

Don-Cesar Property Owners Corporation (DCPOC)

Board Meeting

08 April 2024 / 5:56 PM / Don Vista + Zoom

ATTENDEES

- Ed Chima, *President*
- Kevin Hughes, *First Vice President*
- Mary Beattie, *Third Vice President*
- Rebecca Purple, *Corresponding Secretary*
- Kathy Garchow, *Recording Secretary*
- Mike Savage, *Treasurer*

ABSENT

- Jon Stevens, *Second Vice President*

There were sufficient board members for a quorum. The meeting was called to order by EC. at 5:56pm

OLD BUSINESS

A **MOTION** was made by KH to approve March 11th Board Meeting Minutes. The motion was seconded by MB. Unanimously approved. Motion carried.

- Operating balance was reported at \$12,853.31 as of April 8, 2024.
- Discussed the change to tax filing due to income from the use agreement with Don Ce Sar. Taxes due for 2023 is \$3284, and the 2024 estimated quarterly payments of \$821 start April 15, 2024.

A **MOTION** was made by MB to approve the tax filing, pay taxes for 2023 and quarterly estimates for 2024. The motion was seconded by BP. Unanimously approved.

- Discussed a 2023 budget plan to support current and proposed liabilities and projects, and the continued need to reach out to the community to raise funds to support the estimated deficit of >\$73K.
- Discussed expense reimbursements for BP \$61.25 Florida Annual Report and EC \$110.00 Sympathy Basket for Rzewnicki's.

A **MOTION** was made by KH to approve the expenses for Florida Annual Report and Sympathy Basket. The motion was seconded by MB. Unanimously approved.

- Discussed litigation.

A **MOTION** was made by BP to pay Bartlett, Loeb, Hinds, Thompson \$5,916.44 (invoice 60358) for legal fees. The motion was seconded by KH. Unanimously approved.

- Discussed the current Smileys situation. D&C Properties is pursuing a Parking lot which would involve the city's approval of a CUP. We agreed to continue to monitor and engage the community as information becomes available.
- Discussed fences & gates and agreed to allow for earmarked donations. Ongoing engagement with vendor to determine the final plan and costs.

NEW BUSINESS

- Motions made via email and/or group text need to be uploaded to the DCPOC shared drive for safekeeping. MB and BP to lead this effort.
 1. EC and KH to attend the St Pete Beach Commission Meeting
 2. BP to send out notice to residents

- Discussed process update for expense reimbursement policy, and agreed we need to establish a budget and guidelines.
- Discussed the Boat Ramp and expected Town Hall Meeting. There are no specified dates for this meeting at this time.
- EC led a brief discussion on the potential to amend our By Laws regarding the frequency of General Membership Meetings and the assignment of property owner's rights. No decision made. Need to relook at how we incorporate the current needs of the community into our By-laws.
- Ed led a discussion on the DCPOC Focus 2024. We agreed on the following:

2024 Key Objectives / Board Leads:

1. Protecting M&N
 - Fences/Gates – EC
 - Safety/Vegetation- JS
2. Resiliency / Flooding – KG
 - Boat Ramp - JS
3. Budgeting/Forecasting – BP
4. Process Improvement
 - Document/Sharing rationalization -KH
 - Policies/Procedures - BP
5. Community Engagement & Activation -MB

MEETING WAS ADJOURNED at 7:46pm