

Don-Cesar Property Owners Corporation (DCPOC)

General Membership Meeting

22 May 2024 / 6:00 PM / Don Vista & Zoom

DCPOC BOARD ATTENDEES

- Ed Chima, *President*
- Kevin Hughes, *First Vice President*
- Jon Stevens, *Second Vice President*
- Kathy Garchow, *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 EC.

- EC introduced two new board members, Jon Stevens, 2nd Vice President, and Kathy Garchow, Recording Secretary, and the new appointment of Mary Beattie at 3rd Vice President. The DCPOC Board of Directors for 2024 is as follows:
 - Ed Chima, President
 - Kevin Hughes, 1st Vice President
 - Jon Stevens, 2nd Vice President
 - Mary Beattie, 3rd Vice President
 - Mike Savage, Treasurer
 - Becky Purple, Corresponding Secretary
 - Kathy Garchow, Recording Secretary
- Jennifer McMahon, COO, City of St. Pete Beach, highlighted upcoming meetings incl. District 3 Town Hall and Boat Ramp Community Meeting. She shared that the city is establishing new commercial fees and rules for the Boat Ramp. She noted that the new city manager will start on July 8th and will initially rent in District 1 with a plan to

buy a home in St. Pete Beach. Jennifer also noted the importance of community engagement in the various commercial projects including Miramar, PCI, East end of Corey Avenue and an upcoming meeting regarding Winn Dixie development.

- Presentation topics for general membership discussion took place as follows:
 - EC reviewed the board's 2024 Priorities: Asset Protection, Flooding / Resiliency, Community Engagement & Activation, Budgeting / Forecasting, Process Improvement
 - EC provided an update on the responsibilities of blocks M and N and reinforced the importance of protecting this property as this is our natural first line of defense from weather, as well as maintaining this for the private use of our owners.
 - EC shared the status of fences and gates, including the funding required of \$50K. Up till now we have raised \$8K. EC provided a specific call for fundraising to all residents to help us raise the remaining \$42K.
 - BP provided an update on the litigation, including mention of the May 9th Special Magistrate meeting which resulted in the Judge directing the Zamora to fully comply with the discovery request by DCPOC. She also noted we are grateful to the residents who have pledged to support the legal fees as we continue to address the upcoming litigation requirements.
 - JS shared the preservation efforts of blocks M & N. See presentation for details. Specific asks of the community is to get involved in the DCPOC Dune Savers effort, engage in Sea Turtle conservancy efforts with your property's light fixtures, and to help us maintain the blocks & dunes with required permitting efforts. Please reach out to Jon Stevens at 2ndvp@DCPOC.org.
 - KG thanked the community for getting active with the City to stop the flooding and build a more resilient Don Cesar neighborhood. Ongoing press engagement, as well as the District 3 Town Hall meeting on 5/22/24 are key opportunities to compel the city to follow through on their commitments and build executable plans to address the flooding.
 - EC discussed the importance for our neighborhood to voice their concerns regarding the Boat Ramp, the need to attend the upcoming Community Meeting on May 29th, and encouraged everyone to complete the survey so we can help represent our community.
 - EC made a closing request to all of our community to please stay/get engaged as we all can and are making a difference for the future viability and success of the Don Cesar neighborhood.
- Presentation slides from the meeting are placed on the DCPOC website.

MEETING WAS ADJOURNED