

## **Fairway Estates Board Meeting Minutes – Date: 05-13-2020**

Meeting held at the Dunedin Golf Club and called to order at 5:00 P.M.

Unanimous approval to permit recording of FECA Board Meeting, said recording to be retained until the corresponding written meeting minutes are approved.

### **Board Members in Attendance (marked with X – in person or BP - By Phone):**

X	Matt Stevens, President	X	Todd Brooks, Vice President
X	Kelly Dixon, Treasurer	BP	Ed Kelb, Secretary
X	Derrick Beland, Member At Large	BP	Bill Greenwood, Member At Large
X	Marilyn Parnell, Member At Large, Membership	X	Mary Lyon, Member At Large

### **Non Board Member Committee Chairs (marked with X – in person or BP - By Phone):**

X	Kathy O’Leary, Newsletter	X	Diane Kerfeld, Beautification
	Diane Garcia, Newsletter		

### **Unfilled Committee Chair Positions (could be a board member but not required to be)**

OPEN, City Liaison

### **Members/Guests:**

None

### **Non Board Member Committee Reports**

#### **Beautification – Diane Kerfeld**

- Landscaping group work temporarily on hold per CDC distancing guidelines.
- Landscaping work has begun at the Palm Blvd monuments and the butterfly garden at Lake Sandra.

#### **Newsletter- Kathy O’Leary**

- Fall Newsletter
  - Provide residents an update on some of the activities and happenings around FE as we did not had an opportunity for social gatherings in the Spring.

- Confusion over the disclaimer that was added to the “Fairway Estates Social” group on Facebook. Can/should clarification be provided to residents? (Secretary Note: See President Matt Stevens commentary under **New Business – FECA use of Social Media**)

## Officers Reports

### Secretary’s Report – Ed Kelb

- Motion made to waive reading of **Mar 2020 FECA Board Meeting** minutes by Kelly Dixon, 2<sup>nd</sup> by Mary Lyons. Motion carried.
- Motion made to accept **Mar 2020 FECA Board Meeting** minutes “as written” by Kelly Dixon, 2<sup>nd</sup> by Mary Lyon. Motion carried.

### Treasurer’s Report – Kelly Dixon

- Refer to full reports online.
- The Treasurer deposited \$5310 in Dues payments in March/April for 2020 and \$5 to make up for a shortage from last year that an owner didn’t know about.
- We had 6 more payments sent in based upon the April Newsletter “list of paid members” for a revised total of 385 homes. That’s 74.9% FECA participation for 2020!
- The Treasurer deposited \$350 in Special Events Donations from two residents. Because we couldn’t proceed with the Spring Fling (Florida Covid-19 Quarantine measures), we should be able to have great events this fall/winter if we choose to.
- Needed to place an order for checks (not budgeted for 2020). The last box of checks lasted 4 years so FECA should be set for a few years.
- Directory ad sales were deposited as a credit against the printing cost. Still had plenty of bags so there was no need to order new ones; therefore, we are under budget on the overall cost of the Directory.
- The balance of the Palm Blvd Signage was paid.
- The Treasurer bought enough stamps for the April Newsletter and the Fall Newsletter. The number of hardcopies we mail dropped again by another 5-10 as we obtain more and more email addresses. Tabs were needed to seal the Newsletters. The Treasurer purchased a large bulk order that should carry over for a few years. \$2 over budget for the year for tabs ... but FECA won’t need labels so we should stay under budget as a whole for the Newsletters.
- Routine Lawn, Lake and Utilities were paid

- Motion made to accept April/May 2020 FECA Treasurers Report “as written” by Marilyn Parnell, 2<sup>nd</sup> by Derrick Beland. Motion carried.

### **President’s Report – Matt Stevens**

- Robert’s Rules PowerPoint Presentation distributed electronically to all FECA Board and Committee members.

### **Vice President’s Report – Todd Brooks**

- Nothing to report at this time.

### **Board Committee Reports:**

#### **Membership – Marilyn Parnell**

- “Welcome to FE” with James and Renee Barber who recently moved to Hagan Ave.

#### **City Liaison - Open Position**

- No updates

#### **Events:**

- Nothing to report at this time

#### **Old Business:**

##### **Speeding and Traffic Violations in FE:**

- Given the measures currently in place regarding Covid-19 quarantining and related matters, police personnel have been temporarily assigned to other functions. There is no active monitoring in FE at this time; however, we hope that this will regain some traction as the pandemic subsides.

### **Resident Feedback regarding the new sign at Palm Blvd and Burke Ave:**

- Residents (and some FECA Board members) feel that the text lettering on the sign is not level.
  - Is this a result of the monument itself not being level?
  - Is there an error with the text in the new signs?
  - Other cause?
- Derrick Beland is going to follow-up with a series of measurements to see if we can better determine the actual problem. Results to be reviewed at the next FECA Board Meeting.

