

Don-Cesar Property Owners Corporation (DCPOC)

Board Meeting

17 April 2023 / 5:00 PM / Don Vista & Zoom

ATTENDEES

- Betty Rzewnicki, *President*
- Kevin Hughes, *First Vice President*
- Ken Folsom, *Second Vice President*
- Ed Chima, *Third Vice President*
- Mary Beattie, *Recording Secretary*
- Rebecca Purple, *Corresponding Secretary*

There were sufficient board members for a quorum. The meeting was called to order by BR.

- March Board Meeting Minutes approved.
- Discussion about donations received from residents in response to recent email informing members of work being undertaken by DCPOC in the neighborhood.

A **MOTION** was made by KH to pay Bartlett, Loeb, Hinds & Thompson in the amount of \$71.27 for legal services. The motion was seconded by EC. All board members present approved. Motion carried.

- Discussion on M&N Committee
 - EC provided update; M&N Committee unanimously recommends fencing and locked gates be erected on Blocks M & N.
 - KF expressed concern about the proposed plan stating fences and gates do not create a “defensible perimeter.” All agreed no plan is perfect and a gradual approach may serve everyone better. The gradual plan could include erecting fences and gates but no installing locks immediately.
 - Cabrillo condo association notified EC that they will accept the alignment of the fence on their property.

- City of St Pete Beach states DCPOC property includes 2 ft. east of the sidewalk running along the eastern perimeter of Blocks M and N and, therefore, the fences will be easy to install and may be less costly.
- EC shared the estimated cost per gate with a code or lock is \$6,300.00.
- Discussion on communications to members
- Discussion on dates of upcoming General Membership Meetings
 - BR will confirm availability for week of 5/8, 8/7, and 11/6 and for 2/13/2024 for Annual Meeting
- Discussion on Zamora Litigation
 - Answer is due within 30 days
 - Estimated cost for Answer is between \$7,000-10,000

A **MOTION** was made by RP to engage Allison Doucette of Bartlett, Loeb, Hinds & Thompson to represent DCPOC in the lawsuit brought by owners of Hotel Zamora. The motion was seconded by KH. All board members present approved. Motion carried.

- Discussion on Rules & Regulations
 - Draft rules have been uploaded to shared drive for Board review by 4/21/2023
 - Proposed Rules & Regulations will be presented at May General Membership Meeting.
- Discussion on Flooding
 - Flooding and stormwater issues are on agenda for City Commission Meeting on 4/19
 - \$780k budget allocation to address flooding issues in Don Ce Sar Place has been reallocated to other neighborhoods
 - Becky will attend Commission Meeting; others are encouraged to attend
 - Both Commissioners to be invited to May General Membership Meeting to hear from residents about concerns over flooding
- Discussion on Newsletter
- Discussion on 2022 taxes; BR reports tax return has been filed

- Discussion about member complaints that they cannot access the DCPOC website
 - EC to address the issue
- Discussion on assignment of upcoming tasks
 - EC to prepare M&N Committee Update presentation for the May General Membership Meeting
 - BR to work with Flooding Committee to address the City
 - BP to complete and issue the newsletter
- Discussion on meeting with Pinellas County Sheriff to clarify DCPOC status as it relates to enforcement issues, etc.
 - Memorandum of Understanding states that DCPOC and City should meet with PCSO annually.

MEETING WAS ADJOURNED