



DCPOC Annual Meeting

February 13, 2024

PREPARED BY DCPOC BOARD MEMBERS

Call to Order and Welcome

Agenda

- General Membership Vote
 - Q/A
- Highlights of 2023 Achievements
- Last Call for Ballots
- Financials at a Glance
- Announcement of Officers
- Results of General Membership Vote
- Q&A: City Commissioner, District 3
- Meeting Adjourned



General Membership Vote

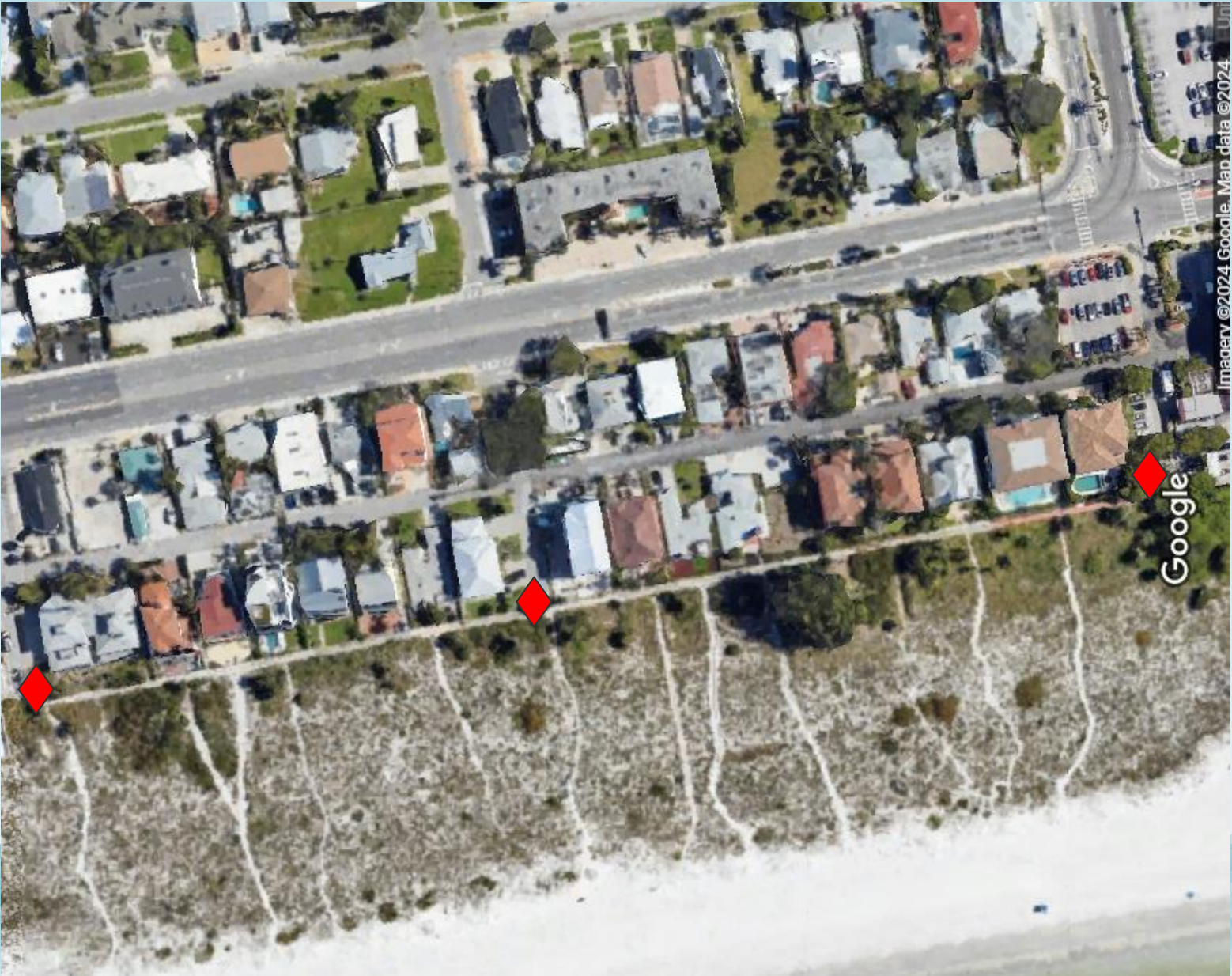
Ballot Issue 1: Rules & Regulations

- Rules and Regulations were developed with the input of residents and DCPOC Legal Counsel
- Several Rules and Regulations are enforceable by City Ordinance or State Law.
- Questions?

