

DCPOC Proposed Bylaw Amendments

November 2026 Member Review

These five proposed changes are intended to help us care for our shared beach property, protect DCPOC's funds and use members' time well. Please review the draft language and the reasons to support each change. We welcome your questions and comments before and during the November meeting. Final approval will be considered at the February annual meeting under Article VII.

1 Assignment of Property Owners Rights

Current status

New bylaw provision; no existing bylaw section is being replaced.

Proposed language

No property owner may grant, sell, license, or otherwise purport to transfer rights to non-owners for access to or use of M&N in exchange for money, goods, or consideration without the express written consent of DCPOC.

What would change: This would require DCPOC's written consent before an owner grants, sells, licenses, or otherwise purports to transfer access or use rights in Blocks M and N to a non-owner for money, goods, or other consideration. There is currently no ability to grant, sell, license or transfer access or use rights to any non-owner. This provision reiterates this status quo, except in circumstances of specifically granted consent.

Why support it: This proposal puts a written-consent requirement for compensated access or use into the bylaws. It gives DCPOC an opportunity to review arrangements that can affect the whole neighborhood.

2 Liability and Recovery

Current status

New bylaw provision; no existing bylaw section is being replaced.

Proposed language

Any property owner that violates Federal, State, County, or Local laws, ordinances or rules that result in fines and/or sanctions against DCPOC shall be liable individually for them. Failure by any property owner to remedy such situations in a timely fashion may result in legal action by DCPOC for which the property owner shall be liable for all fines and legal expenses. DCPOC reserves the right to seek enforcement of any rule, regulation, or by-law provision through all available legal remedies.

What would change: This section confirms DCPOC's position that an owner is responsible for fines or sanctions imposed on DCPOC because of that owner's violation. It also confirms DCPOC's ability to pursue legal action and recovery of legal expenses if the situation is not addressed in a timely manner, and reaffirms DCPOC's right to seek enforcement of bylaws, rules, and regulations through available legal remedies.

Why support it: This proposal addresses fines and sanctions against DCPOC resulting from an owner's violation, along with legal expenses. The goal is fairness: protecting members' shared funds by placing those costs on the owner responsible.

3 Regular Membership Meetings

Current language — Section 6.01

Section 6.01. REGULAR MEETINGS. A regular meeting of the membership shall be held in the months of May, August, November, and February of each year at a time and place designated by the President. The February meeting shall constitute the Corporation's annual meeting. No membership votes may be taken at the May or August meetings.

Proposed language — Section 6.01

Section 6.01. REGULAR MEETINGS. A regular meeting of the membership shall be held in the months of May, November, and February of each year at a time and place designated by the President. The February meeting shall constitute the Corporation's annual meeting. No membership votes may be taken at the May meeting.

What would change: This would reduce regular membership meetings from four to three each year by eliminating August. February, May and November would remain, with February as the annual meeting and May as a meeting without membership votes. The existing ability to call special meetings would remain.

Why support it: August is our least-attended regular membership meeting. Removing it would align our schedule with member participation and save our volunteers one round of scheduling, notices and meeting preparation. February, May and November would remain, including the November opportunity to comment on bylaw amendments and the February annual meeting and vote. Special meetings would remain available when needed.

4 Simplification of Meeting Notices

Current language — Section 6.03

Section 6.03. NOTICE OF MEETINGS. A written notice of any meeting of the membership shall be given by the Corresponding Secretary to all voting members by hand-delivery, U.S. mail or e-mail. The notice shall be given at least 15 days before the meeting and describe all matters to be voted upon. The Corresponding Secretary shall cause concurrently such notice to be published in at least one print publication with a customary circulation within the subdivision and no less than ten signs announcing the meeting to be placed conspicuously throughout the subdivision at least five days prior to that meeting. DCPOC shall include the City of St. Pete Beach on the distribution list for all membership meeting notices and permit a City representative to attend all membership meetings.

Proposed language — Section 6.03

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Current language — Section 11.02

All notices of general membership meetings, along with agendas, posted no less than 15 days before the scheduled meeting.

Proposed language — Section 11.02

All notices of general membership meetings posted no less than 15 days before the scheduled meeting on DCPOC's website, <https://dcpoc.org/>.

What would change: Item 4 makes two distinct changes: (1) removes the requirement to publish meeting notices in a local print publication under Section 6.03, while retaining 15-day direct notice to voting members, at least ten neighborhood signs five days before meetings, and notice to the City; and (2) removes the requirement to post meeting agendas at least 15 days in advance under Section 11.02, while continuing to require timely website posting of meeting notices.

Why support it: Members would continue to receive advance notice of meetings directly and through the DCPOC website, with neighborhood signs as reminders. These changes would eliminate the separate newspaper-publication step and the advance agenda-posting obligation. Section 6.03 would still require the meeting notice to describe all matters to be voted upon.

5 Dues Year and Voting Privileges

Current language — Section 2.02

Section 2.02. DUES. The amount of annual dues shall be set by the Board of Directors (“Board”), but, if the Board proposes to increase dues by more than 20% a year, the proposed increase shall be submitted to a vote of the members eligible to vote (“voting membership”) at the regular November membership meeting. Dues must be paid on or before the date of the Corporation’s general membership meeting in February. Unpaid dues are not to be construed in any way whatsoever as an indebtedness.

Proposed language — Section 2.02

Section 2.02. DUES. The amount of annual dues shall be set by the Board of Directors (“Board”), but, if the Board proposes to increase dues by more than 20% a year, the proposed increase shall be submitted to a vote of the members eligible to vote (“voting membership”) at the regular November membership meeting. Annual dues paid after the November Membership Meeting will be credited to the following year and carry voting privileges for the entire following year. Annual dues paid between January 1 and the November meeting will be credited to the current year and carry voting privileges until the end of the current year. Unpaid dues are not to be construed in any way whatsoever as an indebtedness.

What would change: This would remove the requirement to pay dues by the February meeting and establish which year each payment covers. Dues paid between January 1 and the November membership meeting would count toward the current year, with voting privileges lasting through December 31. Dues paid after the November membership meeting would count toward the following year, with voting privileges beginning January 1 and lasting through December 31 of that year. Those early payments would not by themselves provide voting privileges for the remainder of the current year. Members who have already paid current-year dues would retain their voting privileges through December 31.

Why support it: Some members prefer to pay their dues early, while others pay later in the year. This proposal would accommodate those payment patterns and establish a consistent rule for determining which year each payment covers. It would help members understand their voting privileges and help volunteers keep each year’s payments separate, reducing confusion and simplifying bookkeeping.