

PDPOA BOARD OF DIRECTORS
MEETING
November 19, 2025
5:00 PM | PDPOA Conference Room & Zoom

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

Chairman Barbara McFadden called the meeting to order at 5:00 p.m.

Alice Bettencourt made the following motion:

“I move that the Board approve the minutes from the 2025 Annual Member Meeting, allowing for technical corrections from Members at the 2026 meeting.”

Cate Jarrett seconded the motion. The motion passed. (6-0-0)

Alice Bettencourt made the following motion:

“I move that the Board approve the minutes from the October 29, 2025, Regular Meeting, the October 29, 2025, Executive Session; and the November 5, 2025, Special Meeting.”

Bob Talbot seconded the motion. The motion passed. (6-0-0)

Reports:

<https://pdpoa.org/wp-content/uploads/2025/11/2.2.1-Management-Report-Nov-2025.pdf>

Barbara McFadden presented the Chairman’s Report.

Bill Dix presented the Management Report.

Paige Dickerson presented the Financial Report.

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

Unfinished Business:

ARB Revised Guidelines & Processes

Member Annual Assessment Services Study

New Business:

Property Owners Annual Assessment Collection Policy

Bob Talbot presented the following motion:

“The Finance Committee recommends the Board approve the Property Owners Annual Assessment Collection Policy, as presented.”

The motion passed. (7-0-0)

Board Resolution Regarding Schwab Accounts

Bob Talbot presented the following motion:

“The Finance Committee recommends the Board approve the Policy Resolution as presented, providing the current GM and Controller with full access to the Schwab investment accounts.”

The motion passed. (7-0-0)

Pathways

Lee Whitehurst made the following motion:

“I move that the Board authorize the General Manager to pursue development of a Pathway and Connectivity Plan to evaluate and prioritize future pathway and beach access improvements, focusing on safety, accessibility, consistent design standards and costs for long-term planning and budgeting and in keeping with the spirit of our covenant requirements for siting of structures with regard to the topography, the location of large trees, structures previously built or approved, and other aesthetic and environmental considerations.”

The motion was seconded by Kelly Brown. The motion passed. (7-0-0)

Kurt Faires made a motion to adjourn. Bob Talbot seconded the motion. The motion was unopposed.

Adjournment: 5:32 p.m.

The meeting was followed by owner comments.

*Kurt Faires joined the meeting after Chairman’s Report.