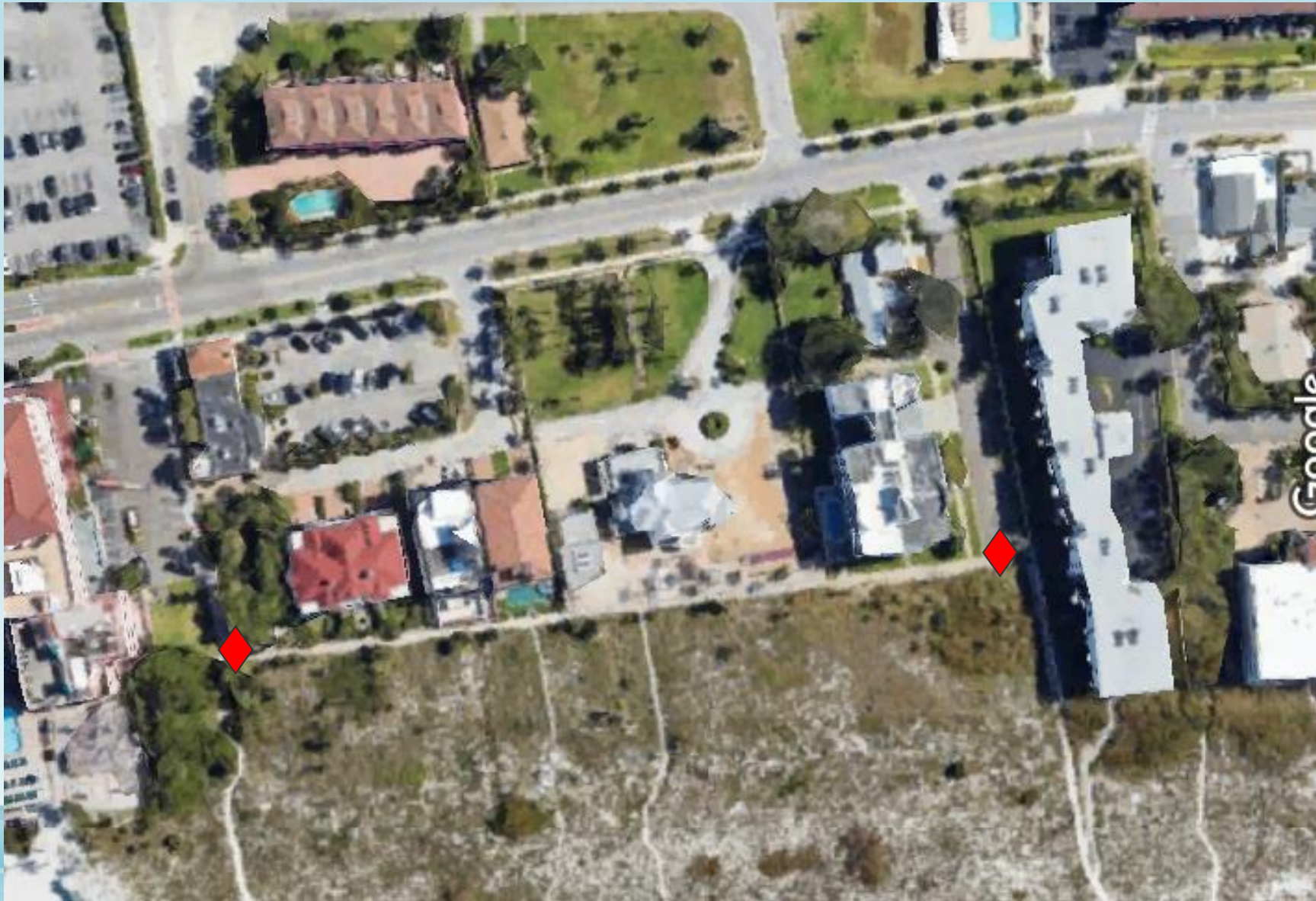
Ballot Issue 2: Fences & Gates for Blocks M and N

- Proposal to install fencing and access gates along the eastern boundary of Blocks M and N at major access points a) Cabrillo Avenue, b) Sundan Arts Center/Don Cesar Hotel South, c) 35th Avenue/Don Cesar Hotel North, d) 36th Avenue, and 3) 37th Avenue.
- Purpose of system is to deter the public from accessing the private beach lots and will not affect access by any property owner.
- Where possible the access points will be ADA compliant.
- Questions?

