

Fairway Estates Board Meeting Minutes – Date: 05-12-2021

Meeting held at the Dunedin Golf Club and called to order at 6:31 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 (X = in person -or- BPV = By Phone or Video Conf):

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

Non-Board Member Committee Chairs (X = in person -or- BPV = By Phone or Video Conf):

X	Kathy O’Leary, Newsletter		Diane Kerfeld, Beautification
BPV	Diane Garcia, Newsletter	X	Betsy Morgan, City Liaison

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

No Chair Positions open at this time.

Members/Guests:

None

Officers Reports

Secretary’s Report – Ed Kelb

- Motion made by Kelly Dixon to waive reading of the **April 2021 FECA Board Meeting** minutes. 2nd by Derrick Beland. Motion carried.
- Motion made by Kelly Dixon to accept the **Apr 2021 FECA Board Meeting** minutes “as written”. 2nd by Derrick Beland. Motion carried.

Treasurer’s Report – Kelly Dixon

- Refer to full reports online.
- **377 homeowners have paid their Annual Dues for 2021 (73.3% participation).** This places FECA over our 2021 annual budgeted amount by \$900; however, we remain behind last year’s total of 385 houses (74.9%).

- Two resident checks for Annual Dues payment were returned in April because of nonsufficient funds; however, **both residents have since paid their dues and covered the NSF fees.**
- The PO Box was renewed and went up by \$9 more than budgeted. It has not gone up by more than 15% per year in any prior year and has been between 8% & 15% until this year (26% increase).
- The FECA Spring Newsletter was printed, and stamps purchased to mail to 135 houses.
- Routine Lawn, Lake and Utilities were paid
- Motion made by Marilyn Parnell to accept the **April 2021 FECA Treasurer Report** “as written”.
2nd by Ed Kelb. Motion carried.

Vice President’s Report – Todd Brooks

- Nothing to report at this time.

President’s Report – Matt Stevens

- A resident approached the FECA Board to ask if the Board is aware of any measures available where they could prevent a neighbor from installing a six-foot privacy fence running toward Lake Sandra. As deed restrictions were not renewed, the FECA Board has no jurisdiction over this matter.

Board Committee Reports:

Membership – Marilyn Parnell

- Marilyn welcomed the following residents to Fairway Estates:
 - Brian and Regina Day (2307 Jones Ct)

Non-Board Member Committee Reports

Beautification – Diane Kerfeld

- Diane contacted **Dunedin City Arborist - Chris Wilson** who would prefer that all the trees at Lake Sandra Park be trimmed at the same time.
- Diane has obtained quotes from different tree trimming companies; however, these are not “apples-to-apples” bids. The topic will be revisited in June. Note: The 2021 FECA Budgeted amount for tree trimming is \$1000.

Boen	\$3000
Stevens	\$6000
O'Neil	\$4000
A-Absolute	\$6800

- Motion made by Matt Stevens to proceed with tree trimming utilizing O’Neil (\$4000). 2nd by Kelly Dixon.

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

Motion carried.

- Motion made by Matt Stevens (on behalf of Beautification) to install a sprinkler head in the butterfly garden at Lake Sandra Park, said cost to come from the remaining 2021 budget for Beautification. 2nd by Kelly Dixon.

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

Motion carried.

- Summer Yard of the Season will be selected on June 15th.

Newsletter - Kathy O'Leary

- Next newsletter will be Fall 2021. Newsletter committee encourages the Board to submit any topics they would like to include.

City Liaison – Betsy Morgan

- Betsy contacted City Hall to determine who handles Dunedin Community Affairs. This function is normally the responsibility of the Assistant City Manager; however, said individual recently resigned and the position has not been filled yet. Betsy did speak directly with Dunedin Mayor Julie Bujalski, who noted that that any FECA requests Emailed to her would be directed to the appropriate department.
- Dunedin City Council is meeting on May 14th. One of the topics is the hiring of a traffic engineer, a position they have not had since the last person vacated that position some years ago. The city is very aware of our speeding issues with Palm Blvd and Fairway Blvd.
- Mayor Julie also noted that some years ago the city offered to consider sidewalk installation for Fairway Estates; however, there were not enough homeowners interested. Many had concerns about surrendering part of their front yard for sidewalks.
- With the worst of the pandemic now behind us, Dunedin Code Enforcement will go back to tracking the advertisements online for short term rentals in areas of Dunedin not zoned for such use.
- Betsy will be attending the Dunedin Council of Organizations meeting on Friday May 21st at 8:00 a.m. to hear Natalie Gass, Dunedin City Sustainability Coordinator, discuss the “Dream Plan” which is the city’s resilient environmental action master plan.
- Vice President Todd Brooks asked if the issue of parking in the street (congestion, overnight parking, etc.) could be reviewed? Are there ordinances regarding parking on both sides, etc.

