

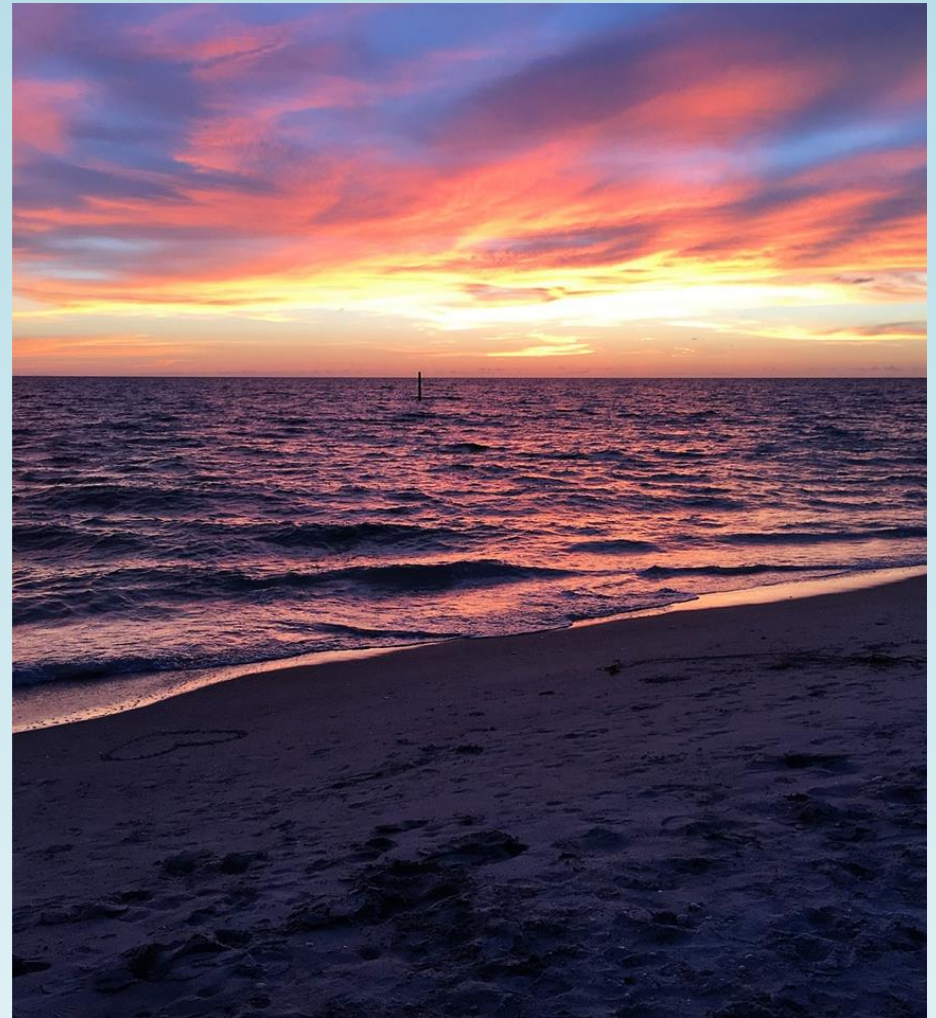


# DCPOC General Meeting

May 10, 2023

# Agenda

- Call to Order
- Welcome Mayor Petrila and Commissioner Marone
- Update from the City of St Pete Beach
- Committee Update
  - M and N
  - Flooding
- Litigation
- Raise the Sail
- Announcements / Closing



# St Pete Beach Updates



# Committee Updates

- M & N Stewardship
- Flooding

# M and N Update



# Rules For M and N Discussion

- In March 2022, the Don CeSar Property Owners Corporation (DCPOC) gained title to Blocks M and N, the beach lots north and south of the Don Cesar Hotel and extending roughly from the mean high-tide line to the eastward boundary of the dunes .
- Consistent with the City's beach ordinances
- DCPOC handles the maintenance tasks associated with ownership
- DCPOC is the lawful owner of the Beach Blocks; the Organization is responsible for maintaining and safeguarding the property



# Discussion: Rules For M and N

-Equipment such as chairs, tables, and umbrellas cannot remain on the beach overnight. This equipment must be removed within an hour after sunset.