Fences & Gates



Fences & Gates





113 Cabrillo Ave

St Pete Beach, Florida



Google Street View

May 2022

See more dates





113 Cabrillo Ave

St Pete Beach, Florida



Google Street View

May 2022

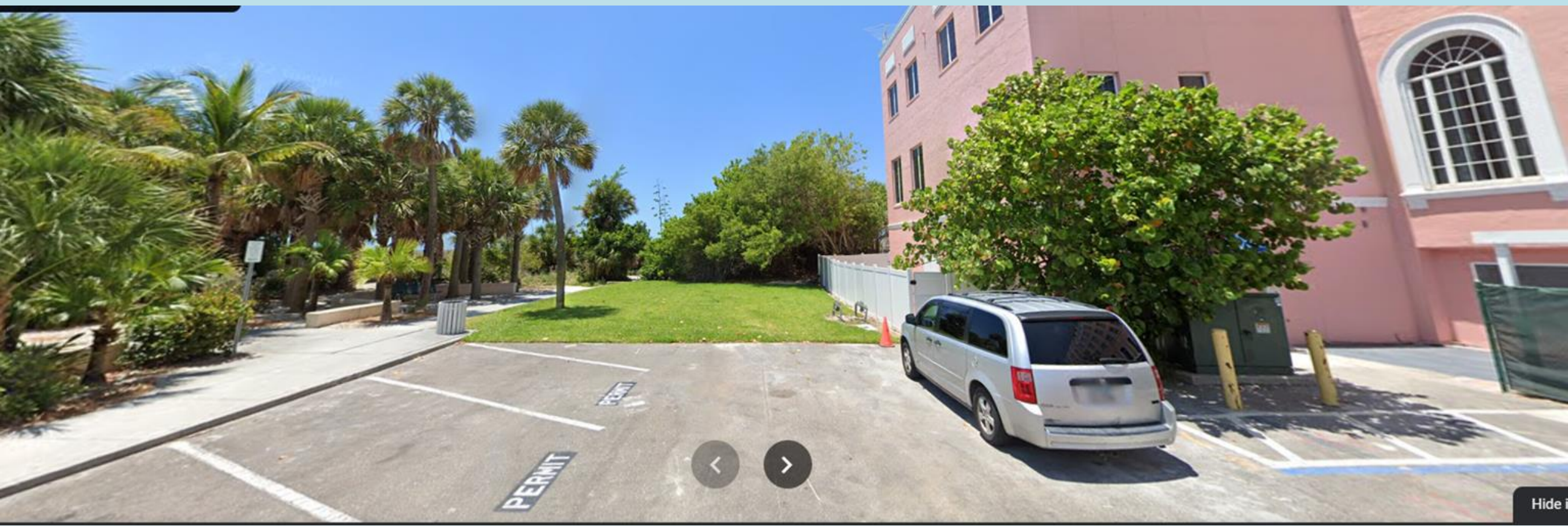
See more dates

