

Don-Cesar Property Owners Corporation (DCPOC)

Board Meeting

10 February 2025 / 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 6:00pm

OLD BUSINESS

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

- Financial Update provided by BP as noted below.

DCPOC Financials as of 2/7/2025

Beginning cash balance as of 1/1/2025	54,044.71
Operating cash balance as of 2/7/2025	58,198.00
Litigation reserve balance	15,784.33
Fences & gates reserve balance	28,518.83
FY'25 FCST ending balance (all in)	28,513.28
JANUARY DETAIL	

General income	5,845.00
Interest income	0.01
Legal donations income	0.00
Fences & gates donations income	0.00
TOTAL REVENUE	5,845.01
General expenses	(0.00)
Litigation expenses	(0.00)
Fences & gates expenses	(0.00)
TOTAL EXPENSES	(0.00)

A **MOTION** was made by KH to approve the payment to Auto-Owners Insurance for the 2025 GL insurance for \$1991.72. The motion was seconded by JS. Unanimously approved. Motion carried.

A **MOTION** was made by KG to approve the payment of legal fees to Barlett Loeb for \$13,576 from October, November, December and January. The motion was seconded by MB. Unanimously approved. Motion carried.

a. Fence & Gate Budget update provided by BP per below.

Fence + Gate Financials		
<u>Purchase + Installation</u>		
Contract Price		\$ 43,862.33
Deposit		\$ (1,000.00)
Signs + Hardware		\$ 700.00
Installment		\$(21,931.17)
Balance		\$ 21,631.16
Landscape/Clearing		\$ 1,950.00
Total Balance		\$ 23,581.16
<u>Recurring Maintenance</u>		
Initial Code Mailing		\$ 400.00
Recode Mailing		\$ 400.00
Lock Replacement (2)		\$ 1,800.00
Gate/Panel Replacement		\$ 3,000.00
Total		\$ 5,600.00

- Litigation Update provided by BP.

- Protecting M&N
 - a. Fence + Gate update by JS and EC regarding the ongoing progress of installation.
 - b. Dune rebuilding update by JS noted the concerns raised about the residents cutting into the Dunes to create paths.

- Don Hotel Construction update by EC noted they are expected to be reopened by April.

- Flooding/Resiliency update by KG noted that the City has indicated the so-called “Sunny day – High tide flooding” solutions are in-flight and we can expect construction to be completed by October 2025. Next monthly meeting with the City is calendared for Feb. 13th.

NEW BUSINESS

- Presentation for Annual Members meeting shared by BP.
- Board of directors 2025 application and election process updated by BP.
- New rule proposed by EC. Agreed to table this discussion and have the broader rules and regulations reviewed during our next Board meeting.
“No property owner may grant rights to non-owners for access to or use of M&N in exchange for money, goods, or consideration without the express consent of DCPOC.”

- 100th Anniversary plans and community engagement update by MB. Suggestion made to have a community get-together in the park to get general discussions taking place post the hurricanes.

MEETING WAS ADJOURNED at 8:05pm (JS motioned / BP 2nd)