

RIVIERA DUNES MARINA CONDOMINIUM ASSOCIATION
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ANNUAL OWNERS MEETING
2ND NOTICE OF ELECTION and MEETING AGENDA

Saturday, December 12, 2020

Virtual Meeting

10:00 AM: Call to Order

- Collection of Ballots
- Proof of Meeting Notice
- Approval of the 12/7/19 Annual Meeting Minutes
- Review of Financial and Budget Report
- Slip Sales and Leasing Update
- Board of Directors' Election

Adjournment

- Budget Approval and Organizational Meeting of the New Board of Directors to immediately follow the Annual Meeting

Approved
12/11/21

RIVIERA DUNES MARINA CONDOMINIUM ASSOCIATION
Annual Owners Meeting
December 12, 2020

Meeting Minutes

Location of Meeting: Zoom Meeting due to COVID-19 Restrictions

Board Members Present: Michael Harris, Barry Allen, Gary Schuster, Jan Larsen

Marina Staff Present: Bill Chamberlain, Lucas Knuttel, Peggy Trotter, Shana Arredondo

Other Non-Members Present: Brian Pete – RDMCA's IT Support

- 1) Meeting called to order by Barry Allen, as Chairman, at 10:02 AM
- 2) Proof of Meeting Notice Confirmed by Peggy Trotter
- 3) Approval of the 12/7/19 Annual Meeting Minutes – there were no questions and no opposition
- 4) Review by Barry Allen of Association's financial report and the proposed 2021 Budget
- 5) Introduction of Luke Knuttel, RDMCA's new Dockmaster/Assistant Manager
- 6) Slip Sales and Leasing Update given by Bill Chamberlain
- 7) Owner Comments/Questions
- 8) Board of Directors' Election – Robert Crowley and Michael Harris had the most votes and remain on the RDMCA Board
- 9) Adjournment at 10:50 with no opposition

General Narrative from Annual Owners Meeting on December 12, 2020

The Annual meeting of the Riviera Dunes Marina Condominium Association was conducted via Zoom, and was called to order at approximately 10:02 am on Saturday, December 12, 2020 by Treasurer Barry Allen, who served as chairman for this annual meeting. Other board members present for the meeting were: Gary Schuster, Michael Harris, and Jan Larsen. Board president Bob Crowley was absent. Also present were General Manager - Bill Chamberlain, Assistant Manager/Dockmaster - Luke Knuttel, Office Manager - Peggy Trotter, Office Assistant - Shana Arredondo, and Brian Prete - RDMCA's IT support tech.

Owners attending via Zoom conferencing were: Celeste Fenno, Kevin and Tina White, John and Sandy Tysseland, Steve and Jennifer Immerman, Ben Weiner, Scott and Marge Slater, David and Lowie Bock, Greg and Barbara Allard, Phil Doherty, Winston and Sue Fowler, Gary Ondrey, Doug Mishler, Tom Morlock, Mike Galati and Tim Schaefer. A quorum of the members was not required as there were no matters of business to be voted on other than the Election of Officers. It was announced at the beginning of the meeting that no more ballots for the Election of Officers would be received as they were due by 10:00 AM. Trotter and Arredondo began the counting for the election, in front of a camera so that any members on the Zoom meeting could witness the election count as it took place.

Treasurer Allen asked Trotter whether the meeting notice had been properly posted and mailed as required, and she confirmed that it had been.

Allen then stated that the annual meeting minutes from December 7, 2019 needed to be approved by the members. Schuster made the motion to approve the meeting minutes, and Harris seconded the motion. There were no questions from any of the owners and the previous year's minutes, which were emailed to all owners, were approved with no opposition.

Treasurer Allen then provided the review of the association's financial report and the proposed 2021 budget.

General Manager Bill Chamberlain introduced Luke Knuttel, who was hired as the marina's assistant manager/dockmaster to fill the vacant dockmaster position.

Chamberlain then gave a year-end summary of the marina's slip sales and leasing activity. Fourteen slips changed ownership during 2020, 8 which were handled through the marina's sales and leasing office. Occupancy has remained right around 90%, with several new arrivals scheduled over the next couple of months. Fuel sales have exceeded our projections for the year by 41,000 gallons as boating activity increased greatly as a safe recreation during the pandemic.