### **Repair / Replacement of Lights for Palm Blvd monuments:**

- Please refer to **Exhibit A** for a summary of the problem (as reviewed in the March 2020 FECA Board Meeting)
- Three LED Lamps ordered for evaluation:
  - The first LED lamps I received are cheaply made (plastic) and will not be considered for installation
  - One set of lamps scheduled for delivery around May 20<sup>th</sup>
  - One set of lamps that was ordered had its status changed to “backordered”
- Depending on quality of lamps delivered May 20<sup>th</sup>, I may install one to see if it can address our concerns.
- If I have multiple lamps arrive in time, we will attempt to setup a test where residents can view different options. The challenge being that Amazon only provides me a 30 day window for returns ... so the backordered lamp is creating a timing issue.

### **New Business:**

#### **2020 - 2021 Resident Directories:**

- Delivery of Directories to FE resident doors was postponed when quarantine measures went into place, however, we need to bear in mind that advertisers have paid for space in the directory. Now that Florida has begun a phased approach to reduce quarantine restrictions, we should begin delivery of the directories as soon as possible.
  - Note: It isn't a desirable scenario to leave a directory hanging on a doorknob for seasonal residents who have already returned to their northern homes. The FECA Board will do its best to avoid delivery for these residents, the obvious challenge being identification of those residents.

**FECA and Usage of Social Media:**

- From a legal standpoint, FECA needed to make it clear that social media platforms like Facebook, Nextdoor, Twitter, etc. are unofficial and not sanctioned by FECA. These media are only used for social purposes.
- [www.fairwaystates.org](http://www.fairwaystates.org) is the ONLY officially sanctioned website for FECA.
- Internet domain fairwaystates.org is the ONLY officially sanctioned E-Mail source for communication.
- The official FECA website as well as social media groups on both Facebook and Nextdoor have had their descriptions altered to clarify this for all users.

**Resident's comments:**

None

**Adjournment:**

Motion made to adjourn at 5:56 p.m. by Kelly Dixon, 2<sup>nd</sup> by Mary Lyon. Motion carried.

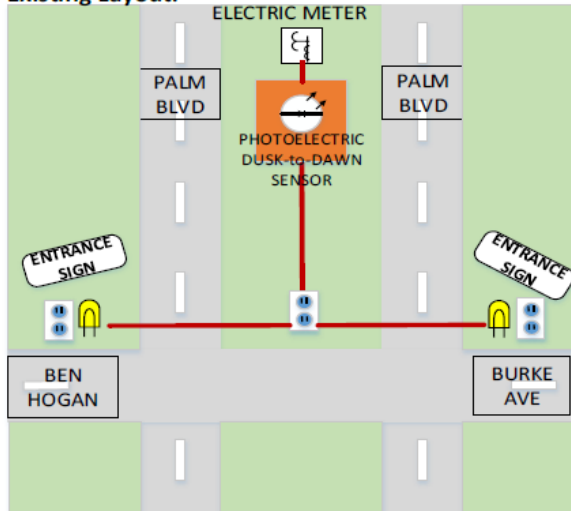
## EXHIBIT A

### Issues with Replacement LED Lamps on Palm Blvd

Original Fluorescent Lighting:	13 watts	800 Lumens (aka brightness)
Replacement LED Lights:	15 watts	1663 Lumens (108% brighter than original light)

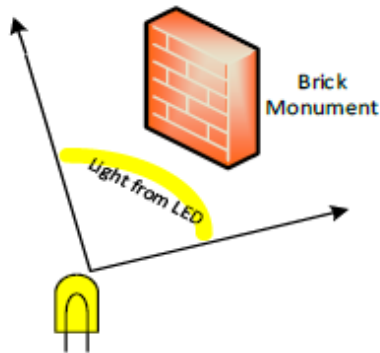
Lack of GLARE GUARDS (blocks extraneous light) & doubling of brightness not well received by residents.

#### Existing Layout:



#### Existing Challenges:

- 1) Lighting is 108% brighter
- 2) Existing LED lights do not have Glare Guards. Beam Angle is 104 degrees resulting in some direct lighting aimed toward resident's homes and vehicles driving on Palm Blvd.



#### Board Recommendation:

- 1) Purchase two or three replacement lamps for evaluation:
  - LED lights with Glare Guards
  - Brightness: 600 – 800 Lumens
- 2) Setup test scenario after dark so adjacent neighbors can participate in selection process
- 3) Install selected replacement lamp on both monuments return other lamps for refund