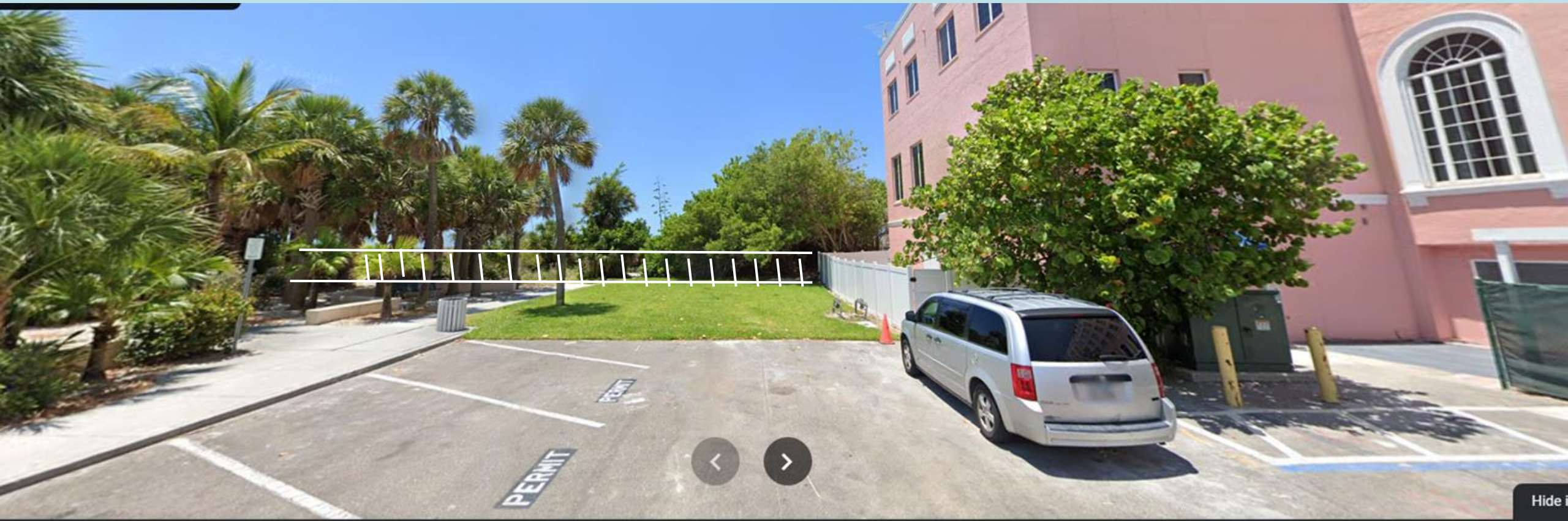


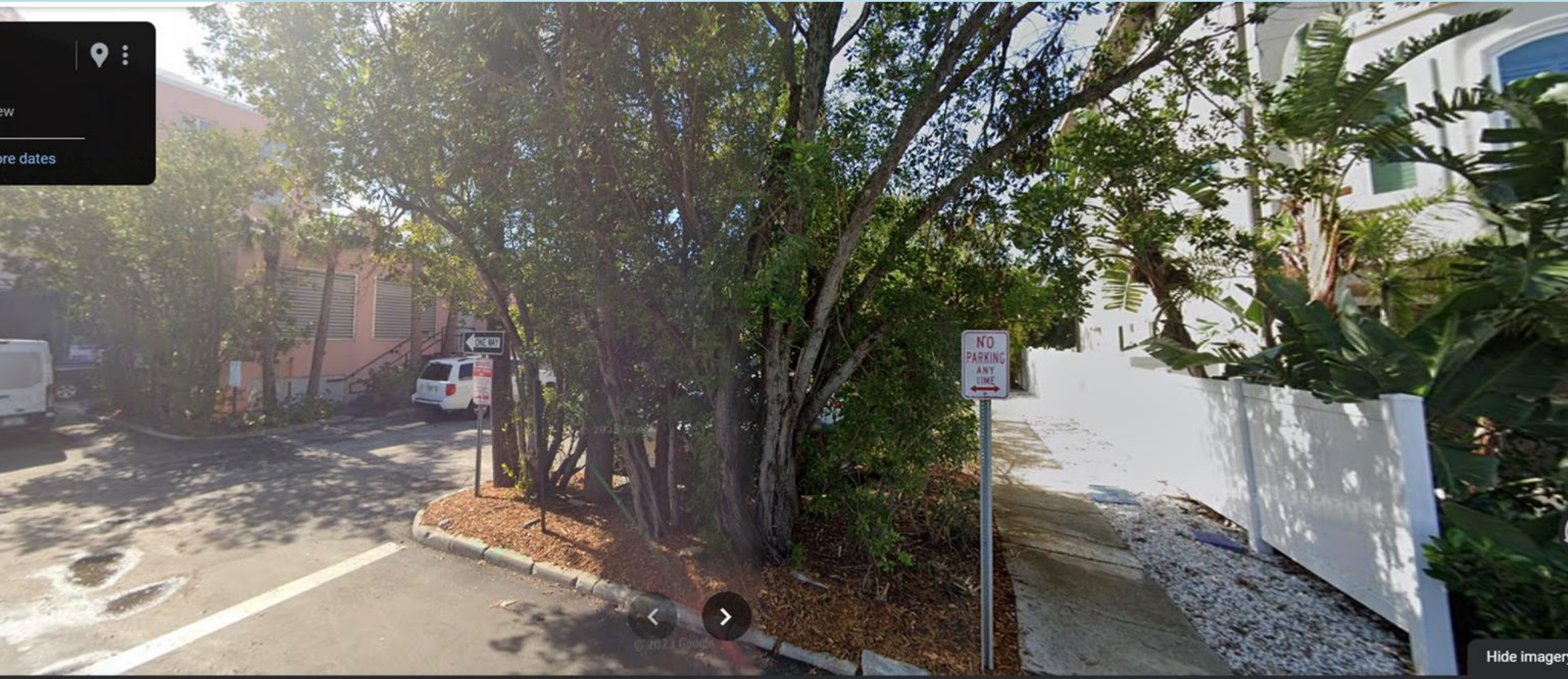


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3504

El Centro St

El Centro St

Gulf Blvd

Gulf Blvd

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El Centro St

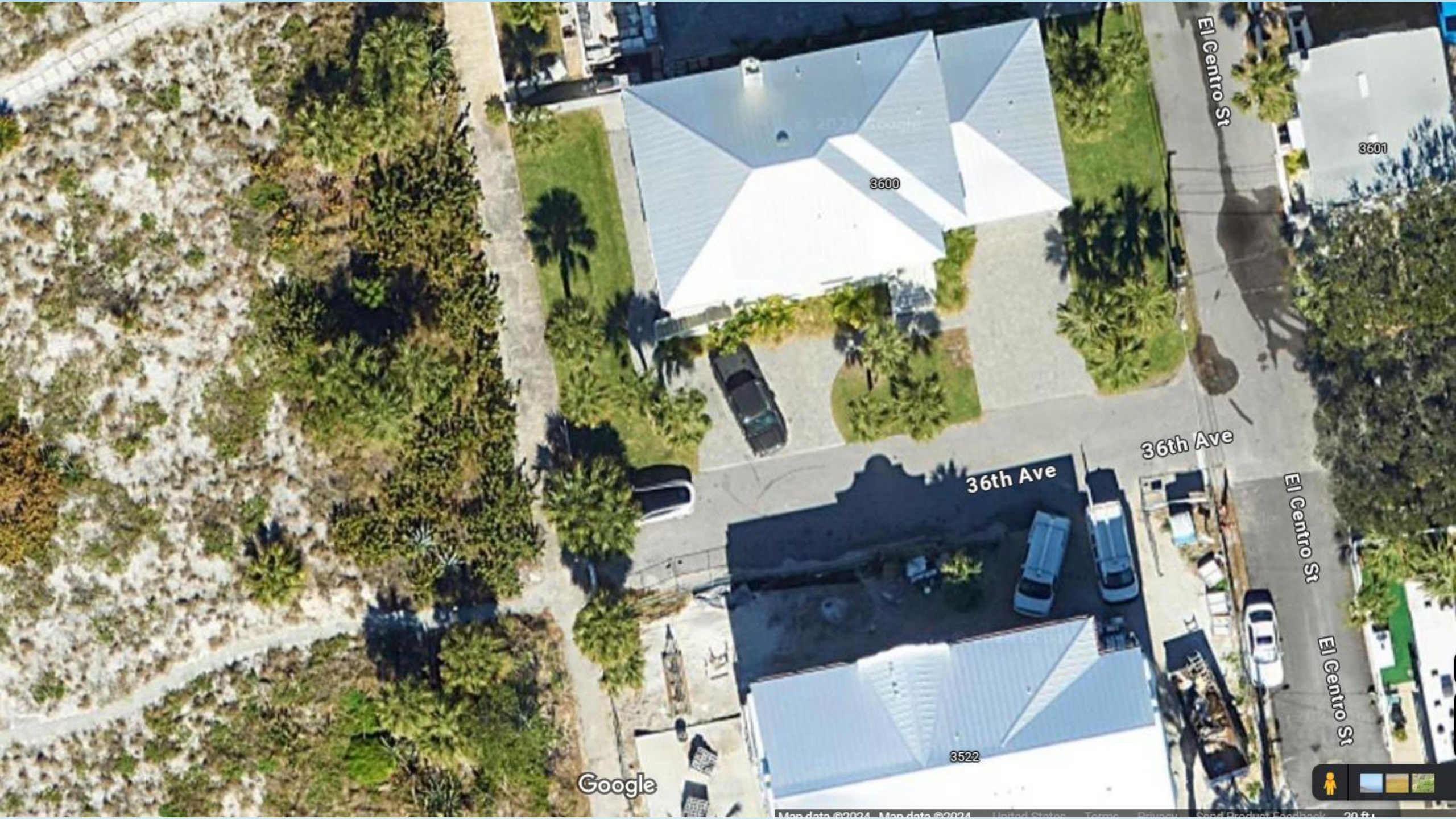
