

Fairway Estates Board Meeting Minutes – Date: 06-10-2020

Meeting held at the Dunedin Golf Club and called to order at 5:04 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 BPV - By Phone or Video Conf):

X	Matt Stevens, President	X	Todd Brooks, Vice President
X	Kelly Dixon, Treasurer	X	Ed Kelb, Secretary
X	Derrick Beland, Member At Large	BPV	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
BPV	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

- Nominations for Summer 2020 “YARD OF THE SEASON” received. Looking for judges to assist in selecting a winner.
- Garden Tour: Possibly move to July 2020? If so, could we consider a morning session to avoid afternoon showers? More specifics TBD.
- Landscaping work completed at the butterfly garden at Lake Sandra. Native plants added.

Newsletter- Kathy O'Leary

- Fall Newsletter
 - Can the newsletter team obtain photos for the selected Summer 2020 “YARD OF THE SEASON”? Due to extenuating circumstances, Angie will NOT be able to produce the photos. Interviews to be conducted via phone or a socially distanced forum. Winner to be announced June 24th, 2020.
 - Newsletter team intends to produce a Summer 2020 issue to provide some positive feedback on how FE residents are adapting to the COVID-19 Pandemic. Intent to publish mid-July. Short commentary requested from each of the FECA Board members. Deadline for Board member feedback is June 15th.
 - Motion made by Kelly Dixon to allocate \$300 of 2020 FECA Budget for production, printing and postage of a **SUMMER 2020 SPECIAL EDITION** of the FECA Newsletter, 2nd by Derrick Beland. Motion carried.

Officers Reports

Secretary's Report – Ed Kelb

- Motion made by Mary Lyon to waive reading of **May 2020 FECA Board Meeting** minutes AND accept the **May 2020 FECA Board Meeting** minutes “as written”. 2nd by Derrick Beland. Motion carried.

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- The FECA Treasurer deposited another \$270 in dues payments.
- We are at 382 homeowners (74.3% participation). It was reported in May 2020 that 385 homeowners had sent in annual FECA payments; however, upon further research a couple of residents accidentally paid twice and a new resident tried to pay when the prior owner had already paid for the calendar year. It has never been FECA's policy to accept payment more than ONCE from each homeowner.
- Routine Lawn, Lake and Utilities were paid
- Request from Bill Greenwood that Kelly Dixon proceed with filing the reimbursement paperwork for the “Martha Donald NEIGHBORHOOD ENHANCEMENT PROGRAM”

- Motion made by Ed Kelb to accept May 2020 FECA Treasurers Report “as written”, 2nd by Mary Lyon. Motion carried.

President’s Report – Matt Stevens

- Observations:
 - Noticeable reduction in tree limbs and debris (post storms) after the tree trimming was performed in 2019.
 - Increased activity and usage of the park (a positive thing)
 - Political Signage: FECA Board members, if contacted, are to remind residents that deed restrictions are no longer in effect. Complaints or concerns should be directed to City of Dunedin *Code Enforcement Division*. Dunedin City code does not permit political signs to be displayed until 100 days from the election.

Vice President’s Report – Todd Brooks

- Nothing to report at this time.

Board Committee Reports:

Membership – Marilyn Parnell

- A “Welcome Visit” took place with Stephen Menke on Armour Dr. The ongoing pandemic does make “Welcome Visits” more challenging at this time.

City Liaison - Open Position

- No updates

Events:

- Nothing to report at this time

Old Business:

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 performed a series of measurements to see if we can better determine the actual problem.
- Kelb Comment: In the picture posted below, I made sure that Derek's level is exactly horizontal in the picture. This is so that you can see what residents are talking about when looking at the lettering.



