



## RIVIERA DUNES MASTER ASSOCIATION INC.

# Board of Directors Meeting

DATE / TIME: **Tuesday, February 10, 2026 @10am**

LOCATION: **Laguna Clubhouse, 614 Riviera Dunes Way, Palmetto, FL 34221**

1. **Call to order by the President**

The meeting was called to order by Deborah Sperry at 10:03 AM.

2. **Establish Quorum**

Deborah Sperry, Drew Denick, Art Mombert, Jimmy Stuart, Kristina Bacheva, Gary Schuster, and Bailey Crockett from Castle Group were all present, Tom Thomas was present via Zoom.

3. **Proof of Notice**

Notice was sent out in accordance with the state statute on February 8<sup>th</sup>, 2026. Confirmed by Deborah Sperry & Art Mombert.

4. **Approval of Minutes**

Art Mombert made a motion to approve January 10th, 2026, Board Meeting Minutes. Gary Schuster seconded the motion. *All were in favor. Motion passed unanimously.*

5. **Treasurer Report** - Art Mombert gave December 31, 2025, draft report.

The summary highlights include the following:

**This Treasurer's Report is based on the DRAFT 2025 Financial Statements dated December 31<sup>st</sup>, 2025, and issued by Castle Group on January 29<sup>th</sup>.** We expect the final 2025 financials to be completed by mid-February. The summary below is based on the draft. It highlights the following:

**Current Assets**

Operating Account Balance	\$71,492,18 (includes AR & Prepaids)
Reserve Cash Accounts Balance	\$567,586.30

**Total Assets** **\$639,078.57**

**YTD Expenses vs. Budget**

Most accounts are within the YTD budget based on the invoices submitted through mid-December with some line items above (primarily legal expenses) with most being on target. Due to one adjustment that added dollars to balance sheet we should end the year at \$13,322.17 under our budgeted totals.

Overall total actual expenses YTD = \$198,246.83 vs. our YTD Budget = \$211,624.00

Variance = \$13,377.17 under our YTD budget

Deborah Sperry made a motion to accept the report as read. Jimmy Stuart seconded the motion. *All were in favor. Motion passed unanimously.*

6. **Unfinished Business**

a) **Committee Reports**

**Maintenance Committee** – Drew Denick & Deborah Sperry presented the Background of RDMA Monuments presentation.

**Monuments** - McGee Signs was chosen as the preferred vendor to complete the project because they are the lowest bidder. The total price for the replacement of 2 signs should be approximately \$133k. Board expressed desire to replace the



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large Monument in front of 7-11 now and focus on the other 2 Monuments later. Due to FDOT & Easement concerns the details on exact placement will be forthcoming.

Gary Schuster motioned to approve McGee Signs to do the work. Kristina Bacheva seconded the motion. Drew Denick voted no with reasoning that board Laguna feels the Marina & Restaurant should pay for one of the signs. ***Motion passed 6:1.***

### 7. New Business

#### a) Roads

**Superior Asphalt Inc.** was contacted with the help of Palmetto City Mayor-Dan West to inspect the condition of the RDMA roads; Superior is the original company who paved the roads in the community. Al Mulvey-Owner 3 parcels were looked at, only one issue was found in front of Bel Mare due to the road being widened, causing a blind spot, it was described to be a pit & pull joint project. Deborah Sperry reported Staebler Engineering will be a new updated reserve study that will include the roads as they were not included previously.

**FDOT PD&E Study** -Art Mombert reported on the Bradenton-Palmetto Connector Project Development & Environment (PD&E Study. At the 2/3/26 meeting, an announcement regarding the DeSoto Bridge to be repaired over the 26/27 year to extend life by 5 years. Manatee County has partial funds to create a two-lane flyover, or only 3 lanes. He will continue to monitor and report as necessary.

### 8. Committee Reports

a) Deborah Sperry reported on the update to the RDMA restated documents. A Special Board/Delegate Workshop will be held on March 10, 2026, and Legal will be presenting.

9. **Owner Comments** – Jimmy Stuart suggested adding cameras to the main gate and pedestrian gate on the walkway around the pond. Also, reported on the Facial Recognition project between Homes & Laguna.

### 10. Next RDMA Meeting

The next Board Meeting will be a Special Delegate Meeting on March 10<sup>th</sup>, 2026, at 10:00 AM at the Laguna Clubhouse.

11. **Adjournment of the Meeting** – Deborah Sperry made a motion to adjourn the meeting. Art Mombert seconded the motion. All were in favor. ***The motion passed, meeting adjourned at 11:30 AM.***

***Respectfully submitted by,  
Bailey Crockett, LCAM  
Castle Group, LLC***

***Deborah Sperry - RDMA President  
Deborah Sperry – Board President  
Approved – March 10, 2026***