El Centro St

Gulf Blvd

Gulf Blvd

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3600

3601

36th Ave

36th Ave

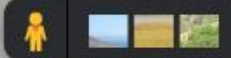
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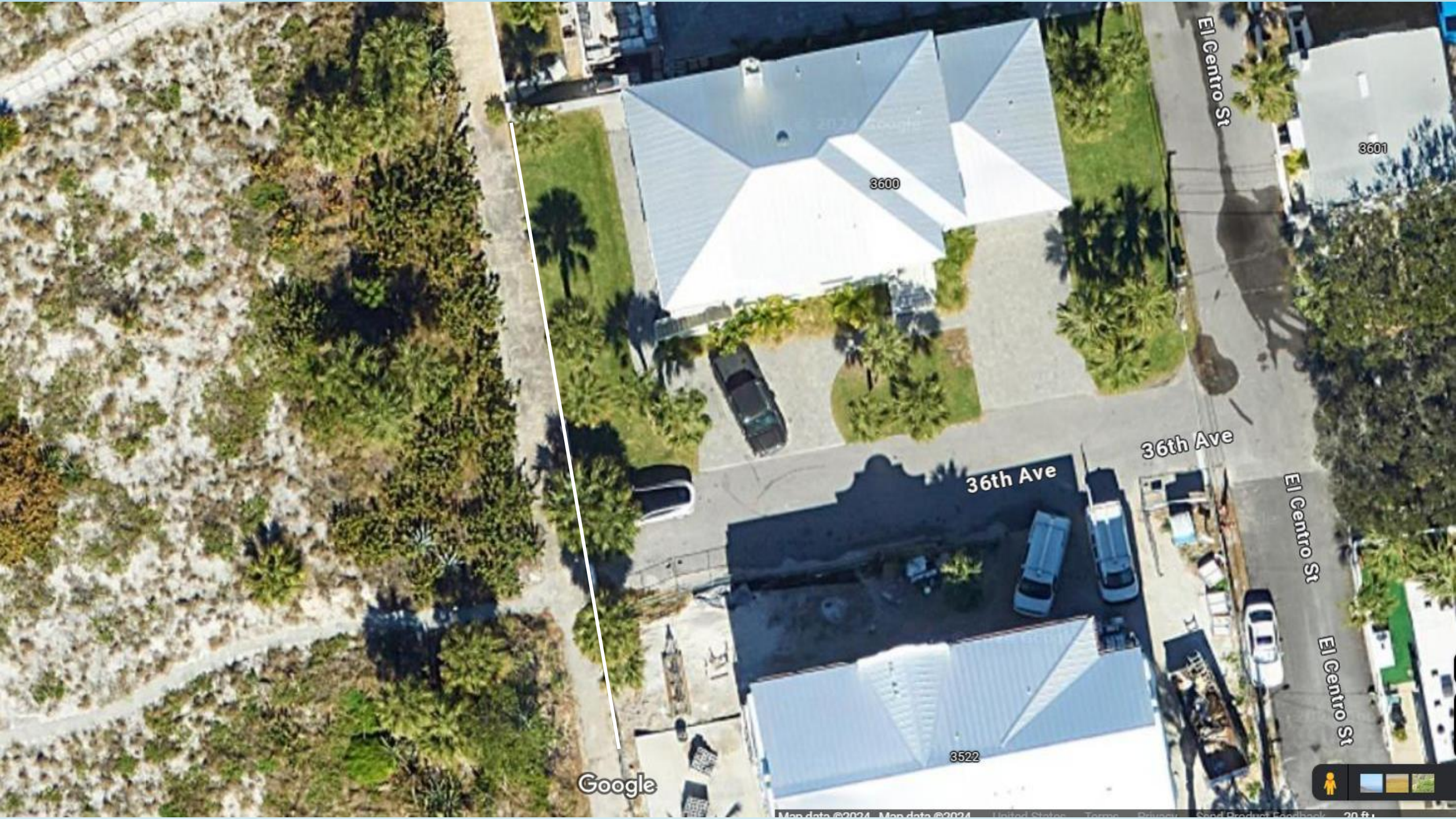
El Centro St

