

Board of Trustees Talking Points for BOT Meeting July 26th, 2025

GM: General Manager

AGM: Assistant General Manager

OS: Office Staff TH: Town Hall

Talking Points

1. **Member Question:** People have been flying pride flags for year with no warning to take it down so can you please explain why I was targeted because of my Trump signs?
 - a. **Answer given directly towards member:** This has been discussed several times already with members and we are not sure why this is not clear to members still. The board hasn't changed direction and at no point has the Riviera singled out anyone. A member posted a flag on the side that faces the golf course. This was reported by at least one member and a compliance issue was brought up.
 - b. This got escalated to the board and the discussion came up as to whether flags were symbols or signs. The board had to go get legal guidance as some members of the board felt that flags are symbols and not signs. The Lawyer agreed and the complaint against the member was dropped. A phone call and letter were sent to the member and no hearing was needed.
 - c. **In review:** At least one board member has dozens of flags outside their house, to include a Trump flag, and has so for many years without a single complaint. We understand the desire to promote our views to others and truly think the placement of the members flag facing the golf course was why the member received complaints when others have not.
2. **Member Question:** I have heard that an employee helped a member contact a neighbor about a tree issue. Please explain to me why they have different standard when dealing with me. They got to cut down their trees but tells me all the time they can't force anyone to cut trees down?
 - a. **Answer:** The Riviera cannot legally force anyone to cut a tree down nor can we deny anyone to cut a tree down. Some neighbors are willing to help their neighbors out while others, sadly, are not and treat it like an act of God. The office has tried for years to get people to be more mindful of others. I personally have had three trees fall on my property and the neighbor who they come from will not respond to any communication from me at all. I understand your frustration with the situation. However, there is nothing in our governing documents that supports any action like you are suggesting. Furthermore, the state has laws against trespassing which prevent the HOA taking direct action on someone's property.
3. **Member Comment:** Why was no action taken when an employee disrespected a member?
 - a. **Answer:** Employee's have been disciplined and or consoled for actions during their shifts. For legal reasons these actions are not shared with the membership.
4. **Member Comment:** Why is the HOA double dipping on HOA dues while making the course public?
 - a. **Answer:** Twenty plus years ago the BOT and GM were given the mandate from the members to make the Golf Course and Restaurant public.
 - b. **In addition:** Members and Guest both pay fees to play on the course. Membership also contributes to the maintenance and operation of both amenities with their dues. Your views and opinions have been noted and we thank you for sharing them.
 - c. **In addition:** In regard to legal this is also the way the state defines our golf course.