

Don-Cesar Property Owners Corporation (DCPOC)

Board Meeting

11 November 2024 / 6:00 PM / Zoom

ATTENDEES

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

ABSENT

- NONE

There were sufficient board members for a quorum. The meeting was called to order by EC. at 6:01pm

OLD BUSINESS

A **MOTION** was made by KH to approve October Board Meeting Minutes as amended. The motion was seconded by MB. Unanimously approved. Motion carried.

- Financial Update:
 1. Operating cash is \$56,966 including \$44,350 for fences and gates. The retainer account balance is \$15,784.

- Litigation update provided by BP
- Protecting M&N (incl. Fences & Gates + Safety/Vegetation) by JS who received final written approval from our largest donor & resident with fence spanning the property.

A **MOTION** was made by KG to approve the initial payment of \$20K to Allied Fence for product order and securing an installation date. The motion was seconded by JS. KH, KG, JS, ML, EC approved. MB, BP voted No. Motion carried.

- Flooding/Resiliency update by KG that Frances Robustelli and Camden Mills will present and support the general member meeting on November 13, 2024.
- Community Engagement & Activation update by MB, who shared plans to develop ideas for the 100-year anniversary Celebration.

NEW BUSINESS

- On 11/03/2024 EC raised the need to bring to the membership a proposal to increase our voluntary dues from \$45 to \$100 effective in 2025 over e-mail and text. The Board agreed to bring this to the Members for a vote on this proposal at the November 13, 2024 General Membership Meeting. The background reasons for this proposal are as follows:
 1. At the current rate, DCPOC received \$5480 in dues in 2024 and after paying our primary obligations for insurance coverage of \$5263 we are left with just \$217 for all other expenses.
 2. Administrative expenses for things like newsletters, office supplies and postage totaled \$1740, leaving a net deficit of \$1523.
 3. Member donations of \$2635 leave us with a balance of just \$1112 for all other expenses.
 4. Tax liabilities and litigation expenses are estimated to exceed \$100,000 in 2024 and have been covered by extremely generous donations of a few residents as well as the revenue we receive from the Don Cesar Hotel (\$42000).

A **MOTION** was made on 11/03/2024 by JS to bring to the membership a proposed increase in voluntary dues from \$45 to \$100 effective in 2025. The motion was seconded by BP. JS, EC, KH, MB, BP, ML approved and KG voted against. Motion carried.

- General Membership Meeting: The City Manager and City Engineer will attend and present an update on the City, the DCPOC petition response, and the Hurricane recovery. In addition, BP shared the draft presentation with the broader neighborhood topics.

MEETING WAS ADJOURNED at 6:54pm (MB motioned / JS 2nd)