

Don-Cesar Property Owners Corporation (DCPOC)

Board Meeting Minutes

January 12, 2026 / 5:00 PM / Zoom

ATTENDEES

- Ed Chima, *President*
- Kevin Hughes, *First Vice President*
- Jon Stevens, *Second 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 5:00pm*

OLD BUSINESS

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

- Financial update by BP.
- Litigation update by BP.
- Protecting M&N update by JS. A brief update was provided regarding the Dune Savers impact in serving our community, the removal of the Australian pine was completed with permits and the Dune Savers plans to replace with native plants. EC

is continuing to seek Allied Fence to service the remaining issues with hinges (sun tan gate) and address gates with shields to prevent theft.

- Flooding/Resiliency update by KG. There will be a community meeting with seawall owners in February, and the City Manager/Public Services Director will be expected to update the community at large during our Annual Meeting.
- Community Engagement update by KG highlighted the Jan. 22nd Social at The Don and a proposal to do a “service” day focused on park or other areas clean-up’s in support of community beautification.
- 2026 Annual Meeting and election update by KH. The meeting topics to include: City update (City Mgr/Public Services Dir.), Election, Budget, Recognition of Dune Savers, 2026 calendar and plans.

NEW BUSINESS

- Google Workspace Cost/benefit discussion led by KH.

A **MOTION** was made by KG to approve funding Google Workspace for \$336/year. The motion was seconded by JS. Unanimously approved. Motion carried.

- Motion to approve the funding to pay for Google Workspace \$336... KG... 2nd JS... motion passed.
- “Coverage” of vacant Board Positions was discussed by KH.
- Accounting tool discussion led by EC.

A **MOTION** was made by KH to approve the funding of QuickBooks at \$240/year. The motion was seconded by JS. Unanimously approved. Motion carried.

MEETING WAS ADJOURNED at 6:12pm (JS motioned / KH 2nd)