

*Approved
7.8.19*

RIVIERA DUNES MARINA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
APRIL 3, 2019

A meeting of the Board of Directors of the Riviera Dunes Marina Condominium Association was held at 12:30 PM on Wednesday, April 3, 2019 in the Captain's Room of the Riviera Dunes Dockside Social Bar and Grill located at 102 Riviera Dunes Way in Palmetto, FL. Board members Bob Crowley, Barry Allen, Gary Schuster and Michael Bodin were present for the meeting. RDMCA's General Manager - Bill Chamberlain and Office Manager - Peggy Trotter were also present via invitation. The attached sign in sheet provides the names of the members that were present for the meeting.

Crowley called the meeting to order at 12:30 PM and confirmed with Trotter that the meeting had been properly noticed by Bill Chamberlain, as required. He also asked if a quorum was present for this meeting, and Trotter confirmed that also.

Crowley then stated that the meeting minutes from the Board meeting held on November 7th, 2018 needed to be approved and he made a motion to do so. Allen seconded the motion and all four Board members present voted in favor of approving those minutes from the Board meeting that was held on November 7th, 2019. Crowley also made a motion to approve the minutes from the Budget and Organizational Board meeting that was held on December 1st, 2018. Allen also seconded this motion, and all four Board members present voted in favor of approving those minutes from the Budget and Organizational Board meeting that was held on December 1st, 2018.

Crowley introduced the agenda item regarding Restaurant parking. He explained that the Restaurant is very busy on Fridays, Saturdays, and Sundays and there doesn't seem to be enough parking as people are parking in prohibited places such as on the streets, in the circle, etc. He said that the Restaurant is paying us good money for the lease, and he doesn't want them to have to turn away people and have them lose business. Crowley proposed a new parking rule that will prohibit RDMCA members/boaters from parking in the South lot, and require them to use the new North lot that was constructed for Owner parking. He explained that he isn't suggesting towing vehicles, but that violators would be given a warning, and then they would be fined \$100, per what our governing documents allow, if they don't comply with the rule after the warning. Allen suggested just requesting members to use the North lot, but not actually creating a rule forcing them to. Crowley asked Chamberlain to elaborate on how he had already been requesting that our owners use the North lot, and Chamberlain stated that it's been a problem for awhile because even though he has been e-mailing people, several aren't complying with the requests. Allen asked how would we know if people from Bel Mare aren't parking in the South lot. Crowley said we don't know who's parking in the South lot unless they have a Riviera Dunes Marina sticker on their vehicle. He explained that if we made a rule to required our people to use the North lot, then the Restaurant could be responsible for policing the South lot themselves. Bodin noted that the current parking rule allows our boaters to use the South lot as long as they have a sticker on their vehicle. Crowley explained to him that the reason we allowed it was

because the previous Restaurant tenant paid much less rent and sued us for inadequate parking. We had offered them more parking for \$40,000 per year but they didn't want to pay it so we decided not to prohibit our boaters from parking in the South lot. The new tenants are paying much more rent, so that is an incentive to making sure they have enough parking. Crowley also said that both Restaurant owners had approached him about allowing parking on the street sides. Schuster said he would prefer we not do that. Crowley said that in order to approve and enforce a new parking rule, a meeting will have to be noticed 14 days in advance, and then members will be given 30 days to review the rule before it can go into effect. The four members present agreed that they wanted to proceed with the process of making the new parking rule that will require all Riviera Dunes Marina owners, tenants, and guests to park in the North lot only.

Crowley then asked for comments from the slip owners present at the meeting. Ben Weiner suggested perhaps prohibiting Riviera Dunes people from parking in the South lot during certain hours, instead of all the time. Paul Keisel stated that he doesn't believe boaters will come up from their vessel to move their vehicle to comply with a "certain times" rule, and he feels we have an obligation to the Restaurant to ensure enough parking. Crowley stated that their seating capacity is more than the parking available to accommodate it, and had been for the old Restaurant owners, too. He stated that if we turn over the South lot to the Restaurant, we would be in compliance with the ordinance. Someone suggested allowing the Restaurant employees to use our North lot to park in but a few owners stated that the North lot is too full at times so it wouldn't be a good idea to allow the employees to park there. Crowley ended the discussion by saying that the simplest thing to do is to require our people to park in the North parking lot, which was built for them, and have the Restaurant police the South lot themselves.

Crowley moved onto the next agenda item which was a review of the RDM Sales & Leasing slip rentals. He explained that RDMCA has been very successful in marketing and selling marina slips. However, there is an issue with how the liveaboard permits relate to the rentals. We are allowed to have up to 55 liveaboards at one time – this is boaters who stay five nights in a row or 10 in a month on their vessel. It is RDMCA's responsibility to police the amount of liveaboards at the marina at any certain time to ensure compliance with the DEP. This year, we have maxed out the 55 allowed slips at one time who have boaters staying in them on a liveaboard status. There are slip owners who manage their own slip, and this makes regulating the amount of liveaboards who come to the marina more difficult since we have no control over who they lease their slip to and when they do. Crowley proposed making a new rule that will limit the liveaboard permits to only the rented slips that the Association manages, and not allowing self-managing owners to have liveaboard status for their slip for renters. He explained that currently the marina has 71 owner-occupied slips with 14 liveaboards, there are 91 slips that the marina manages with 24 liveaboards in them, and there are 57 slips that are not managed by the marina which have 16 liveaboards in them. Since the liveaboard permits are Association property and the Association is charged with policing the amount of liveaboards at the marina at one time, we need to create a rule requiring that we manage the owner's slip if they would like to have access to the liveaboard permits for their slips. This will allow RDMS&L to ensure that we stay in compliance with the Department of Environmental Protection Permit and avoid any potential fines. All four Board members present agreed

with moving forward with the process of making a rule that will require slip owners to have the Association manage their slip if they would like their slip to be available for liveaboard status.

