

Board of Trustees Meeting Saturday November 18, 2023, at 10am

Summary of Actions

Meeting called to order at 10:03am

President's Report, Christopher Frye:

In January our website will be revamped with improved navigation to make it easier to find certain documents, and all the documents from prior meetings will actually be part of the agenda posted for upcoming meetings. Those of you on zoom will be able to download all the PDFs for everything that's provided at the meetings on the table of handouts. Keeping better records will serve as a valuable reference for members and board members in the future, and hopefully avoid unnecessary repetition. Full transparency starts with making sure everybody has easy access to the same information, and we will continue to look for ways to improve our communication.

It's been a quiet month for committees with very little permit activity. The Board will confirm all committee members and chairman positions in January. A calendar with all meetings for the upcoming year, including committees is being made and will be posted shortly. As always thanks to our volunteers, and if you are interested volunteering for the Riviera, there is an open position on the Architectural Control Committee (ACC) that we welcome you to inquire about through our office.

We received a letter to say a big thank you to Angel, Thomas and the rest of the staff of the Lakeshore who made this year's Veterans Day luncheon so special! Angel and her staff made sure our island veterans were well fed and taken care of. Great job Angel and Thomas!

On that note we want to share new information about the member picnic in September. One of the reasons for the shortage of food was that we had some members prepack containers they brought to take food home, before the rest of the membership arrived.

We want to let you know that whenever we see something or hear something we are investing to figure out what's going on and make sure things are good for the membership as a whole.

Member Comments/Questions:

I am surprised that members are required to provide questions for the attorney two months in advance while Mr. Burleigh our attorney will have read our documents and state documents already. I will be providing challenges to many of the final changes in the form of a question, but I'll be able to say what I want to say because my questions will be written and delivered to the board in December. My first question will be: what in our government documents is actually in conflict with the state law? I'm being nice today OK, these changes have been deemed to be amendments, but an amendment is a minor change or addition designed to improve the text or the legislation, changing the covenants will require 60%. Thank you very much, I like the idea of being open with the members so the more you can do that and the more that we can find out before something happens, I think everybody will be happier. It's not going to be perfect here and we need to deal with the problems that we have.

Thank you. The reason we asked for questions in advance was to better organize the town hall meeting and make the best use of Mr. Burleigh's time when he's here and on the clock. Thank you for submitting your questions ahead of time, we will make sure Mr. Burleigh addresses all questions at the town hall meeting. Regarding your point about openness, we are in full agreement that clear communication and keeping members informed is paramount, and we will continue to do our best to be that way.

Our roads in the Riviera are sorely in need of the county sweeping, I would say there's nearly maybe 50% of the undeveloped streets are in bad shape and yes, I can call the county and ask them to come out and sweep my street or my surrounding streets but I would think that it would be something that maybe our administration can make a call and schedule a time when the county can come out and actually do all of Riviera rather than piece meal, it costs the county more money to come out multiple times to do that and of course they have to come out a few times because they can't do it all in one day probably. But still it would be nice to know when it's going to happen, maybe be announced to the membership that this is when it's going to happen. My other question is: How are the minimum bids established on the properties that are foreclosed on and are put up for sale by the Riviera? Unless it's to recover costs, I would think that an open market basically with no minimum bid would encourage people to actually buy the property so that they are paying dues on property.

The county comes out and mows the right ways every year. There are times when we wish they'd sweep more, especially on some of our quieter cul-de-sacs, but as we have learned they are dealing with multiple factors when making their schedule and aren't in a position to respond immediately. We will share any information we have and continue to monitor our roads and communicate with the County about satisfying our needs. We ask that you as individual residents also reach out to the county about issues concerning their roads.

To your other question, the BOT made the decision to base minimum bids on current market value of the properties.

Was there a separate contract to bring somebody in to help Angel become the manager or get her to that position and how much did that cost us? I've also been hearing that some people are being told they are not allowed within the restaurant, but this is not allowed if these are paying members, so I have a big question about who is making that decision, is a letter going out to them, and what are the guidelines for this because there has to be accountability and proper procedure.

I don't know how to answer this

You might consider actually taking the board meeting off in November and doing it on the first Saturday of December, so you have more time in between. My question is: what's the status of Cole Point is the thing to rest or is there still ongoing discussions about water?

Thank you for the suggestion, you are correct it is a quick turn-around. Unfortunately, our Covenants & Bylaws state that a monthly meeting is not be held in December, otherwise we probably would consider it.

The Cole Point discussion has stalled and will not continue until they present a viable plan to move forward. Anything that takes place will be with complete transparency to our membership.

Is the muck removal machine operating yet?

No, we are still working through the process of getting a permit to use the system. We'll keep you afloat with any news!

I would also like to say thank you for the veteran's event because we did go, and the restaurant did a great job. I do feel bad that we did overtake the whole restaurant because they didn't have space for other people, and I wonder if we could collaborate with the café' on nights like that.

Thanks for your feedback, we're proud of the job Angel and her staff did. We are looking into ways to collaborate more with the café' to help make members aware of all dining options, especially when the Lakeshore is being used for an event.

You were talking about a calendar so we can check events so there's no conflict. About a month ago I checked the Riviera calendar to see if there was anything happening on October 21, and nothing was on the calendar, so Island Arts planned an Oktoberfest. About 10 days before our Oktoberfest, we got emails blasting out that the Riviera is having an Oktoberfest same day same time and same menu as ours so I think a calendar where you're booking events ahead, all organizations on the island could take a look at it and say OK let's schedule a different time. I also think the Riviera should try to honor the events that other organizations are doing then we won't have these problems. Both sides can do better.

Last year the office produced a calendar showing all events on the island for the year. We're finalizing the one for this year, and we'll get it up on our website as soon as possible. Thank you for the suggestion.