

PDPOA BOARD OF DIRECTORS
MEETING
June 25, 2025
5:30 PM | PDPOA Conference Room & Zoom

Board Members Present:	Kurt Faires, <i>Chair</i> Karen Booth Doug Luba Barbara McFadden Bob Talbot (Zoom)	Alice Bettencourt Kelly Brown Brad Marra Mary Ellen Prentis (Zoom) Lee Whitehurst (Zoom)
Ex-officio:	Bill Dix Elizabeth Simpson Paige Dickerson	<i>General Manager</i> <i>Recording Secretary</i> <i>Controller</i>

Chairman Kurt Faires called the meeting to order at 5:31 p.m.

Chairman Kurt Faires called for a motion to approve the May 2025 Meeting Minutes. Karen Booth made the motion; it was seconded by Doug Luba.

The motion passed unanimously. (10-0-0)

Reports:

<https://pdpoa.org/wp-content/uploads/2025/06/2025-06-25-Board-Meeting-Packet-OWNERS.pdf>

Kurt Faires presented the Chairman's Report.

Bill Dix presented the Management Report.

Elizabeth Simpson presented the Communications Report.

Paige Dickerson presented the Controllers Report.

Bob Talbot, Treasurer, presented the Treasurer/Finance Committee Report.

Barbara McFadden presented the Nominating Committee Report and made the following motion:

“The Nominating Committee moves that the slate of candidates for the Board Directors for October 2025 to October 2026, and the three directors from October 2025 to October 2028 be as follows: Robert Talbot, one-year term. Kelly Brown, three-year term. Kurt Faires, 3-year term. Cate Jarrett, three-year term.”

The motion passed. (7-0-3)
Kelly Brown, Kurt Faires, and Bob Talbot abstained from the vote.

Kurt Faires made the following motion:

“I move the Board approve Karen Booth to fill-in as Interim Chair of the ARB.”

The motion passed unanimously. (9-0-1)
Karen Booth abstained from the vote.

Steve Laskowski presented the Infrastructure and Accessibility Committee Report and made the following motion:

“The Infrastructure and Accessibility Committee motions that the Toole Pathway Study be published on the PDPOA website and in the Tidings.”

Alice Bettencourt amended the motion:

“I move to amend the motion to include that the study be posted with appropriate annotations about its lack of currency.”

The motion passed unanimously. (10-0-0)

Steve Laskowski made the following motion:

“The Infrastructure and Accessibility Committee motions that the Board review, comment, and distribute a leisure path expansion community survey.”

The motion failed. (0-10-0)

Bob Beliles presented the Safety & Security Committee Report.

Brad Marra presented the Greenwood Communities & Resorts Report.

Ben Kinnas presented the PD Cares Report.

Unfinished Business:

7 Lee Shore Density

Bob Talbot made the motion:

“I move we transfer the density unit from 63 Full Sweep to 7 Lee Shore to create 2 density units.”

Kurt Faires seconded the motion. The motion passed unanimously. (10-0-0)

Bob Talbot made the motion:

“I move that we authorize the GM to take action to add 63 Full Sweep to the common property of the Association.”

Alice Bettencourt seconded the motion. The motion passed unanimously. (10-0-0)

New Business:

Bylaw Amendments

Alice Bettencourt made the following motion:

“I move that the Board approve the proposed Bylaw amendments as presented, and present them to the membership via written or electronic ballot, for voting on the entire set as a single amendment.”

Barbara McFadden seconded the motion. The motion passed. (10-0-0)

Administrative and Procedural Rules – Voting for Election and Bylaw Amendment

Alice Bettencourt made the following motion:

“I move that the Board approve the Administrative and Procedural Rules for the Annual Election of Directors and Bylaw Amendment Vote.”

Kelly Brown seconded the motion. The motion passed unanimously. (10-0-0)

Administrative and Procedural Rules – Annual Meeting Notice, Proxy and Participation

Alice Bettencourt made the following motion:

“I move that the Board approve the Administrative and Procedural Rules for the Annual Membership Meeting Notice, Proxy, & Remote Participation.”

Karen Booth seconded the motion. The motion passed unanimously. (10-0-0)

Committee Policies

Alice Bettencourt made the following motion:

“I move that the Board approve the General Policy for all committees as presented to provide overarching policy for the operation of PDPOA committees.”

Barbara McFadden seconded the motion. The motion passed unanimously. (10-0-0)

Bob Talbot made a motion:

“I move to award the bid to Blythe to do the paving for three streets and to use the positive variance in capital for 2025 to fund that.”

Kurt Faires seconded the motion. The motion passed unanimously. (10-0-0)

Kurt Faires made a motion to adjourn. The motion was seconded by Barbara McFadden. The motion passed unanimously. (10-0-0)

Adjournment: 6:55 p.m.

The meeting was followed by owner comments.