

# Don-Cesar Property Owners Corporation (DCPOC)

## General Membership Meeting

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**14 August 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*
- Becky Purple, *Corresponding Secretary*
- Mary Beattie, *3rd Vice President*

### GUEST ATTENDEES

- Betty Rzewnicki, District 3 Commissioner
- Jennifer McMahan, COO - City of St Pete Beach

*There were sufficient board members for a quorum. The meeting was called to order by EC.*

- Betty Rzewnicki provided updates regarding city business with specific mention of the budget process underway and the need for continued prioritization. She also shared the awareness of the need for street sweeping and a new contract is in progress. Acknowledgement of the need for storm drain cleaning, but no update. She also shared that the living shoreline project bid was awarded last week and measurements were taken by the engineering company. Design plans must be submitted by October to be eligible for the grant. Audience discussion around the seawalls and the need for further clarification on the ordinance revision (first reading at the City Commission Meeting on 8/13/24).
- Jennifer McMahan, COO, City of St. Pete Beach, shared that PAG parking sensors are being removed, Miramar and Windward pass projects are both going to the planning board (3<sup>rd</sup> Monday in September), and there are several other projects in the pipeline. Boat Ramp commercial licenses will be changed to a per vessel license. Sea oat planting on Upham beach is on August 24<sup>th</sup>. Budget first and second reads are Sept. 9<sup>th</sup> and 23<sup>rd</sup>. High priorities are seawalls and resiliency, and ensuring we complete the

projects we have already committed to doing. New lights and playground equipment will be updated in Lazarillo Park.

- Presentation topics for general membership discussion took place as follows:
  - EC discussed the protection of blocks M & N. Fences and gates are in the permitting process, and we are seeking more in donations to fully fund the project.
  - BP provided an update on the litigation. Zamora is claiming their guests have the same rights as the homeowners to the beach. The process is moving slower than anticipated as we had a scheduling order that set trial for end of year, however Zamora changed counsel, and the parties are working on a new date, likely March 2025. We have received some of the discovery documents we requested. Motion for Contempt filed due to St Pete Beach Hospitality's failure to produce documents. DCPOC has provided all documents requested of us. Estimated \$100K+ to bring the case through trial. Neighbors have generously donated to support the anticipated gap in funds to support the litigation. This is important because if we were to lose, our beach could become open to public use and paid purposes.
  - JS shared an update on blocks M & N, including the announcement of the sidewalk repair and replacement of some deteriorated areas on block N. He also provided a reminder that all dune maintenance needs to be permitted & Jon Stevens can help streamline the process, so please work with Jon. DCPOC Dune Savers is a new program that mirrors the St. Pete Beach Dune Savers and meets weekly. They would welcome volunteers (contact nancy@stevensfamily.net).
  - KG thanked the community for supporting the petition to focus the City on Flooding and Resiliency. Follow-up meetings took place with the mayor and with the new City Manager in July and August respectively. The City Manager has now set up monthly meetings with DCPOC Board to develop a plan to address the requests outlined in the petition.
  - EC shared the community engagement updates including Oct. 24<sup>th</sup> Pet Parade, Nov. 13<sup>th</sup> General Member Meeting and planning for the 100<sup>th</sup> Anniversary of the Don CeSar Place for 2025. Volunteers for the Pet Parade or 100th Anniversary party should contact a member of the Board.
  - EC shared two ideas for evolving our ByLaws in terms of reducing the number of general membership meetings and redefining the communication requirements for these meetings (e.g. elimination of the need for yard signs).
- Presentation materials from the meeting are placed on the DCPOC website.

**MEETING WAS ADJOURNED AT 7:46PM**