



RIVIERA DUNES MASTER ASSOCIATION INC.

Board of Directors Meeting

DATE / TIME: **Tuesday, March 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 10:00 AM.

2. Establish Quorum

Deborah Sperry, Drew Denick, Art Mombert, Jimmy Stuart, Gary Schuster, Kristina Bacheva, Tom Thomas, Michael Averbuch, Gino Sedillo, Jay McCroskey, Christine Winsler, Nancy Benevides, Association Attorney Brett Paben and Bailey Crockett from Castle Group were all present.

3. Proof of Notice

Notice was sent out in accordance with the state statute on February 26th, 2026. Confirmed by Deborah Sperry & Bailey Crockett.

4. Approval of Minutes

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

5. New Business

Deborah Sperry announced Drew Denick has resigned from the Master Association Board of Directors. Jay McCroskey will serve the rest of the 2026 term as Laguna Condominium Director. Drew Denick will remain the Laguna Delegate.

6. Treasurer Report - Art Mombert gave the FINAL December 31, 2025, report.

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

RDMA Treasurer Report

This Treasurer's Report is based on the FINAL 2025 Financial Statements dated December 31st, 2025, and issued by Castle Group on February 23rd. It is updated from the DRAFT report that was issued in January.

Current Assets

Operating Account Balance	\$71,492,18 (includes AR & Prepaids)
Reserve Cash Accounts Balance	\$567,586.30
Total Assets	<u>\$639,078.57</u>



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YTD Expenses vs. Budget

Most accounts are within the YTD budget based on the invoices submitted for the full 2025 calendar year. Some line items were above budget, primarily legal expenses, taxes, general repairs and misc. ground expenses and the remainder being within range. In total we were \$3,966.57 below our planned 2025 budget. Overall total actual expenses YTD = \$207,602.33 vs. our YTD Budget = \$211,624.00

Variance = \$4,022 under our YTD budget

We have recorded \$51,899.49 from interest on our reserve accounts with UBS since we moved these accounts of which \$19,706.49 has been earned YTD in 2025.

We ended the year with no delinquent accounts.

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

7. Unfinished Business

- a) Committee Volunteers – Deborah Sperry update regarding the D&O insurance does include Volunteers.
- b) Security Cameras - Jimmy Stuart reported on the Security Camera proposal that includes 4 cameras at the Laguna guardhouse, and one at the docks and gate. He provided a map to show the specific locations of each camera. *Jimmy Stuart motioned to approve the proposal, Deborah Sperry motioned to table the topic for the next Board meeting. All were in favor of proposal, however tabled till next meeting for more details.*

8. Workshop – Delegate Meeting – review of Association Documents

9. Next RDMA Meeting

The next meeting will be the Annual Membership Meeting on Tuesday, March 31, 2026, at 10:00 AM at the Laguna Clubhouse.

10. Adjournment of the Meeting –

Art Mombert made a motion to adjourn the meeting. Jimmy Stuart seconded the motion. All were in favor. *The motion passed, and the meeting adjourned at 12:27pm.*

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

Deborah Sperry-RDMA President - 3/31/2026

Deborah Sperry-RDMA President - Date 3/31/26