-Anything a resident brings to the beach, such as towels and beach toys, as well as trash items must be removed when the resident leaves the beach.

-Property Owners may not offer for sale, rent, or trade anything on the beach lots. Property Owners may not authorize any other individual or entity to sell, rent, or trade for value anything on the beach lots, nor may they authorize any commercial operation (i.e. rentals, chairs, tables, umbrellas, or cabanas) without the authorization of the DCPOC Board and the provision of proper insurance.

-The promotion of health, happiness and peace of mind amongst residents. The Board, DCPOC committees and anyone acting in an official capacity for the DCPOC may not disclose, release or use in any way members' e-mails, financial information, or other personal information gained through membership in the DCPOC.

-No temporary or permanent structure of any kind shall be erected on the beach or Dunes.



# Discussion: Rules For M and N

- No electric or motorized vehicles are allowed on the beach (except for emergency and law enforcement vehicles).
- Pets are not allowed on the beach.
- Fireworks are not allowed on the beach.
- Fires are not allowed on the beach lots.
- Property Owners may not damage or tamper with or otherwise alter landscaping, fences, gates or anything else the DCPOC establishes on Blocks M and N. Residents will be held liable for any costs the DCPOC incurs to address any such negligent or wilful damage or alteration.
- DCPOC authorization is required for any beach wedding or other event.
- No soliciting or canvassing is allowed on the beach.
- Property Owners may not disturb or tamper with beach or dune vegetation, cause damage to a dune, or conduct any activity intended to improve or enhance a dune without obtaining the necessary permits from the Florida Department of Environmental Protection and the City. The DCPOC will remove anything placed in the dunes.





# Discussion: Rules For M and N

- Property Owners must stay on the established paths through the dunes to reach the beach.
- Owners are responsible at all times for the conduct and actions of their families, tenants and guests using the beach, and anyone accessing Blocks M and N must abide by the DCPOC rules governing those lots
- The Owner of a rented/leased property shall notify DCPOC of all authorized persons who intend to use Blocks M and N.
- Owners are responsible at all times for the conduct and actions of their families, tenants and guests using the beach, and anyone accessing Blocks M and N must abide by the DCPOC rules governing those lots
- Owners of property on the Gulf of Mexico are responsible to notify DCPOC for the maintenance, pruning, and cleaning of vegetation for a distance of 30 feet to the west of the sidewalk/path behind their property. All activities must comply with Department of Environmental Protection rules and guidelines regarding protected species, etc.



# Flooding Update



# Litigation

## **Our Most Valuable Asset**

One unique feature of our neighborhood is that the developer set aside two sections of land (known as Blocks M and N) so that we would have private beach access for the exclusive use of our neighborhood residents for beach and bathing purposes.

## **Protecting Blocks M and N**

DCPOC has consistently taken action to protect our most valuable asset including, but not limited to, obtaining Title, procuring general liability insurance, signing Access Agreements with the City and Don Cesar Hotel, and forming the M&N Stewardship Committee.

