

Don-Cesar Property Owners Corporation (DCPOC)

General Membership Meeting

08 November 2023 / 6:00 PM / Don Vista & Zoom

DCPOC BOARD ATTENDEES

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

GUEST ATTENDEES

- Adrian Petrila, Mayor - City of St Pete Beach
- Jennifer McMahon, COO - City of St Pete Beach

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

- BR welcomes guest attendees Adrian Petrila and Jennifer McMahon
- St Pete Beach Mayor, Adrian Petrila
 - Addressed question about sewage problem in the City and stated that efforts are being made to address the problem but it is just something that happens due to old infrastructure
 - Addressed questions about the Windward Pass project. He suggested residents go to the city website to review information online. There are multiple projects coming before the Planning Commission for recommendation.
 - Addressed question about any process to rewrite City codes. Mayor stated that a firm has been hired to conduct a comprehensive review.
 - Addressed questions about what the City is doing to reduce the risk of flooding. Mayor stated that there are studies underway to try to figure out a

solution or solutions. Jennifer said a grant was approved for three properties in the neighborhood to install living shorelines to reduce the risk of flooding.

- Addressed questions about the boat ramp. Mayor said the operating hours of the boat ramp have been amended. He also stated that commercial enterprises need to apply for permits to use the ramp. Jennifer added that work has been done to improve the policies related to the boat ramp and recommended that residents call the Sheriff to report any violation.
- The Shoreline Enhancement project was presented
 - Thomas Ries, President - Ecosphere Restoration Institute presented information on living shorelines and the benefits it can provide to the community, the environment and our property.
 - Dr. Blake Simmons, Environmental Scientist - Tampa Bay Watch was in attendance and asked for feedback on the presentation and from homeowners who will participate in the grant program.
- Protection of Blocks M and N was presented
 - The Proposed Rules and Regulations will be submitted for a vote at the DCPOC 2024 Annual Meeting. The final draft has been posted on the DCPOC website (www.dcpoc.org)
 - Fences and gates will be installed.
- An update on the Zamora litigation was presented
 - Residents are encouraged to review the pleadings on the Pinellas County Court Clerk website
- Raising the Sail fundraising campaign to support the ownership of Blocks M and N is underway. Funds will be used for maintenance, legal costs and the installation of fences and gates.
- An update on membership was presented.
 - 2024 dues will increase to \$45 per property
 - YTD 2023 shows a decrease in paid membership at 123 properties; FY'2022 was 140 properties and FY'2022 was the all-time high of 171 paid member properties. YTD 2023 is on track for an 18% decrease from the high of 2022.
 - Reminder that dues must be paid in full in order to vote at the DCPOC 2024 Annual Meeting

- Upcoming election of officers was presented
 - Open Board positions include President, 2nd Vice President, Treasurer and Corresponding Secretary
 - Members are encouraged to get involved and run for a board position
 - 2024 dues must be paid in full to be eligible to vote; one vote per property; absentee ballots will be accepted until 5pm on February 12, 2024
 - Important dates: 12/15/2023 Board forms Election Committee (Chair, Kevin Hughes); 1/4/2024 Due date for Written Notice of Candidacy (including bio); 1/24/2024 Election Committee announces candidates and distributes ballots; 2/12/2024 Absentee Ballots due by 5pm; 2/13/2024 Annual Meeting and election of officers

- Update on Fun Committee presented
 - Presentation on 2nd Annual Halloween Pet Parade held in October; event was a big success
 - The Don Cesar Hotel has invited residents to a special event on 12/15/2023. Event will include a tour of the Don Cesar followed by a wine reception in the Don Club Members Lounge.

MEETING WAS ADJOURNED