

Approved
6.11.20

**RIVIERA DUNES MARINA CONDOMINIUM ASSOCIATION
EMERGENCY BOARD OF DIRECTORS MEETING
APRIL 3, 2020**

An emergency meeting of the Board of Directors of the Riviera Dunes Marina Condominium Association was conducted pursuant to Section 718.1265(1)(a) of the Florida Statute at 11:00 AM on Friday, April 3, 2020 via a conference phone call. Board members Robert Crowley, Jan Larsen, Gary Schuster and Barry Allen were present for the conference call meeting. Bill Chamberlain – RDMCA's General Manager and Peggy Trotter - RDMCA's Office Manager were also present by invitation.

Crowley called the meeting to order at approximately 11:00 AM and confirmed with Trotter that there was a quorum present in this meeting via conference call. There had not been 48 hours' notice of this meeting as it was held on an emergency basis, but the agenda was posted in the usual place around 10:00 AM and remained there for a week.

Crowley stated that the first agenda item was to consider suspending access to some or all portions of the RDMCA property and/or real property owned by RDMCA for certain classes of users pursuant to Section 718.1265(1)(f) Florida Statute, Section 718.1265(1)(g), Florida Statute and/or Section 718/1265(1)(i) Florida Statute. He said they needed to ratify the enactment of RDMCA's emergency act in regards to property restrictions due to the spread of COVID-19. He noted that he had spoken to each Board member individually over the last few days and they felt it was appropriate under the act to protect our property and our slip owners during this 90-day period and/or for the span of Governor DeSantis's mandate. A letter was sent to all Riviera Dunes Marina slip owners and boaters yesterday (Exhibit A). He said they need to ratify the Resolution for those actions that were taken as explained in the letter to protect RDMCA during this time. In addition, he recommended that they include in the Resolution other actions that may be appropriate to take under the act pursuant to 718.1265. He asked if there was any discussion, and there was none. Schuster made a motion to pass the Resolution for Procedures and Guidelines in Compliance with the Recent Governor's Order, and under the Florida Emergency Condominium Act. Allen seconded the motion and all four Board members approved the Resolution.

Crowley also stated that the Master Association had provided a letter disclosing that someone in the Riviera Dunes community had tested positive for COVID-19. He said that we will forward this letter to all of our slip owners and boaters so that they are aware.

Crowley then moved onto discussion and action regarding the EIR Restaurant Lease Agreement during the shutdown under Governor Desantis's mandate. He said that he had also discussed this independently with each Board member and with the Restaurant's two owners. The restaurant had been forced to close their dining room under the Florida statewide shutdown, and are now doing only takeout to try to survive until the COVID-19 infection rate is contained. Crowley proposed that they amend the lease during the Florida mandate that forces the Restaurant dining room, patio and bar to be closed to forgive their rent payments for the months of April, May and June with the provision that they reimburse us out of their SBA-PPP loan. Their application is for 2 ½ times their payroll. The actual 8-week payroll expense and 35% of fixed expenses will be

forgiven as a grant. We will receive the amount they receive as a proportional amount of the fixed expense grant. He said they don't know how much that will be but the Restaurant owners have agreed to give us a copy of the applications for the loans that they have applied for. They are applying for each restaurant that they own and we will be able to see applications to see what they can potentially recover under the grant from the SBA loan. They do expect it to be approved, they just don't know the timing of when they will get the funding. The program actually starts today, Friday, April 3rd. Crowley proposed a Resolution to enter the amendment that the attorney at Berlin, Ebling Attorneys is drawing up for us and he will send a copy to the Board members when he receives it. He asked for discussion. Schuster said he had heard that the timing of processing those loans was supposed to be about 6 weeks. Crowley said that the Restaurant owners had offered to pay us a portion of their takeout earnings, but Crowley thinks that they need that money more than us right now. He said he wants to do what he can to keep working with them to help them survive. Schuster made a motion to approve the Resolution to amend the EIR Restaurant lease as described, Larsen seconded the motion and all four Board members voted to approve it.

Allen asked if they need a motion to pursue applying for an SBA loan for RDMCA. Crowley said that we can gather information about the loan and if we decide to apply for one, we can have another meeting to approve what bank to apply for it at, etc.

There being no other business to discuss, Crowley made a motion to adjourn, Allen seconded the motion and all four board members agreed to adjourn at 11:12 AM.

Respectfully submitted,



Peggy Trotter
Assistant Secretary