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3600

3601

36th Ave

36th Ave

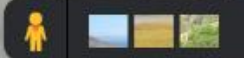
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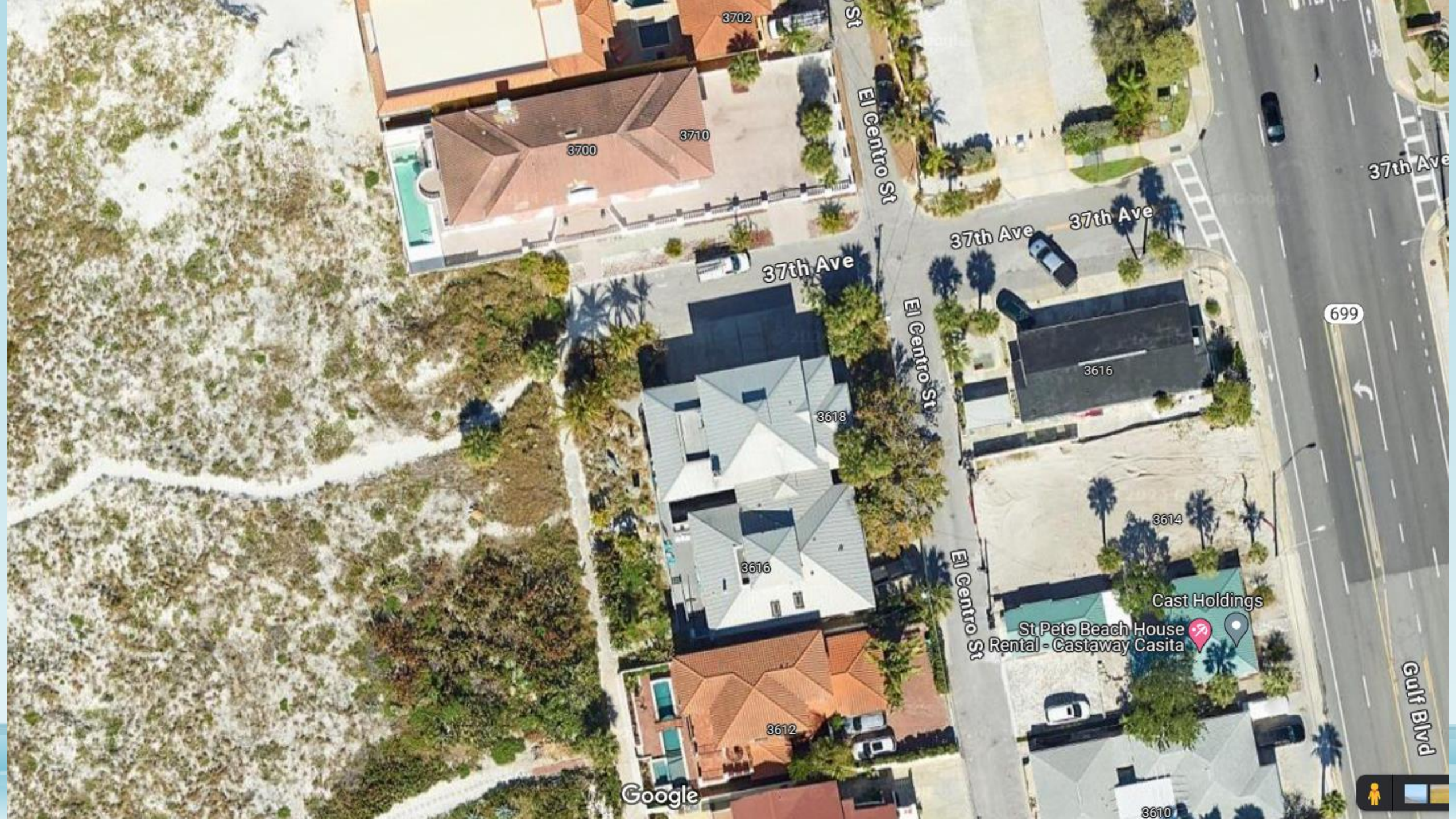
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3702