Events:

- Nothing to report at this time.

Old Business:

- **SOLitude Lake Service report and maintenance (Derrick Beland)**
 - Derrick completed some research on the services performed at Lake Saundra.
 - Overall, the lake remains healthy. Several service plans are available. We only utilize SOLitude's service to address weeds, invasive or harmful species of plants.
 - SOLitude does NOT treat for water quality at this time. In the event Lake Saundra experienced an algae bloom or similar, we could utilize additional services (for a fee).
 - Unlike our previous lake management company (Aquatics), SOLitude is a large company, and we may get several different employees performing maintenance over time.
 - FECA may solicit supplemental quotes from other companies to determine if there might be a cost savings.

- **Replacement / Refurbishment of the sign at Lake Saundra (Ed Kelb)**
 - Refer to Exhibit A
 - The FECA Board had a lengthily discussion of refurbishment versus replacement. The decision was made to pursue replacement and apply for supplemental funding from the Dunedin "**Martha Donald Neighborhood Enhancement Program**". The High-Density Urethane (HDU) is experiencing significant deterioration (age, weather, sun) and any attempts to refurbish would only be a short-term solution.
 - Ref: <https://www.dunedingov.com/home/showpublisheddocument?id=3020>
 - Moving forward, the *FECA Lake Saundra Sign Team* will request corrected quotes for a new sign based on specific criteria.

New Business:

- Convert existing 2 outlet GFCI at Lake Saundra to a 4 outlet GFCI. Best to coordinate with sign replacement.

Resident's comments:

- Nothing to report at this time.

Adjournment:

- Meeting adjourned at 8:22 p.m.

Supplemental Urgent E-Mail Vote:

Fwd: URGENT Request for FECA Board email vote



Matthew Stevens <mstevens1250@gmail.com>
To Ed Kelb

 You replied to this message on 5/24/2021 12:17 PM.

Matthew

On Sat, May 22, 2021 at 11:50 AM Matthew Stevens <mstevens1250@gmail.com> wrote:

FECA Board,

In researching the property boundary for Lake Sandra, it was discovered we have an additional tree on our property.

- The tree is on the farthest southern edge of the property.
- Last meeting we approved the motion to proceed with the quote from O'Neil's Tree Service.
- None of the quotes included this tree, so all quotes would increase.
- Adding the tree will increase O'Neil's quote by \$250 (from \$4,000 to \$4,250).
- If this is voted "no", we will proceed with the existing approval, but will not include this specific tree.
- In order to proceed with this project before hurricane season, I'm asking for an e-vote for the additional funds to include this tree.

Request an Yea or Nay e-vote (by 23 May (Sun) evening) to approve the additional funds for this tree.

Respectfully,

Matthew Stevens
President, FECA
1250 Palm Blvd, Dunedin FL., 34698
(937) 825-4290

Results: **Six YEA votes**, Zero NAY votes. Motion carried.

Exhibit A (page 1 of 5)

Lake Saundra Park Sign Replacement

Lake Sandra Park: Sign Replacement / Refurbishment For Review at FECA Board Meeting - May 12, 2021



1) Dimensions:



2) Observations:

Sign consists of three (3) components:

Lake Saundra Sign	Not a wood material, possibly some form of HDU or PVC
Plywood Backing	
PVC Support Posts	Note: Electrical Outlet & Sprinkler Controller attached to post

Regardless of whether the FECA Board decides to refurbish or completely replace, the following two components need replacement:

