

Don-Cesar Property Owners Corporation (DCPOC)

Board Meeting Minutes

February 9, 2026 / 4:30 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 4:32pm*

OLD BUSINESS

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

- Financial update by BP. EC to investigate the \$38 monthly charge by the bank for QuickBooks. EC provided a correction to the Google Workspace cost which changed from \$336/year to \$546/year to allow for multiple users.

A **MOTION** was made by KG to approve funding Google Workspace for \$546/year to allow for multi-user and reimburse Ed Chima for the expense. The motion was seconded by JS. Unanimously approved. Motion carried.

- Litigation update by BP.
- Protecting M&N update included that EC to meet Allied Fence at 8am on Feb. 10th to discuss the alignment issue with one gate experiencing issues and the security plates.
- Flooding/Resiliency update by KG. February 12th Community meeting with Seawall owners at 6pm in Lazarillo Park.
- Community Engagement update by KG noted that a “service” day focused on park clean-up is being planned for March. Working with the City’s Parks and Rec, and Nancy Stevens to define.
- 2026 Annual Meeting is Feb. 19th at 6pm in City Chambers (City Hall). The meeting topics to include: City update (City Mgr/Public Services Dir.), Election, Budget, Recognition of Dune Savers, 2026 calendar and plans.

NEW BUSINESS

- Discussed need to fill the Recording Secretary Board Position and agreed to seek a candidate to appoint during the upcoming General Membership Meeting.
- E-mail migration in progress by KH and he agreed to support the board with information to support export/import of Contacts as needed.
- KH is working on file migration to the new workspace. Effective today the board must make KH aware of any files we touch so he can update.

MEETING WAS ADJOURNED at 5:32pm (KH motioned / KG 2nd)