St

El Centro St

3710

3700

37th Ave

37th Ave

37th Ave

37th Ave

699

El Centro St

3616

3618

3616

3614

Cast Holdings

St Pete Beach House Rental - Castaway Casita

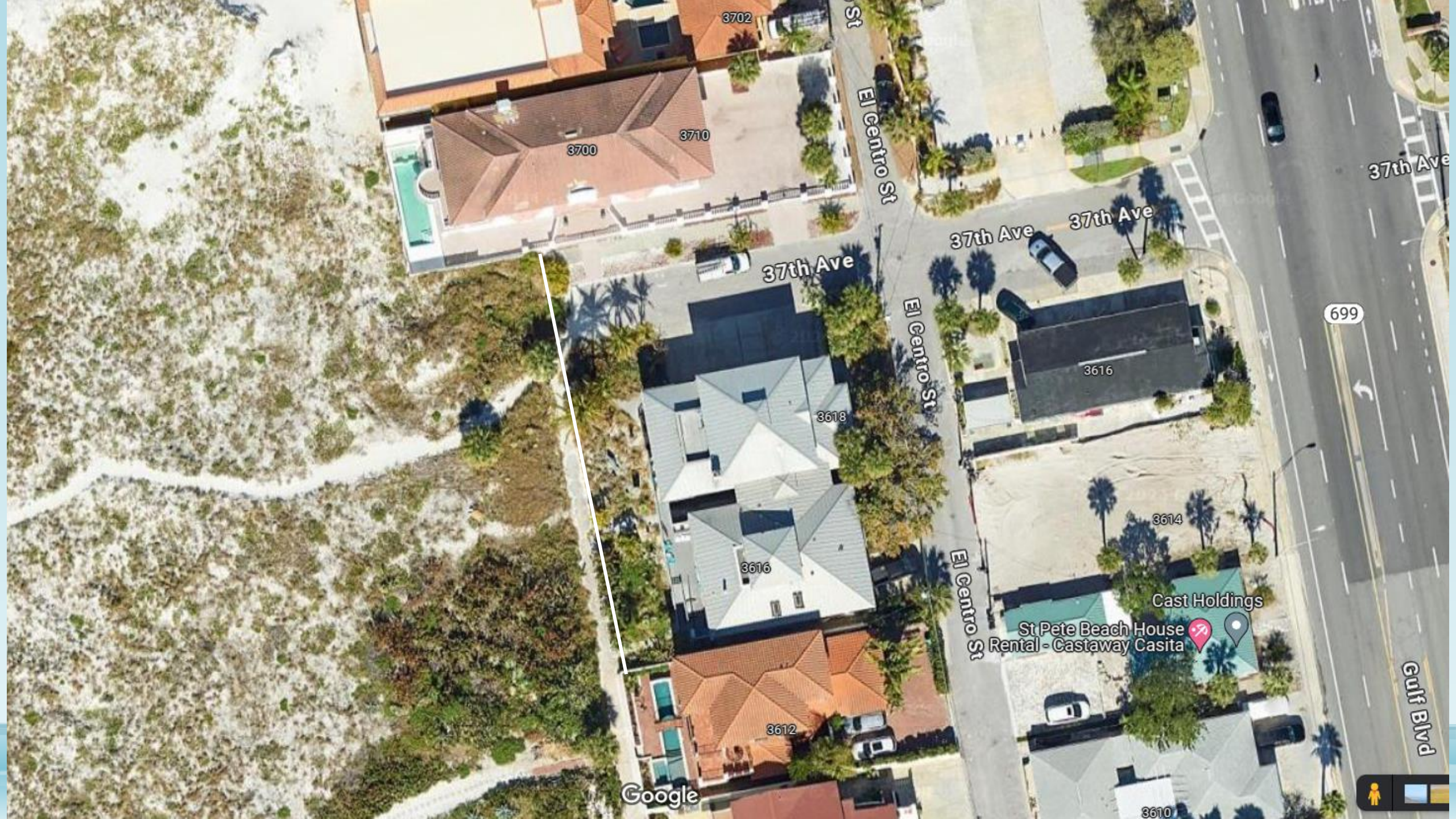
El Centro St

3612

Gulf Blvd

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3610



3702

St

El Centro St

3710

3700

37th Ave

37th Ave

37th Ave

37th Ave

699

El Centro St

3616

3618

3616

3614

El Centro St

Cast Holdings

St Pete Beach House Rental - Castaway Casita

3612

Google

Gulf Blvd

3610

Questions Raised by Members

- cost of construction of gates and fences
- cost associated with maintenance
- maintenance from trash, vandalism/theft, etc.
- trespassing after fences/gate installed, how will this be dealt with/enforced?
- liability insurance
- restoration of the dunes should a storm destroy/damage sand dunes
- source of budget
- Will an HOA be required?

Highlights of 2023 Achievements

128 active
members

Published Bi-
Annual
Newsletters

4 membership
meetings

2nd Annual
Halloween Pet
Parade

\$5,489 Donations
Collected

Grant for Design of
Living Shoreline

Designated
Resiliency Funds
for the Don Cesar

Social at the Don
Cesar Hotel

LAST CALL FOR BALLOTS



Financials at a Glance Q1 to Q4 2023

Membership

115

Active Paid
Members



Cash Assets

Total Cash \$21,897.76

General Fund
\$21,129.53



Fund
\$768.23

Revenue

\$51,377.76

Expenses

\$35,737.52

Liabilities

Current Payables \$141.80

Profit (Loss)

\$15,640.24

Financials at a Glance

Don Ce-Sar Property Owners Corporation Assets & Liabilities
As of December 31, 2023

ASSETS

Current Assets

Cash-Checking Account

\$21,129.53

Cash-Savings Account

\$ 768.23

Total Current Assets

\$21,897.76

LIABILITIES

Current Liabilities

Payables

\$ 141.80

Total Current Liabilities

\$ 141.80

Board of Directors

Effective February 14, 2024

- Ed Chima, President
- Kevin Hughes, 1st Vice-President
- Jon Stevens, 2nd Vice-President
- TBD*, 3rd Vice-President
- Mike Savage, Treasurer
- Mary Beattie, Recording Secretary
- Becky Purple, Corresponding Secretary



**To be appointed by the Board of Directors*

General Membership Vote Results

Ballot Issue 1: Rules & Regulations

Ballot Issue 2: Fences & Gates for Blocks M and N



City Updates: Jennifer McMahon, COO

Q&A: City of St Pete Beach, Commissioner, District 3



Our own Betty Rzewnicki has been appointed as City of St Pete Beach Interim Commissioner, District 3 and will be elected Commissioner, District 3 in March 2024.

District 3 CIP Projects

In design for a revised concept plan for high tide and sea level rise protection for the entire neighborhood. The concept incorporates new stormwater pump stations at the existing outfall structures and calls for the elevation of the seawall around the entire neighborhood by private property owners.

Coordinating with FDOT in design for moving the tide check valves back from the outfall structures to improve performance preventing flooding from high tides and sea level rise at Granada St and Barcelona St intersections with the Bayway.

In design for the rehabilitation of the existing stormwater outfall structures at Alhambra St, Alfonso St, W. Maritana Dr, Jon Jose St. This includes baffle boxes and a new tide check valve design housed in a vault. Quick disconnect pipe fittings will be used to allow the pipe segment with the valve to be raised for inspection and maintenance.

In design for the installation of new stormwater outfall structures at S. Debazan Ave and W. Debazan Ave. These will include baffle boxes and a new tide check valve design housed in a vault. Quick disconnect pipe fittings will be used to allow the pipe segment with the valve to be raised for inspection and maintenance.

Installation of a vaulted tide check valve and baffle box in the street right of way for sea level rise and high tide flooding protection.

Replacement of the seawall at the 36th Ave east terminus with a living seawall. Project also includes re-paving 36th Ave from E Maritana to Casablanca to improve stormwater drainage.

Installing Flexi-Pave down the center of El Centro Ave to improve stormwater drainage. Similar to what we did on BaySt.



Assisting with the living shoreline design utilizing grant funding for three properties. This is a demonstration project.

Replacing the Tide Check Valves under warranty at Don Jose St and Alfonso St locations.

The feasibility study for the replacement of the Don Cesar Boat Ramp is complete. Two locations are reviewed: the existing location and the turn on Cabrillo Ave.

Don Vista HVAC and roof replacement.

In design for a stormwater improvement project for the Lido and 45th Ave neighborhood. Feasibility study showed a gravity system would not work and a pump station alternative is being designed.

