

PDPOA BOARD OF DIRECTORS
MEETING
September 24, 2025
5:30 PM | PDPOA Conference Room & Zoom

Board Members Present: Kurt Faires, *Chair* Alice Bettencourt
Karen Booth Doug Luba
Brad Marra Barbara McFadden (Zoom)
Mary Ellen Prentis (Zoom) Bob Talbot (Zoom)
Lee Whitehurst

Absent: Kelly Brown

Ex-officio: Bill Dix *General Manager*
Elizabeth Simpson *Recording Secretary*
Paige Dickerson *Controller*

Chairman Kurt Faires called the meeting to order at 5:30 p.m.

Chairman Kurt Faires called for a motion to approve the August 2025 Meeting Minutes. Doug Luba made the motion; it was seconded by Lee Whitehurst.

The motion passed. (9-0-0)

Reports:

<https://pdpoa.org/wp-content/uploads/2025/09/2025-09-24-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 Financial Report.

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

Karen Booth presented the ARB Report.

Lee Whitehurst presented the Safety & Security Committee Report.

Lee Whitehurst presented the Sustainability Committee Report.

Unfinished Business:

ARB Revised Guidelines

7 Lee Shore Property

New Business:

Finance Committee

Bob Talbot made the following motion:

“The Finance Committee recommends that Dan Torbeck be appointed to the Finance Committee.”

The motion passed. (9-0-0)

2026 Capital Budget

Bob Talbot made the following motion:

“The Finance Committee moves that the 2026 Capital Budget be approved.”

The motion passed. (9-0-0)

Collections Action

Kurt Faires made the following motion:

“I move the board approve assigning outstanding receivables, as presented, to the attorney for collections.”

Karen Booth seconded the motion. The motion passed. (9-0-0)

Bridge Rehabilitation Contract

Karen Booth made the following motion:

“I move the board approve the contract for bridge rehabilitation in the amount of \$898,227.36. This includes replacement of Carnoustie pedestrian bridge decking.”

Bob Talbot seconded the motion. The motion passed. (9-0-0)

Kurt Faires made a motion to adjourn. The motion was seconded by Alice Bettencourt.

Adjournment: 6:06 p.m.

The meeting was followed by owner comments.