

**DCPOC GENERAL MEMBERSHIP MEETING  
AUGUST 9, 2023  
DON VISTA**

**CALL TO ORDER—6:00 pm**

**WELCOME—President Betty R**

**BOARD MEMBERS PRESENT—Betty R, Mary B, Becky P, Ed C, Ken F**  
**Zoom Attendees—Mike S, Kevin H**

About 35 residents of the Don Cesar neighborhood were in attendance.

**PROPOSED BLOCK M & N RULES/REGULATIONS**

All attendees were offered copies of the proposed rules and regulations. A power point presentation was given and each rule/regulation was discussed in detail. A link to the rules and regulations will be on the website.

**LITIGATION WITH THE ZAMORA**

The DCPOC was served a Summons and Complaint for a lawsuit in which St. Pete Beach Hospitality LLC, the new owner of Hotel Zamora, filed a suit against DCPOC seeking a determination of rights and privileges held by the parties over real property, specifically beach lots M and N.

The Complaint was filed in Pinellas County Civil Court, case number 23-006426-CI. See <https://ccmispapinellascounty.org/PublicAcces/Search.aspx>

DCPOC has retained Allison Doucette and Ethan Loeb of Bartlett Loeb Hinds and Thompson PLLC to represent DCPOC in the case. We intend to fight for what is rightfully ours.

In order to protect and maintain attorney/client privilege, the DCPOC Board is not permitted to discuss certain aspects of the case or case strategy. However, members will be advised of important case updates as they become available.

The sequence of the litigation is as follows:

- On May 15, 2023, DCPOC filed our Answer, Affirmative Defenses and Counterclaim
- On June 2, 2023, DCPOC filed our Request for Production of Documents to St. Pete Beach Hospitality LLC, responses are due by Friday, August 11<sup>th</sup>
- On July 28<sup>th</sup>, 2023, St. Pete Beach Hospitality LLC filed their Request for Production of Documents to DCPOC, DCPOC has 30 days to respond.

### **RAISE THE SAIL AGAIN!**

- For ongoing protection of Blocks M & N
- Funds will be used for litigation costs and/or the erection of physical barriers or other means of protection
- Donations from our community will help protect our precious asset!

### **SAVE THE DATE—SECOND ANNUAL HALLOWEEN PET PARADE**

WHEN: SATURDAY, OCTOBER 28, 2023

WHERE: LAZARILLO PARK

STAY TUNED FOR MORE DETAILS

**MEETING ADJOURNED**

