

RIVIERA DUNES MARINA CONDOMINIUM ASSOCIATION

NOTICE OF BOARD OF DIRECTORS MEETING
OPEN TO ALL ASSOCIATION MEMBERS

**DATE & TIME: THURSDAY, AUGUST 13, 2020 10:30 AM or directly after
closed meeting**

**LOCATION: DOCKSIDE RESTAURANT – CAPTAIN’S LOUNGE
102 RIVIERA DUNES WAY
PALMETTO, FL 34221**

AGENDA

- CALL TO ORDER 10:30 AM/QUORUM (OR DIRECTLY
AFTER CLOSED MEETING ENDS)
- PROOF OF MEETING NOTICE
- APPROVAL OF MEETING MINUTES FROM BOARD
MEETING HELD JUNE 11, 2020
- DISCUSSION/ACTION REGARDING RULES FOR
INSPECTION AND COPYING OF ASSOCIATION RECORDS
- DISCUSSION/ACTION REGARDING DOCK CART USAGE
- DISCUSSION/ACTION REGARDING DIRECTORS AND
OFFICERS (E&O – EMPLOYEES AND OFFICERS)
LIABILITY INSURANCE
- ADJOURNMENT

RIVIERA DUNES MARINA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 13, 2020

*Approved at
12/12/20
Budget * Org.
meeting*

A meeting of the Board of Directors of the Riviera Dunes Marina Condominium Association was duly scheduled for 10:30 AM on Thursday, August 13, 2020 (or to take place directly after the 10 AM closed meeting) in the Captain's Room of the Dockside Bar & Grill at Riviera Dunes Marina located at 102 Riviera Dunes Way in Palmetto, FL. Board members Bob Crowley, Barry Allen, Gary Schuster and Michael Harris were present for the meeting. Board Member Jan Larsen was unable to attend. Attorney for RDMCA, Daniel C. Guarnieri, was there by invitation. RDMCA's General Manager - Bill Chamberlain and Office Manager - Peggy Trotter were also present by invitation.

Crowley called the meeting to order at approximately 10:42 AM and confirmed with Trotter that the meeting had been properly noticed, as required. He also asked if a quorum was present for this meeting, and Trotter confirmed that there was one.

Crowley first introduced the agenda item regarding the Directors & Officers (Employees and Officers) Liability coverage because Board Member Allen had a time constraint. He noted that we will ratify the change in order of the agenda items for this meeting at the next meeting. Crowley then stated that he understands that the Board can pass a resolution with a vote of 100% Board member approval to amend the By-Laws of RDMCA and he wants to do so regarding indemnification for Board Members. He stated that although Larsen couldn't attend this meeting, it is acceptable that he sent an email prior to this meeting with his vote affirming that he understands and agrees to the resolution. Crowley said he does have an email from Larsen that was sent at 9 AM this morning with his vote regarding this matter. Guarnieri stated that the RDMCA Board is making a practical decision today regarding this vote because if Board members don't feel protected, then the Condominium Association won't have a Board as they won't get any volunteers. Crowley then made a motion to amend the By-Laws to say that any expenses resulting from a lawsuit against Board Members, Officers, or Association employees shall be paid as incurred by the Association or their insurance and not by the individual and that a reconciliation will be completed after a final judgement is made. Allen seconded the motion and Board voted unanimously to amend the RDMCA By-Laws as stated above. Guarnieri offered to provide the proper legal language for the amendment, and the Board said to please do so.

Crowley then moved onto the next agenda item regarding rules for inspection and copying of association records. He stated that he had given the other Board members a draft copy of a proposed inspections policy (Exhibit A) that has been created with our Attorney Doug Christie's help and are to replace the previous policy that had been created many years ago. After some discussion, he made a motion to approve this new inspections policy and Mr. Harris seconded the motion. All four board members that were present approved the new policy as presented in the exhibit.

Crowley then moved onto the next agenda item regarding dock cart usage. There was a slip owner complaint that vendors ought not be able to use the Marina's dock carts since slip owners pay for them. Crowley said he feels that the carts are there for our slip owners and tenants and since they hire the vendors to do work for them, the vendors ought to be able to use the carts. Of course, if they are damaged or need cleaning, the vendor should be held responsible. Mr. Harris suggested that we have separate carts for vendors and for boaters. Chamberlain said that some of the carts are older and we can replace those with new ones for the boaters and have these older carts designated for the vendors. The Board members liked that idea and Crowley suggested Chamberlain buy five new carts. He then made a motion to allow vendors to use designated older dock carts and buy five new dock carts for the boaters. Allen seconded the motion and all four board members that were present approved Crowley's motion as stated.

Before adjourning, Trotter reminded the Board that the meeting minutes from the Board meeting held on June 11, 2020 were on the agenda to be approved. There was no discussion needed and Crowley made a motion to approve the minutes as presented to the Board, Allen seconded the motion and the meeting minutes from June 11, 2020 were approved.

There being no more business to discuss, Schuster made a motion to adjourn the meeting, Allen seconded the motion and the Board unanimously agreed to adjourn the meeting at approximately 11:10 AM.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Peggy Trotter", with a stylized flourish at the end.

Peggy Trotter
Assistant Secretary