

Don-Cesar Property Owners Corporation (DCPOC)

Board Meeting

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**13 January 2025 / 5:00 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 5:05pm*

**OLD BUSINESS**

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

- Financial Update:
  - Operating cash as of 1/13/2025 is \$56,965.79 including \$27,518.83 for fences and gates. The retainer account balance is \$15,784.33. This reflects the receipt of the final fences and gates pledged donations.
  - Becky has a draft of the 2025 budget and will provide to board for review
  - EC will reach out to accountant regarding Tax filing
- Litigation Update
  - BP met with our attorney in December. The attorney offered to provide a flexible payment plan while we fund raise.
- Protecting M&N

- Fence + Gate JS stated that they will start the week of 1/28 and will start at block N.
- Path at Suntan/Hotel South was impacted by the contractors at Don Cesar Hotel. EC met with the Don Cesar, and they agreed to address the issue. EC will define a plan with the hotel to repair.
- Flooding/Resiliency provided by KG. KG and EC met with City Manager and Public Works Director where they shared their focus on maintenance, repair or replace the outfalls and failing baffle boxes. Seawall raising was also discussed and an effort is ongoing to build out an approachable plan.
- Community Engagement & Activation: MB to prepare something for a 100-year anniversary celebration discussion for our February General Membership Meeting.

## **NEW BUSINESS**

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- Board of directors 2025 application and election process: Election Committee formed on December 26th and Call for Nominees was sent out on December 31st. If nominations are made, ballot will be issued no later than February 4.
  - ~~Hurricane Clean-up~~: KG raised the need to raise a gentle reminder that the garbage needs to be removed as the city is no longer doing the pick-up.
  - 2025 focus areas: KG raised the topic to start the board discussion on updates to our top focus areas and whether anything should shift as we go into the new year.

MEETING WAS ADJOURNED at 6:30pm (KG motioned / BP 2<sup>nd</sup>)