Allen then explained that it was time for open discussion if any members had any questions. He stated that members had been previously notified that they could email any questions they had ahead of the meeting, but no one had done so. Chamberlain asked the members of the zoom meeting to go ahead and unmute themselves. He then stated that he did have a question on the chat. A question was asked why we sold so much more gas than diesel when the number of vessels that use diesel outnumber the number of vessels that use gas. Chamberlain explained that

this summer a lot of the fuel sales we received were small vessels that had come in off the river. Also, they saw an increase in the amount of double/triple gas engine motored center console vessels. These boats can typically purchase 300-600 gallons at a time themselves.

Larsen asked to make a comment, saying that on his and the Board's behalf, he wanted to recognize Bob Crowley, RDMCA's Board President, for all the hard work he has done for the Association. He said that he has never seen anyone work so hard, and he is sure that many others feel the same way. Allen reiterated that the Association members should be very thankful for Crowley and the work, time and energy that he has put into the marina.

Another question was why was the insurance on our pump out boat so high. Chamberlain explained that it does seem high, but it's included in the marina package. He said he will follow up and look into confirming the pump out vessel coverage with this new year's policy. Allen explained that we have switched insurance agents and expect to have more coverage at a better rate now, not that the prior agent didn't do a good job. He said that they are indeed exploring options and looking very closely to see if they can save the Association any money with the insurance.

Chamberlain said another question came up in chat asking if someone could speak to the Association's ability to pay for major storm damage to the marina. They asked if the marina reserves were sufficient. Chamberlain stated that they are in the middle of getting a new appraisal for replacement of the docks, and will go back to the insurance carrier once that is completed to make sure our coverage is suffice. There is also \$150,000 set aside in the reserves for the deductible should we be hit by a catastrophic storm. Allen also stated that there is a reserve committee that reports to the budget committee on what the reserves should be. He mentioned that we've had substantial improvements made to the marina in the last couple of years, including the resurfacing of all of the docks and the structural maintenance of the docks.

Winston Fowler stated that he and Sue, his wife, have been owners since the early 2000s and he wanted to thank the entire Board and the management team, including Bill Chamberlain and Peggy Trotter. He also wanted to wish everyone a very Merry Christmas during this very odd year (with the pandemic). He said it is a pleasure to be an owner in the Association.

Michael Harris stated that he wanted the members to know that it is the Board's intention to amend the governing documents as there are changes that need to be made. He said the members will get plenty of notice to look at the changes and be comfortable with them before voting on them. He says that these documents will deserve the members' attention. Celeste Fenno asked Harris if those changes would be presented alongside the old verbiage for the members, and Harris said they will make it as easy as possible. Harris commented that the documents, as is, are very restrictive. Fenno commented "outdated", and he agreed. He said he and Crowley are working on them and hope to get them to the members in the next few months.

Trotter stated that they had completed the election count. Allen asked her to provide the results. She stated that the Robert Crowley and Michael Harris were the two candidates that received the most votes, so they will remain as members of the RDMCA board.

Michael Harris stated that the Board and the staff are trying very hard to make this marina everything it can be, and he said they welcome comments from the owners if they do something that doesn't seem to be on the right path for the marina. He said their main goals are to make the marina as monetarily valuable as possible, and also for it to be a place that people can enjoy coming to and spending time at.

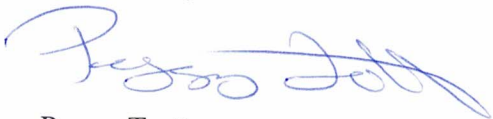
Larsen asked how the restaurant is doing. Allen and Chamberlain both said that the restaurant is doing fine and weathering the storm. Chamberlain said that the marina and restaurant's relationship is good. They are great to work with, and we are lucky to have them.

Fenno asked what our relationship with the neighboring Associations is and had we heard that they had been having some security/theft issues. Chamberlain said he doesn't really have a direct contact for a representative of Laguna – he just usually speaks to owners from there, but Bel Mare has an on-site manager that he has talked to a few times.

Steve Immerman wanted to give his thanks to the Board members. He said that he is a newer owner in the marina, but he has had positions on other boards, and he knows it is often a thankless job. He also said the office staff have been helpful and he appreciates all the help he and his family have received since coming to the marina. He also wished everyone happy holidays.

There being no other business to discuss, Allen stated that they could finish up this meeting and move on to the budget and organizational meeting that is to take place directly after the annual meeting. He asked for a motion to adjourn the annual members' meeting. Schuster seconded the motion and the meeting adjourned with no objection from any of the owners at approximately 10:50 AM.

Respectfully Submitted,



Peggy Trotter
Assistant Secretary