

Don-Cesar Property Owners Corporation (DCPOC)

Board Meeting

9 March 2026 / 4:00 PM / Zoom

ATTENDEES

- Kathy Garchow, *President*
- Kevin Hughes, *First Vice President*
- Jon Stevens, *Second Vice President*
- Ed Chima, *Third Vice President*
- Anna Morriss, *Corresponding Secretary*
- Mike LoBianco, *Treasurer*

Not in Attendance

- Ashley James, *Recording Secretary*

There were sufficient board members for a quorum. The meeting was called to order by KG.

A **MOTION** was made by JS to approve legal counsel to agree to another 45 day extension request from opposing counsel in the ongoing legal matter. KH Second. Motion carried.

A **MOTION** was made by KH to approve the Jan 9, 2026 and Feb 24, 2026 Board meetings minutes. EC Second.. Motion carried.

- Discussion on Zamora Litigation - No other Updates

- Discussion Financial update
 - EC updated the Board on February spending and gave an EOY forecast.
 - Discussed 2025 tax filing due March 15th, EC will file via Turbo Tax
 - Follow up on the \$39 charge in the 5/3 account. EC researched it and is an error on the report. \$19 is the correct amount.
 - Decision on the 2025 Annual report. due May 1st. EC & KG will work together to file with the state.
 - KH will review Bylaws to ensure alignment in reporting and will follow up via email

A **MOTION** was made by KH to spend \$190 on Turbo Tax for the 2025 tax return. Second by AM.. Motion carried.

- Discussion on Block M&N
 - Dunesavers have a plan to use the \$1000 donation to plant native dune friendly plants where the removed Australian Pines were removed.

A **MOTION** was made by JS to authorize Dune Savers to spend up to but not to exceed \$1000 for Native & Dune friendly plant materials to be planted in the location of the removed Australian Pines. EC Second. Motion carried.

- Discussion of Flooding/Resiliency
 - KG gave an update on seawalls
 - The board agreed to allow KG to represent the board at the city commission meeting tonight, March 9 2026, to support the waiving of permit fees for any new seawall for 2026.
 - We agreed to add seawalls as an agenda item for the Future meeting

- Discussion on Community engagement
 - Discussed March 21, 2026 service day. Nancy Stevens will be leading Cleanup work in Rowe and Sun Tan Parks.
 - Discussed other ideas for future events
 - Decided May 21 meeting will be held at Lazarillo Park as the Community center is not available.
- Discussion of Google workspace transition
 - KH gave an overview of the transition We discussed organization of files on the shared drive , Group calendar and email distribution list.
- Discussed the Use agreement with the DON hotel and that it's expiring January 15, 2027. Will start negotiations with the Don for a renewal starting July 15, 2026.
- JS Will start to develop a plan for the \$50,000 payment from the Don For Beach Access in block N
- The board thanked KH and EC for their hard work in transitioning to Google workspace and QuickBooks.
- Discussion Use of AI Recording for board meetings
 - Agreed to continue the conversation at the next board meeting

MEETING WAS ADJOURNED 5:27 pm