



RIVIERA DUNES MASTER ASSOCIATION INC.

RDMA Board of Directors Budget Meeting Tuesday, December 9, 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, Gary Schuster and Kristina Bacheva via Zoom were 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 December 1, 2025.

4. Approval of Minutes

Art Mombert made a motion to approve the November 11, 2025, Board Meeting Minutes Jimmy Stuart seconded the motion. All were in favor, and the ***motion passed unanimously***.

5. Treasurer's Report

Art Mombert gave the revised October 31, 2025, report.

The Financial Statements dated October 31, 2025, have been received and reviewed. The summary highlights include the following:

Current Assets

Operating Account Balance	\$95,797.76
Reserve Cash Accounts Balance	\$556,992.37
Total Assets	<u>\$652,790.13</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-October with some line items above and some below, but the overall YTD balancing out to end the year within budget.

Overall total actual expenses YTD = \$177,961.00 vs. our YTD Budget = \$176,380.00

Variance = \$1,581.00 over our YTD budget

We have recorded \$47,038.36 from interest on our reserve accounts with UBS since we moved these accounts of which \$15,918.64 has been earned YTD in 2025.

Delinquent account total \$8,127.24 of which \$7,977.58 is within 30 days and \$149.66 is 90 days as of 10/31/2025.

Deborah Sperry made a motion to accept the report as read. Jimmy Stuart seconded the motion, and the motion passed unanimously.



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6. Unfinished Business

A. Board Action/approval - Approving Proposed Restated Master Documents

Deborah Sperry presented the Proposed Restated Master Documents

STEP #1 RESTATEMENT/Clean-Up = *REQUIRES BOARD APPROVAL*

This process simply takes all the Original 2008 documents & Amendments for both the Master Declaration & Bylaws and inserts them into the proper location within our Documents without any corrections. A consolidation of documents by legal.

The Certificate will recite that this is a RESTATEMENT of the Declaration, Articles of Incorporation and Bylaws as amended to date. That is, without any new amendments.

The BOARD cannot make any additional changes, no matter how technical and sensible they may be, without a delegate membership vote. i.e. (example: includes the statement of the name and address of the registered agent in the Articles of Incorporation — even though that one is a historic reference subject to change without amending the Articles and/or adding the official Turn Over Date 12.20.2007).

STEP #2 -CONFORMING/Identify all Changes – in ALL documents that need corrected. = *REQUIRES DELEGATE APPROVAL*, before changes can be made.

This process identifies all the changes/corrections that need to be cleaned up including removing the Delegate language/typos etc. The documents & proposed changes will need to be reviewed by the DELEGATES and then voted on for APPROVAL.

STEP #3-After DELEGATE MEMBER APPROVAL of changes, then Legal will make the changes to Conform.

A vote was taken by the Board to accept the Proposed Restated Master Documents. Deborah also presented the proxies for both Drew Denick & Jamie Switzer.-unanimous approval. Deborah made a Motion to accept the vote into record so Legal could move forward into the 2nd Step. All were in favor, and the motion passed unanimously

7. Committee Reports

- a. **Monuments** – Deborah presented the Magee Signage proposal for 3 new monuments and removal & installation of 3 new signs. Drew has a 2nd proposal on the way to compare. Board discussed if we should hold off on 1st Street due to the new bridge coming. Further consideration will be presented at the January 13, 2026 BOD meeting.



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b. **Roads** – Deborah Sperry presented the Superior Asphalt, Inc Evaluation. -. Mayor Dan West made a call to help RDMA gain some knowledge about the condition of the existing asphalt and pavement on both Riviera Dunes Way & 1st Street.

Roadway Evaluation -We estimate that the oldest pavement on these two roads is about 20 years old. Typical pavement life varies depending on factors. The main factor to a long-lasting pavement is that a solid quality base was installed during the construction period. The other is that the asphalt was installed using proper compaction methods. We have attached 3 photos that we took of the pavement. In the photos you will notice cracking throughout the surface. This cracking was expected based on the type of material that was used in the road base construction. The type of material was cement treated base. This is a base that is used in high water table ground situations. The cement works with moisture in the base and solidifies to create a very solid base. The negative result to this base is that once the cement base cures it cracks, and because the base is 6 to 8 inches thick and the asphalt is 1.5 to 2 inches thick, the asphalt cracks reflectively. Thus, the cracking of the asphalt is expected.

The existing pavement surface is rough and coarse. This condition is expected since the surface receives the wear and tear of vehicular traffic and weather. There are areas of pavement that have varying colors (Dark & Light). This most likely is caused because the asphalt was installed during different time periods. The typical life span of pavement varies on usage. It is easy to see that these roads are heavily traveled. Due to the using the correct construction methods, these roads have held up well. It is our recommendation that the existing pavement be resurfaced with new asphalt. When this is completed, the base cracks will eventually return to the new surface.

Conclusion – Board will ask for quote on patching pot holes & pooling areas.

C. Dock Committee –Insurance recommendation – Jimmy Stuart suggested to be tabled till January or February 2026 meetings.

D. Gate Update – Jimmy Stuart reported that USA Fence has received the 50% deposit and should be completed in January 2026.

E. Circus on GDAWG property –Confusion regarding dates and Water Circus vs Paranormal Circus. Also, question was asked if this is the last year as residents are unhappy about the “Camp-ground” with all the Campers on property, Kristina Bacheva reported she will email the Circus for clarification on which Circus etc..

8. Owner Comments

Owner comments discussed the 7-11 Store with graffiti on north side of building and the armed robbery that recently took place.



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9. Next RDMA Meeting

The next Board Meeting will be held on Tuesday, January 13, 2026, 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. Art Mombert seconded the motion. The motion passed, and the meeting was adjourned at 10:54 AM.

_____*Deborah Sperry*_____
Deborah Sperry, Board President

_____1/13/2026_____
Date Approved