a. Support Posts

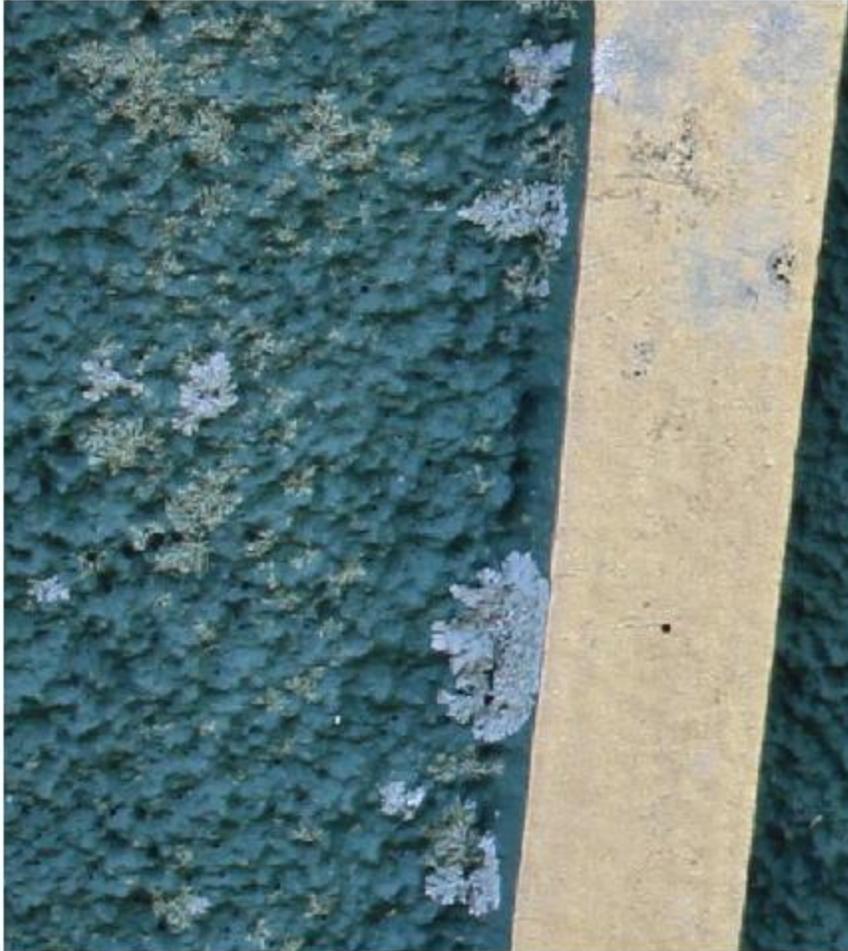


b. Plywood Backboard



3) Option 1 – Refurbish

The actual “*Lake Saundra Park*” sign is not rotting. It consists of a material similar to HDU (high-density urethane) or PVC. There are tree lichens growing in patches all over the front of the sign ... as well as some rust from the nails used to attach to the plywood backing.





Option 1 Summary: The most cost-efficient approach is to:

1. Clean the existing sign and repaint backing and lettering.
 - a. Options: Wire Brush/Sand ... Sandblasting ... Chemical Paint Peel
2. Replace and paint the plywood backing
3. Replace the existing support posts

This could be accomplished by the FECA Board without significant investment (no outside parties needed).

Exhibit A (page 5 of 5)

Lake Saundra Park Sign Replacement

4) Option 2 – Replacement

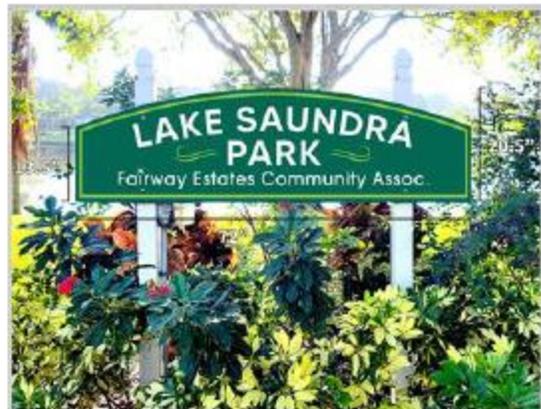
- a. For sign replacement, the first question that comes to mind is:

Do the “*FE Resident selected*” entrance signs now represent the Fairway Estates “logo”? If so, an argument could be made that any new signage should be consistent.



- b. Option 2 Summary: If the FE Board would prefer a new sign, I would like to obtain a majority consensus (at the May Board meeting) prior to submitting for bids:

- 1) Should sign be consistent with entrance sign logo designs (above)?
- 2) If not, what are we looking for?
- 3) Are mockups like the following acceptable alternatives? Note: This mockup “does” correspond to the existing Entrance Sign logo



- 4) Raised lettering (note: this is the current scenario)?
 - 5) Illuminated?
 - 6) Maximum amount the FECA Board would be willing to spend?
- 5) While we would probably need to update previous bids received, attaching them in Appendixes A, B and C for cost reference.

Appendix A	Precision Sign Group	\$984.67
Appendix B	Sign Source (Option 1)	\$797.15
Appendix B	Sign Source (Option 2)	\$2,450.30
Appendix C	Palm Harbor Sign & Design	\$936.25