Crowley introduced the next agenda item regarding the security camera proposals that they have received by explaining that after repairing the current cameras repeatedly they have decided to upgrade with new security cameras. He explained that they budgeted \$22,000 in Reserves for new security cameras. Chamberlain stated that he has received three proposals - \$24,000 from Beacon Wi-Fi (22 new cameras), \$20,000 from Tri-Con Services (15 new cameras and utilize existing cameras for now), and \$23,800 from onSpot Wi-Fi (28 new cameras). He said they have decided to go with onSpot, who also happens to be our current Wi-Fi provider. Crowley made a motion to accept onSpot Wi-Fi's proposal of 28 new cameras for \$23,800, Bodin seconded the motion and all four Board members present approved the acceptance of onSpot's proposal for the new security cameras.

Crowley asked Chamberlain to introduce the next agenda item regarding evaluating the governing documents' clearance requirements as they relate to 35-foot slips. Chamberlain explained that there have been many times when potential customers have been turned away because their vessels were too wide for the slips even though they met the length requirements. This is because the 35-foot slips were generally built too narrow to accommodate most vessels that are 35-feet long. He explained that the governing documents require a total of two feet to spare between the beam of the vessel and the width of the slip. Most of the 35-foot slips are only 12 to 13 feet wide, while many 35-foot vessels are within the two-foot difference and therefore too wide to be accepted. Crowley stated that they want to make an exception on the setback requirements when it comes to the 35-foot slips. Chamberlain suggested changing the requirement, for 35-foot slips only, from two feet to one foot. Crowley made a motion to relax the set back requirement for 35-foot slips only, from two feet to one foot. Bodin seconded the motion, and all four Board members present agreed to allow for 35-foot slips to have vessels in them whose beams were a minimum of one foot less than the width of the slip.

Crowley asked Bodin to introduce the next agenda item regarding boat lifts. Bodin explained that there are slip owners who are concerned that if a boat lift should be built in the slip next to them, then their slip value would go down. He said he would like to change the rules and regulations to require that a slip owner have approval from their neighbors or at least the Board before being able to install a lift in their slip. Crowley explained that a previous Board had amended the documents and formed a boat lift committee and that those on the committee came up with design concept and other required criteria required before a slip owner is approved by the Board of Directors to have a lift installed. Crowley also said that he had spoken to legal counsel after speaking to Mrs. Bock, a slip owner, about the issue back at the annual meeting, and that the attorney informed him that the Association can't outright prohibit an owner from installing a lift in their slip since it is their property. Bodin said he would do a little more research on the history of the boat lift amendment. He was told that he might be able to get information from Tom Morlock or Don Arendt. Crowley also said that he will check with the attorney about what Todd Spiotta, a slip owner, had mentioned regarding Associations being able to prohibit the building of a structure for aesthetics, as a matter of Florida case law. The boat lift discussion was tabled for the time being.

Crowley asked Bodin to introduce the next agenda item as well, regarding social deck furniture. Bodin said that he utilizes the social deck a lot and he is concerned about the shape of the current furniture. The tables have to be leveled, and the chairs need to be re-strapped often. Allen said that the tables at the restaurant also have to be leveled and that it's from the slope, not the tables themselves. Bodin said that the tables and chairs at the social deck are in bad shape and the tables are always moving around, and they weren't designed to do so. Crowley asked if Bodin had gotten a quote, and he said yes. Bodin said he looked for something that wouldn't require maintenance, that would have longevity, and that came from a local supplier. He said he obtained a quote from Florida Patio Furniture, whom Chamberlain had recommended, for \$12,200 for 48 chairs and 12 new tables. He also said that the proposed tables and chairs are good quality and that they are water resistant and bacteria resistant, and the only maintenance they would require would be an occasional high-power wash. Crowley asked about umbrellas, and Bodin said that they weren't included. Crowley asked if this issue with current tables and chairs was just more of an aesthetic problem, and Bodin said it is a maintenance problem as well. Crowley asked for pictures of the new tables and chairs from Bodin as well as a copy of the proposal, and he said he would get information on what has been spent the last year on the maintenance of the current chairs, and what it would cost to re-strap all the chairs again. Schuster stated that Bodin should get two more bids per statute requirement, and Crowley said that we need to put this purchase in the reserve schedule or budget for next year.

Crowley then asked the chairman of the Boat Approval Committee, Scott Slater, to introduce the last agenda item regarding cosmetic appearance of vessels. Slater said that he doesn't think boat approvals are being policed properly. He said that he believes all boats should be required to go to the fuel dock first and be inspected there, and be approved by at least two people from the boat committee before going into a slip, regardless of who writes the lease. Allen said that rules should be written that specify what is required, and he was told that there are rules but they aren't being followed. Crowley reiterated that there is no actual written criteria of what is acceptable or not acceptable, so he asked the Boat Approval Committee (which consists of Scott Slater, Rick Duke, Bill Chamberlain, and Rod Ware), to write up a standard of what is an acceptable condition of a vessel to be moored in the marina, and that rule will be passed at the same time the aforementioned upcoming new rules are approved. Spiotta said that he believed a committee should have five people and he offered to join the committee. He was told that the chairman of the committee could do so if he chooses.

There being no more business to discuss, Crowley made a motion to adjourn the meeting, Bodin seconded the motion and the Board members agreed to adjourn the Board meeting at 1:42 PM.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Peggy Trotter', with a stylized, flowing script.

Peggy Trotter
Assistant Secretary