

Approved
12/7/19
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meeting

RIVIERA DUNES MARINA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JULY 8, 2019

A meeting of the Board of Directors of the Riviera Dunes Marina Condominium Association was held at 9:00 AM on Monday, July 8, 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, Jan Larsen and Michael Bodin were all 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 (Exhibit 1) provides the names of the members that were present for the meeting.

Crowley called the meeting to order at 9:00 AM and confirmed with Trotter that the meeting had been properly noticed and the agenda mailed 14 days in advance of the meeting, as required for a meeting of this nature where rules regarding unit use would be voted on by the Board. He also asked if a quorum was present for this meeting, and Trotter confirmed that also.

Crowley then explained that the items to be voted on today had been discussed at the previous board meeting and that those minutes which are to be approved today reflect that. He made a motion to approve the meeting minutes from the last board meeting that was held on April 3rd, 2019. Bodin seconded the motion and all five Board members voted in favor of approving those minutes from the Board meeting that was held on April 3rd, 2019.

Crowley introduced discussion and action regarding new rules for the use of the parking lots for Dockside Bar & Grill and for our slip owners/tenants. Crowley asked Trotter to read the proposed resolution regarding parking use. Trotter read the Resolution Regarding Parking Use for Unit Owners, Lessees, and Guests (Exhibit 2). Crowley then explained that the Association had entered into a five-year lease with the Restaurant and that the terms would provide the Association over \$1 million in rental income over those years. He stated that these new Parking Rules will allow the Association to be in compliance with the Palmetto city ordinance. Crowley made a motion to adopt the Resolution Regarding Parking Use by Unit Owners, Lessees and Guests. Allen seconded the motion and all five board members approved the adoption of the Resolution Regarding Parking Use. Crowley then asked Trotter to read the new proposed Parking Policy (Exhibit 3). He then explained that some of these rules had already been established in a previous amendment to the parking rules and are being carried forward in this new policy. He stated that since the new North parking lot has been built there have been no problems with inadequate parking for owners and tenants of RDMCA, but that the Restaurant still didn't always have enough parking on weekends and during their high season. This new parking policy should help ensure adequate parking for the Restaurant. He asked if there were any questions and there being none, he made a motion to approve the new Parking Policy, as read by Trotter, to replace Rule 21 of the RDMCA Rules and Regulations dated 1/30/18. Schuster seconded the motion and all five board members voted in favor of adopting the new parking policy to replace Rule 21 of the RDMCA Rules and Regulations.

Crowley then moved to the next agenda item which was discussion and action regarding a resolution and rule pertaining to liveaboard rental management and liveaboard use. He asked Trotter to read the Resolution (Exhibit 4), which she did. Crowley then explained that the Association has 55 liveaboard permits that are attached to a vessel, not the Owner nor the slip - in a similar fashion as timeshares operate. He explained that the marina staff keeps a weekly tally of how many liveaboard vessels are currently in the marina, and that during our busy season we have reached the 55 limit on occasion, and have had to turn people away who wanted to stay here as liveaboards on their vessel. We have 40 liveaboard vessels currently, and this is our low season. The problem is that with non-managed slips, we don't know who is coming in and how long they will be staying on their vessel until they are already here - it is unmanageable. The new rule requires that the marina must manage any lease whose owner wishes to have a liveaboard permit. Schuster reiterated that this rule will help us not get out of compliance with our DEP permit and subject us to fines or cancellation of the permits. Debbie Da Rin, an owner, commented that we still won't be able to meet the liveaboard vessel demand, but at least we can manage it better. Another slip owner, Dori Rath, commented that she felt the new rule didn't seem fair to owners of slips not managed by the marina, and that it seemed to her that the Association was just trying to generate money for itself. She said the Association should just deal with any compliance issues directly with the owner. Crowley assured her that the new rule was not income related as the Association only charges a 7% management fee for the services it performs. Greg Allard, another slip owner, stated that the rule was created so that we don't jeopardize our DEP permit by not being able to manage the liveaboard permits in such a way as to ensure not going over the 55 allowed at one time. He also assured her that liveaboard slip owners have the same obligations as tenants. Crowley also stated that if a slip owner doesn't need a liveaboard slip, this rule is not an issue for them at all. In addition, he explained to Ms. Rath that this rule won't go into effect until January when it's time to renew the liveaboard permit. If a slip owner wants to renew their liveaboard permit for 2020, they will need to let us manage their slip if they wish for their tenant to moor their vessel as a liveaboard. There being no more questions, Crowley made a motion to adopt the Resolution regarding liveaboard management and liveaboard use as read by Trotter. Allen seconded the motion, and all five board members voted to adopt the resolution. Next, Crowley had Trotter read the Rule for Liveaboard Rental Management and Liveaboard Use (Exhibit 5). Then, Crowley made a motion to adopt the rule as read by Trotter. Larsen seconded the motion, and all five board members approved the passing of the Rule Regarding Liveaboard Management and Liveaboard Use.

Crowley moved onto the last agenda item which was discussion and action on proposed rules regarding unit use pertaining to vessel inspections prior to mooring acceptance in Riviera Dunes Marina.

Crowley stated that the Association has never had written criteria to give boaters so that they would know what is expected regarding the mechanical and aesthetic condition of vessels being moored in the marina. He said a boat inspection committee was formed at a board meeting that was held in June 2018 to come up with standards for new and current vessels. He asked Trotter to read the Resolution regarding the Vessel Inspection Committee (Exhibit 6), which she did. Crowley then made a motion to adopt the Resolution regarding the Vessel Inspection Committee, as read, and Allen seconded the motion. All five board members voted to adopt the Resolution regarding the Vessel Inspection Committee. Todd Spiotta, a slip owner, asked if the names of the committee members read from the Resolution were the correct, current members, and he was told that the Resolution lists the original Boat Inspection Committee members (Michael Bodin, Bill Chamberlain - GM, Rick Duke, Scott Slater and Rod Ware – Dockmaster). Trotter then read the Rule Regarding the Vessel Inspection Committee (Exhibit 7). Crowley then made a motion to adopt the Rule regarding the Vessel Inspection Committee. Schuster seconded the motion and all five board members voted to approve the Rule Regarding the Vessel Inspection Committee as read by Trotter.

Crowley asked if there was any other business to discuss, and as there wasn't, he made a motion to adjourn the meeting. Schuster seconded the motion, and all five board members voted to adjourn this meeting at approximately, 9:51 AM.

Respectfully Submitted,



Peggy Trotter
Assistant Secretary.