

RIVIERA COMMUNITY CLUB
BOARD OF TRUSTEES MEETING MINUTES / MEMBER COMMENTS
OCTOBER 31. 2021

Member Name	Sec/Lot#	Comment	Response	Notes
Phyllis Zander-Brown	11/071	For Nicola - will the monthly letter be mailed each month to members who do not use computer? BOT - The rental situation is growing exponentially - and is becoming a concern. AICAB Committee - believes that at least one BOT member should sit on the AICAB at all times - rotating if needed so that the Riviera has input and knowledge of the meeting discussions. Budget Committee - how does money get moved back and forth each fiscal year for work that does or not get done?	Nicola - No but the quarterly Newsletter will be mailed U.S.P.S. and extra copies will be available at the office, restaurant and golf shop.	
Jim Cook	18/058	re: AICAB - the representative from the Riviera speaks for the whole island. Finance Committee - feels the BOT needs to have strong oversight on the investing firm and there must be transparency back to the members. Profit and Loss statements are for 'for profit' corps. Non profit orgs should have a monthly statement of financial activities report. Feels the Riviera should have this financial activities report out monthly to the membership. Just had an opportunity to work with the ACC and Dan Morgan - wants to acknowledge that Dan was friendly and very helpful which goes a long way to break the stigma of the past and appreciates the BOT. Recommends a standing board with ACC.		
Tom McCarthy	51/011	re: Reports from Committees - Suggestion - it would be helpful to hear from committees - how many members on each committee - when more are needed. Clarification - Is ACC operating?	Dana - Yes ACC is always operating as part of the covenants.	
Murray Stewart	10/74,75	re: Member Relations Committee dissolution - what is going to happen with all of the information collected from members?	Dana - In the new year, the BOT will be using the information collected as there will be a focus on STRs.	
Mostafa Haji	23/189	Are there funds allocated for Natural Disaster/Emergencies? Do we have enough insurance to cover this should it happen? Re: renters - opines that the Riviera should not be a place for invenstors to come and buy for the sole purpose of renting. There should be regulations on renting.	Phil - Emergency Funds - Yes, we have funds and at a time of need, the BOT can allocate funds from the reserves. We are insured at the appropriate level.	
Michael Downing	02/026	Have always had great cell service until recently - and knows that others are experiencing the same. Was on a walk and saw that the cell antennas have been removed from the water tower. Is there any knowledge of this topic? Verizon did help better their service after a long phone call and technical help.	Nicola - The company that was leasing that space for their towers notified us late summer - within the 30 days the contract requires - that they were moving those antenna off. No reason was given. The service providor removing the antenna is Sprint.	
Jim Cook	18/058	re: Cell Antenna - this is a serious point that members should be made aware of. The members should have knowledge in real time as they are making commitments monetarily for services. Recommend a cell degradation survey - this may be an issue for other members. Cell repeaters - very important - this needs to be researched.		
Tom McCarthy	51/011	re: Cell Antenna - the contract with the Riviera is significant and there should have been a message to the members that this was happening (psa so to speak.) Understands that cell service is not under the purview of the Riviera however, it should let its membership know when changes like this occur. Letting membership know so they can deal with it collectively.		
Joanne Mettler	02/034	Compliance Committee is always looking for more members. Thanks for all the comments regarding compliance. Asks who the BOT Liaison is. Commiserates with Michael Downing's cell service issues and now has a Verizon extender which is working great.	Therese - states that she will be the liaison for Compliance Committee.	
Malia Denis	08/104	Has discussed previously the minimum square footage of homes being built in the Riviera. Has there been any discussion to revisit this minimum? A smaller square footage would mean more green space/trees. Is there a committee for non-residents (members/owners not living on island?) re: Cell Antenna - some cell servers provide options for group discounts and better service.	Dana - Min. square footage is in Covenants - to change this it would require a majority vote by membership. Volunteering for committees - please contact BOT. Thank you.	

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Amy Reagan	01/08,09,10	Homes min 800 sq feet ground floor, 1000 sq foot total. Does anyone know if Tanner Electric has considered fiber optics? Is this a topic for the Riviera?	re: fiber optics - no response but will look into it.	
Jim Cook	18/058	re: Cell Antenna -Fiber will not go from distribution boxes to homes.		