.66 as of 9/30/2025.



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Deborah Sperry asked for a motion to accept the report. Art Mombert made a motion to approve the treasurer's report as read. Drew Denick seconded the motion, and the motion passed unanimously.

6. Unfinished Business

A. Mangrove Trimming Contract: Deborah Sperry presented the proposed Suncoast Mangrove Trimming Contract (2026-2027) presented by Marc Ebling-Owner, as a proposed budget line item needed adjusted for the 2026 Budget. Deborah Sperry asked for a motion to be made to accept the proposed mangrove trimming contract. Drew Denick made a motion to approve the two (2) year contract by Suncoast for \$28,600 for 2026 and \$26,650 for 2027. Art Mombert seconded the motion, and the motion passed unanimously.

B. 2026 Budget: The Board discussed the proposed budget and the mangrove trimming contract price change in the budget. The budget was amended so that the trimming contract for 2026 will reflect \$28,600 instead of \$15,000. Deborah Sperry asked for a motion to be made for the approval of the amended 2026 proposed budget. Jimmy Stuart made a motion to approve the amended 2026 budget to reflect the \$28,600 mangrove trimming contract. Art Mombert seconded the motion, and the motion passed unanimously.

C. 1st Adjustment to Assessment Index and Index Points FY2026: In accordance with Article 1.05 of Amendment #9 adopted 8-19-2025, the determination of acreage in each Parcel and the number of Lots shall be adjusted as needed to reflect any changes as provided herein, as an administrative matter by the Master Association Board of Directors concurrent with the adoption of the annual budget, effective on the first day of the next calendar year. A review of Manatee County records indicates that there have been no changes in Ownership, creation of Lots, or Acreage changes so the total of 1114 Index Points remains unchanged for 2026. However, Manatee County records show parcels 9A and 14A as "vacant commercial" rather than "multifamily" as they are listed in Exhibits A and B. **Therefore, effective 1/1/2026 the Type (Category) of parcels 9A and 14A are changed to commercial and Adjusted Assessment Index and Index Points are as follows:**

MAP ID	TYPE/CATEGORY	ASSOCIATION	*Acreage	Units/Votes
10A	Commercial	7-11	1.0767	22
14B	Commercial	ALBA PALMS LLC-PALMETTO FUND	2.4806	50
8, 9	Multi-Family	BEL MARE Condo-Towers 1&2 & East Property(124 Units)		124
9A	Commercial	GDAWG BEL MARE-TOWER 3	1.3697	27
10B	Commercial	GDAWG HABEN RETAIL	2.2744	45
12A,B,C,D	Commercial	GDAWG HARBORSIDE	6.1394	123
14A	Commercial	GDAWG LAGUNA TOWER 5	1.5000	30
5	Single Family	HAMMOCKS at Riviera Dunes (65 Homes)		65
1,2,3,6,7	Single Family	HOA at Riviera Dunes (154 Homes)		154
13, 14	Multi-Family	LAGUNA RIVIERA CONDOS(4 bldgs 168 Units)		168
11C	Multi-Family	MARINA (219 Taxable Boat Slips Condominium Units)		219
11B	Commercial	MARINA	2.0000	40
11A	Commercial	MARINA	2.3670	47
8B 15,16,17	Exempt	City of Palmetto		0
				1114



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Deborah Sperry asked for a motion to approve the First Adjustment to the Assessment Index and Index Points for 2026 as presented during the 2026 Budget Approval Process. Jimmy Stuart made a motion to approve. Art Mombert seconded the motion, and the motion passed unanimously.

7. New Business

Deborah Sperry reported that Fred Sperry has served ten (10) years as the MPO/DeSoto Bridge and the Bradenton-Palmetto Connector representative for Riviera Dunes. We thank him for the tremendous job of challenging the process. However, the time has come for him to enjoy retirement life and pass on the task to someone new. We are happy to announce that Art Mombert has taken the challenge and will be the new representative for Riviera Dunes. Thank you, Fred Sperry, for the years of volunteering, and thank you Art Mombert for taking on this position.

Deborah Sperry & Art Mombert met with City of Palmetto Mayor Dan West yesterday, 11/10/2025. Riviera Dunes Master Association has several important agenda items such as 1) EPOCH lawsuit, 2) RDMA Roads (Riviera Dunes Way & 1st Street) 3) DeSoto Bridge & Bradenton-Palmetto Connector 4) DeSoto Bridge Palmetto entryway into our area, 5) CRA property wall replacing fencing and 6) the need to have an annual meeting with Mayor West. RDMA Board will be planning to invite the Mayor for a 2nd Meet & Greet at the January 2026 Board Meeting.

8. Owner Comments

Owner comments discussion took place.

9. Next RDMA Meeting

The next Board Meeting will be held on Tuesday, December 9, 2025, at 10:00 AM at the Laguna Clubhouse and also via Zoom.

10. Adjournment of the Meeting

Deborah Sperry made a motion to adjourn the meeting at 10:54 AM. Jimmy Stuart seconded the motion. The motion passed, and the meeting was adjourned at 10:54 AM.

Deborah Sperry, Board President

12.09.2025

Deborah Sperry, Board President

Date Approved