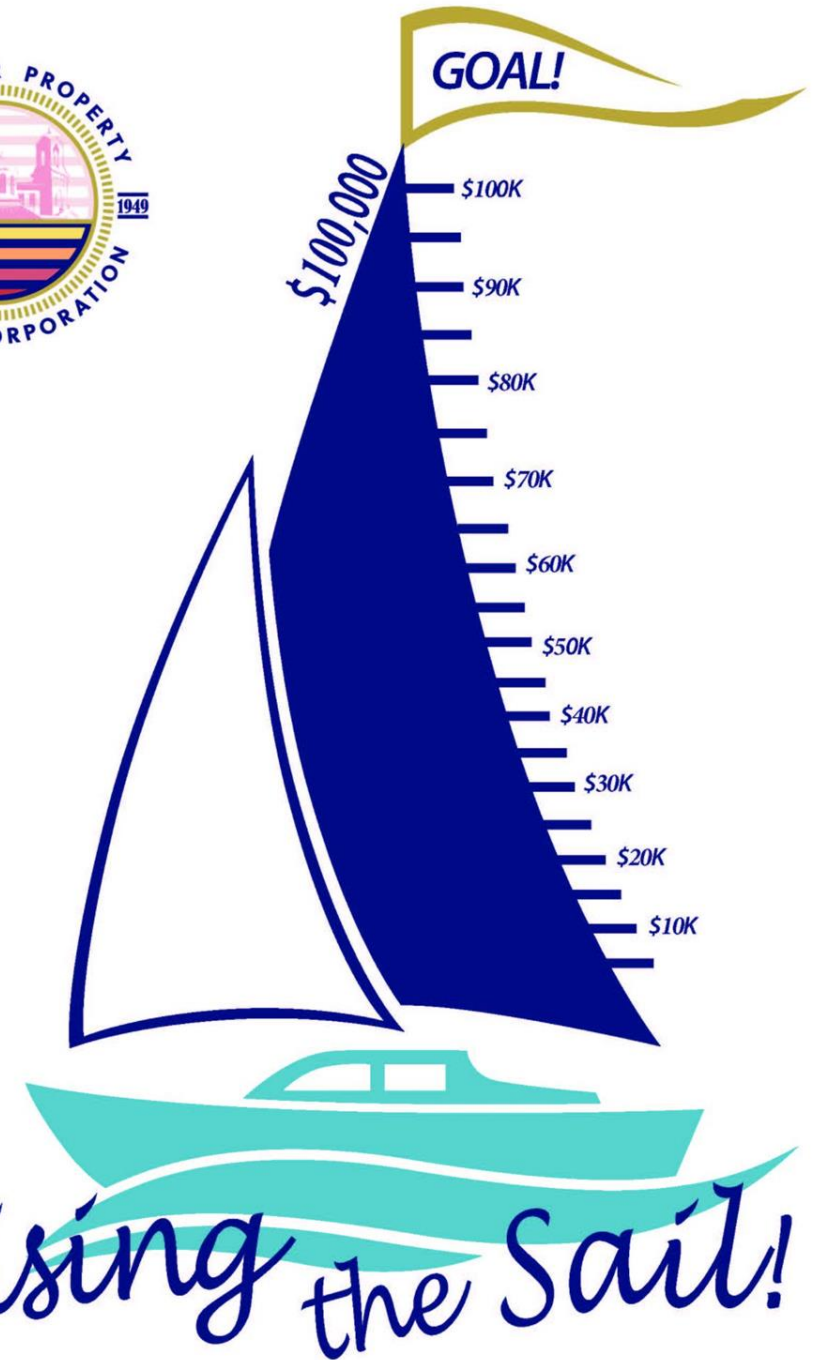
## **Zamora Litigation**

- On April 10, 2023, DCPOC was served with a Summons and Complaint for a lawsuit in which St. Pete Beach Hospitality LLC, the new owner of Hotel Zamora (“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.
- 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 to preserve 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 publicly available.*

# Raise the Sail Again!

- Protection of Blocks M and N
- Goal of \$100K for the protection of our precious asset!
- Let's HELP raise the sail all the way!



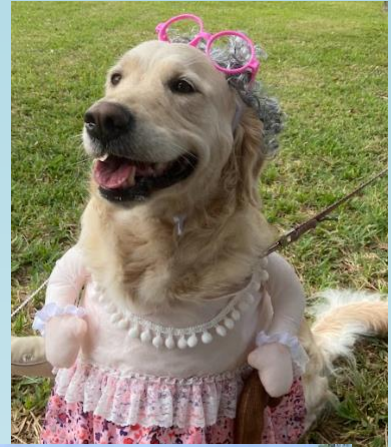
SAVE THE DATE

# Second Annual Halloween Pet Parade

Saturday, October 28, 2023

Lazarillo Park

Stay tuned for more details!



Thank You for Attending  
and Supporting Your  
Neighbors