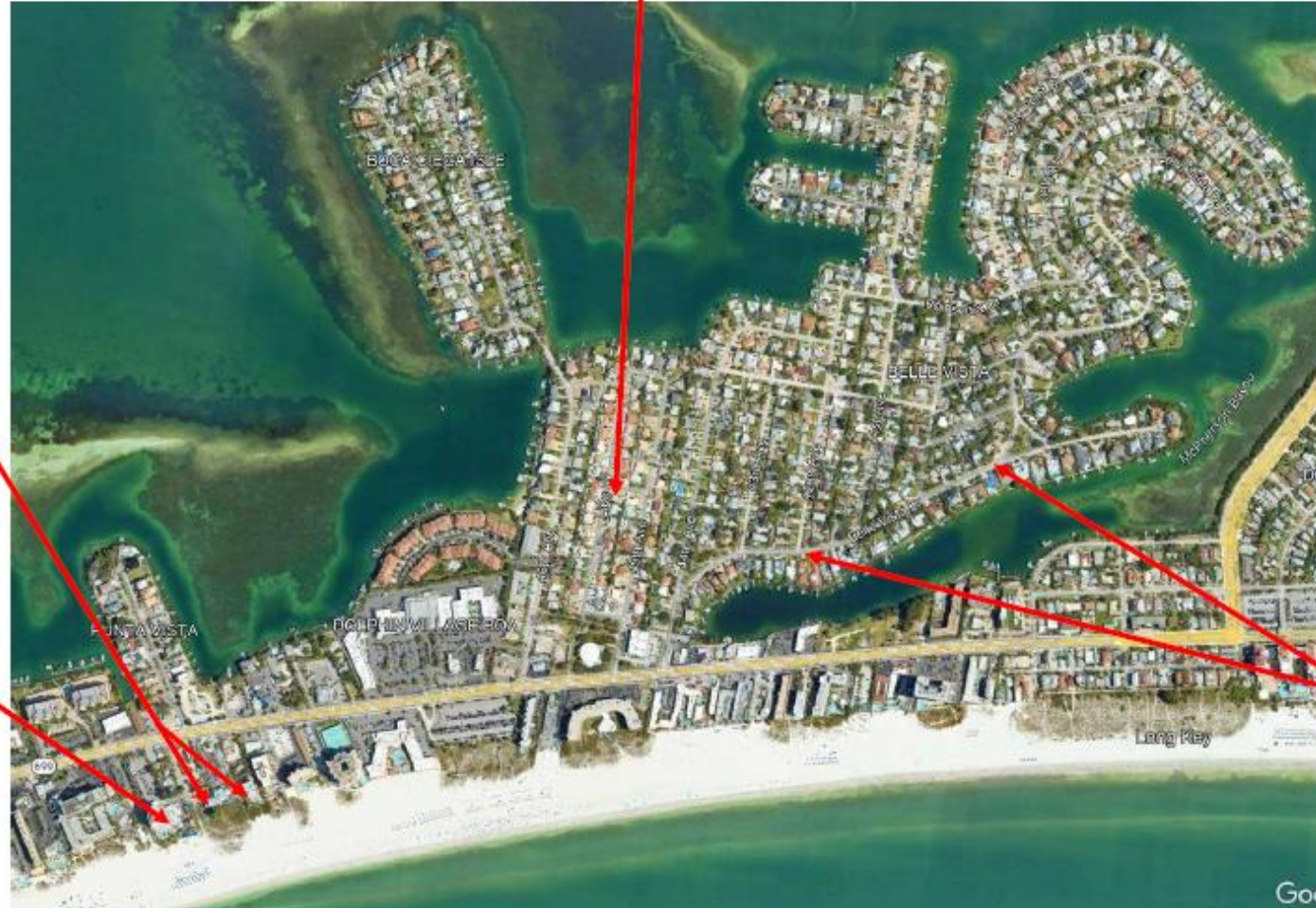
Design is complete for the Phase II Electrical Undergrounding along Gulf Blvd from 55th Ave to 45th Ave.

Dune crossovers replacements at 51st and 52nd Ave are in design. The design incorporated a new fastener system that will prevent screws from working their way up through the wood presenting safety hazards.

The Grand Plaza stormwater discharge system is under review for improvements. Due to the built-out nature of the site solutions are extremely difficult and expensive.

The Don Cesar Ballroom Addition will require a traffic detour at the intersection of Gulf Blvd and the Bayway.

In design for the rehabilitation of the existing stormwater outfall structures at 41st and Belle Vista and Triangle Park. This includes baffle boxes and a new tide check valve design housed in a vault. Quick disconnect pipe fittings will be used to allow the pipe segment with the valve to be raised for inspection and maintenance.





Thank You

Meeting Adjourned

Financials at a Glance Q1 to Q4 2023

Don CeSar Property Owners Corporation Profit & Loss

FY 2023	Q1 2023 Jan-Mar	Q2 2023 Apr-Jun	Q3 2023 Jul-Sept	Q4 2023 Oct-Dec	Total FY 2023
Income					
Non Profit Income	\$12,898.00	\$13,345.73	\$11,019.99	\$14,113.92	\$51,377.64
Expenses					
Legal & Regulatory	\$-	\$6,430.27	\$14,213.22	\$9,109.20	\$29,752.69
Administrative	\$384.72	\$1,329.06	\$-	\$875.44	\$2,589.22
IT Service	\$-	\$-	\$-	\$149.90	\$149.90
Insurance	\$1,512.66	\$-	\$1,733.05	\$-	\$3,245.71
Monthly Expense Total	\$1,897.38	\$7,759.33	\$15,946.27	\$10,134.54	\$35,737.52
Net Profit Total	\$11,000.62	\$5,586.40	\$(4,926.28)	\$3,979.38	\$15,640.12