

Don-Cesar Property Owners Corporation (DCPOC)

Board Meeting

12 August 2024 2024 / 6:00 PM / Don Vista + Zoom

ATTENDEES

- Ed Chima, *President*
- Kevin Hughes, *First Vice President*
- Jon Stevens, *Second Vice President*
- Mary Beattie, *Third Vice President*
- Rebecca Purple, *Corresponding Secretary*
- Kathy Garchow, *Recording Secretary*

ABSENT

- Mike Savage, *Treasurer*

There were sufficient board members for a quorum. The meeting was called to order by EC. at 6:02pm

OLD BUSINESS

A **MOTION** was made by JS to approve July Board Meeting Minutes as amended. The motion was seconded by BP. Unanimously approved. Motion carried.

- Financial updates:
 1. Operating cash balance as of 7/31/2024 was \$59,068.19.; of which \$45,350 is reserved for fences and gates. The FY'2024 Forecast currently reflects a year-end cash balance of \$4,260.27..

2. June and July legal invoices: \$2536.37 – related to Zamora litigation and \$1912.50 related to non-litigation matters (Smiley's purchase/sale and Sharkey's beach party)

A **MOTION** was made by KH to approve payment to Bartlett Loeb Hinds Thompson & Angelos for the June and July legal invoices in the amount of \$1912.50 to be paid from the DCPOC operating account and to pay \$2536.37 for litigation costs from the BLHTA retainer account. The motion was seconded by MB. Unanimously approved. Motion carried.

- BP provided an update on litigation. Motion for contempt was filed with hearing scheduled in September.
- EC provided an update on the current direction for Smiley's regarding a proposed development that will be rezoned for residential use (4 condominiums).

NEW BUSINESS

- **Fences and Gates:** Generous donations total \$45,350 to date; . Now working to finalize design and permitting.
- **Flooding/Resiliency:** Board held meetings with the Mayor in July and the new City Manager in August to move the dialog forward regarding the petition requests.
- **August 14th General Membership Meeting:** Guests will be District 3 Commissioner, Betty Rzewnicki and City COO, Jennifer McMahon. Topics expected to include: Blocks M & N (protection, preservation, improvements), Flooding & Resiliency, Community Engagement, and Revisions to Bylaws.
- **Annual Pet Parade:** The date is set for Saturday, Oct. 26th. Need to recruit volunteers and donations.
- **Governance (By Laws and Rules):** EC discussed ideas to evolve the governing documents regarding: 1. General member meetings frequency. 2. Liability and Recovery. 3. Communication of meeting notices.

Commented [1]: COMMENT TO BOD (not necessarily for inclusion in minutes): WE originally estimated \$50K for F&G installation and the first three years of ownership. With the updated costs, it looks like the cost to install and maintain the gates for the first three years totals \$83,272. We should discuss whether we continue to attempt to raise money. We need to ensure we're in a position to afford this going forward (should be fine while we receive \$ from the Don, but need to assess).

MEETING WAS ADJOURNED at 8:06pm (MB motioned / JS 2nd)