

Don-Cesar Property Owners Corporation (DCPOC)

Annual Meeting

13 February 2024 / 6:00 PM / Don Vista & Zoom

DCPOC BOARD 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*

GUEST ATTENDEES

- Jennifer McMahon, COO - City of St Pete Beach

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

- Presentation of book to BR in appreciation of her service to DCPOC
- Presentation on topics up for general membership vote
 - Rules and Regulations for Blocks M and N
 - Fences and gates along access paths to deter public from utilizing property
 - A resident asked how will the rules & regulations be enforced? BR responded that some will be enforced by the City as they relate to the City ordinances.
 - Discussion took place about how owners have the responsibility to inform and educate guests about the rules and regulations.
 - BR informed everyone that the purpose of the fences and gates is to secure Block M & N from trespassers. The fencing will not be placed across all of the property.

- The exploration as to the feasibility of fences and gates took place in January of 2023. Allied Fence submitted a bid for a 6ft. High aluminum fence as shown in the slide. There will be no fencing on the beach side.
- The gates will be ADA compliant and the enforcement of people trespassing will be a civil matter per Pinellas County Sheriff.
- Jennifer McMahon, COO, City of St. Pete Beach, suggested the Community Police Officers should attend the next DCPOC Board Meeting to educate them about the enforcement of trespassing on Blocks M & N.
- Slides were presented to demonstrate the look and placement of the fences. Slides will be placed on the DCPOC website for reference.
- BR stated when the expansion of the Don is complete there will be a new sidewalk on the north side of the Don for use by residents of the DCPOC.
- The cost of construction and fences with locks and gates will be approximately \$36,000.
- Clean up of Blocks M & N is an issue that has been addressed by volunteers of the neighborhood. Some suggested the placement of a garbage can on the beach. A few people responded that their observation was that garbage cans created more of a littering issue than a solution.
- DCPOC will not become an HOA and there will be no assessment for the purchase or maintenance of fences and gates.
- Questions were asked about the type of locks that will be used and how will that keep others from giving out the key or the code to people other than residents and their guests. The response from members of the Board was that it is a concern, but nothing is perfect. There will be breaches and we will have to address those as we go along.
- DCPOC does have liability insurance.
- Final collection of ballots
- 2024 Achievements
 - 128 active members
 - 4 General Membership Meetings were held in 2023
 - Bi-annual Newsletters mailed
 - 2nd Annual Halloween Pet Parade in 2023
 - \$5,489 in donations collected
 - A grant for Design of Living Shoreline awarded

- Designated Resiliency Funds from the Don
- Social at the Don Cesar Hotel held for residents of DCPOC
- 2023 Financial Overview
- There were four positions up for election for the 2024-2026 term; President, 2nd Vice President, Treasurer and Corresponding Secretary. All nominees ran uncontested. The DCPOC Board of Directors for 2024 is as follows:
 - Ed Chima, President
 - Kevin Hughes, 1st Vice President
 - Jon Stevens, 2nd Vice President
 - TBD, 3rd Vice President (To be appointed by Board of Directors)
 - Mike Savage, Treasurer
 - Becky Purple, Corresponding Secretary
 - Mary Beattie, Recording Secretary
- Results of General Membership Vote
 - 101 properties paid dues prior to the meeting and were eligible to vote on the ballot questions, 53 properties cast ballots. 21 ballots required for quorum. Results were:
 - Rules & Regulations – Approved
 - 89% of members voting were in favor; 9% against
 - Fences & Gates – Approved
 - 66% of members voting were in favor; 33% against
- City of St Pete Beach District 3 Commissioner, Betty Rzewnicki presented upcoming capital projects in District 3 (Don Ce-Sar and Bella Vista neighborhoods)
- Presentation slides from all meetings in 2023 will be placed on the DCPOC website.
- Jennifer MacMahon thanked Betty for the great job she has done.

MEETING WAS ADJOURNED