- Result from Derrick's analysis: *"After I raised the straight edge and confirmed that it was level, you can see that the new sign letters are also lower on the side closer to Palm Blvd. To further confirm that the sign letters are lower on the Palm Blvd. side, I ran a tape measure from the straight edge to the top of the first A in Fairway and from the straight edge to the Y. Based on this test, the Y is about $\frac{3}{4}$ inch higher than the A and this is only the distance from the A to the Y. So, while the entire length of the monument is only off level by $\frac{1}{2}$ inch, the letters from the A to the Y are off by $\frac{3}{4}$ inch. That's significant because of how short that distance is."*

- After lengthily discussion including additional financial expenditure to correct, a short-term decision was made to utilize plantings to minimize the visual impact. The Board would like to see how effectively this addresses the issue prior to reviewing alternative options.

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)
- Ed Kelb provided the Board with an update on revised lighting. A newer light was installed at the corner of Palm Blvd & Ben Hogan that provides:
 - 50% lower lumens (brightness)
 - Glare Guards to prevent ambient light from shining on resident homes or vehicles travelling down Palm Blvd
- The original lamp remains in place at the corner of Palm Blvd and Burke Ave. This is to provide FECA Board members, Committee members and residents an opportunity to evaluate the difference.
- FECA Board and Committee members will have until June 14th to evaluate the options after sunset. After that date, a survey will be sent out to vote on a path going forward. Survey results will be shared via E-Mail during the Summer Break. If a majority vote approves the new lighting, the lamp at the corner of Palm and Burke will be upgraded to the new lamp to ensure we have the same lighting on both Palm Blvd monuments.

Old Light:



New Light:



New Business:

- Discussion of whether FECA is willing to host a forum for City of Dunedin local officials running for election in Nov 2020. This has been done in the past; however, the ongoing COVID-19 pandemic does introduce challenges
- A decision was made to explore this possibility further depending on what happens over the summer months.
- **Commission seats to be elected in the 2020 General Election:**

	Incumbent	Challenger(s)
Mayor	Julie Ward Bujalski	Heather Gracy
Commissioner Seat 1	Maureen "Moe" Freaney	Stacy Rush
Commissioner Seat 3	Vacant ¹	John Tornga, Mike Quill

Resident's comments:

None

Adjournment:

Motion made to adjourn at 6:41 p.m. by Kelly Dixon, 2nd by Mary Lyon. Motion carried.

¹ Heather Gracy, who currently holds Dunedin City Commission Seat 3, was prevented by term limits from seeking re-election to that office. Heather has chosen to run for Mayor in hopes of remaining on the Dunedin City Commission.

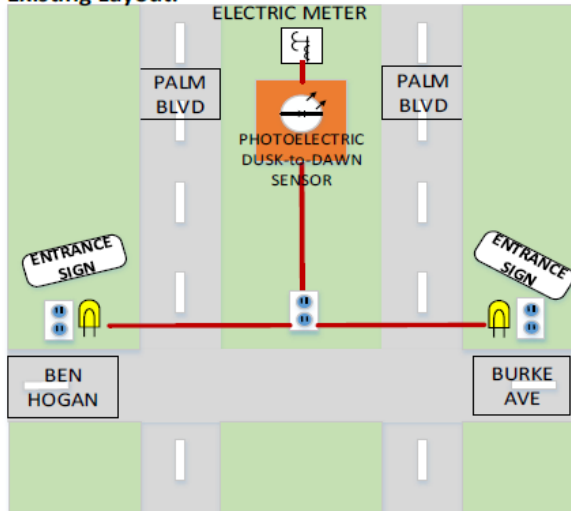
EXHIBIT A

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)

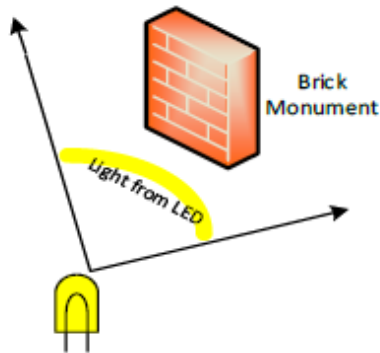
Lack of GLARE GUARDS (blocks extraneous light) & doubling of brightness not well received by residents.

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