

Fairway Estates Annual Meeting 2/6/17

The meeting was called to order at 7:11 p.m. by our president Steve Mc Carver.

In attendance was:

BOARD MEMBERS:

Steve Mc Carver President

Matt Stevens Vice President

Kelly Dixon Treasurer

Mary Lyon Secretary

Dianne Schuldt City Liaison

Marilyn Parnell Membership

Ina Laughton Special Events

COMMITTEE CHAIRS:


Kathy O'Leary Newsletter

Rebecca Wellborn Beautification

Absent was Charlotte Murray

BOARD MEMBER at LARGE

We all stood for the Pledge of Allegiance:

Steve let everyone know that Richard Gillies resigned from the board and he still had two  of the three years left of his term. Sharon Herman was introduced as our new board member taking Richard's place filling the position of "Member at Large".

Sharon Herman has been a resident of Fairway Estates since May 2016. She is a financial advisor and the CEO of Silver Key Wealth Management. Sharon is the 2016 Business Person of the Year awarded by the Tampa Diversity Chamber and a finalist for the 2012, 2014 and 2015 Business Woman of the Year awarded by the Tampa Bay Business Journal. She is married to Melissa Hughes and her son, Mitch, attends FSU. Sharon and Melissa enjoy traveling, the beach, craft beer, reading and board games.

Ina Laughton has resigned as of tonight as her three year term is over. Ina joined the board in 2001 and was always in charge of the holiday gathering and the garage sale and then a few years later handled the annual meeting at the club and

the fall festival. Steve thanked both Ina and Richard for all the hard work they both put in to our board.

There was a motion by Bob Sutton to wave the reading of the minutes from last year and Mash Sutton seconded the motion and then we voted and all said yes.

The first order of business was Steve letting everyone know what the status is of deed restrictions.

The issue regarding deed restrictions is larger than any one phase, and bigger than the input of just a few residents. The issue of deed restrictions impacts every phase, and affects every household. Your board has been open and forthcoming with the steps we were taking, and we endeavored to keep the entire community informed every step of the way. After months of discussion by your Board and by the residents of this community; and after research and review by our attorneys—based on their comments and input, the Board is suspending our efforts to renew or revitalize deed restrictions within Fairway Estates.

While we feel the process we had laid out, to involve residents from every phase, to solicit ideas and input from every resident was the appropriate and legal path to follow, our attorneys have made it clear to us that the path to revitalization would involve countless hours on the part of volunteers from this community, thousands of dollars in legal fees, and many months – if not years – to complete. Given the complexity of the task, and the legal and regulatory challenges that would need to be addressed and resolved, the Board feels it would not be appropriate to pursue this project at this time.

We will continue to focus our energy and efforts to help make Fairway Estates a great place to live, and a welcoming place to call home. Moving forward issues involving items that were previously covered by deed restrictions should be addressed with the town's Code Enforcement Office. The Fairway Estates Community Association has always been more than an enforcer of deed restrictions. As we communicated to all residents last fall, the Fairway Estates Community Association will continue to function to provide social opportunities

for our residents, a channel of communication for our community, and stewards of the right away and common areas open and available to all residents.

Kelly read the Treasurers report and each table had the 2016 year ending balance sheet, 2016 budget VS actual and the 2017 proposed budget. Last year we had 329 members out of 514 pay their dues. That is 64% which is up from 2015 where we had 324 members pay. As of tonight 278 members have already paid and that is 54%. Our expenses last year were all pretty much according to budget with the exception of the \$1,082.24 that was spent pertaining to the Deed Restrictions Revitalization process for legal fees, meeting costs and resident notification mailings. Our 2017 budget reflects expenses in line with last year's totals for the routine expenses and also \$640 ear marked for remaining legal fees this year and the formal process of notifying all residents of the suspension of activities pertaining to Deed Restrictions Revitalization.

Marilyn welcomed everyone and said that she saw some new faces that she has already met and if she has not met you yet she will be visiting you in the next month or two.

Rebecca introduced Steve Weyer as he was the resident that did our demolition of the concrete at the entrance ways and what a good job that he did. Rebecca let everyone know that in the next month or two we will have new spring flowers planted at the entrance ways.

Kathy let everyone know that if anyone has any news they would like to be in the newsletter to please call or E-mail her and she will be glad to report it.

Steve spoke about how we want to have a better partnership with the Dunedin Country Club and they have coupons that were in the last newsletter. The club is open to the public and we all live in the community where we can certainly patronize it more.

Dianne introduced our guest speaker, Paul Stanick, and he is the assistant director of the City of Dunedin Public Works. His main focus is storm water, the sewage system, reclaimed water and our drinking water. He was very good and everyone seemed to enjoy what he had to say and he was very funny in his presentation.

Paul asked the audience 3 questions to see if we might know the answers? He asked how many waste plants are in Dunedin, how many miles of sewage pipes do we have and how many gallons of sewage does Dunedin handle in one day? There is one waste plant in Dunedin that is located on Martin Luther King. Dunedin has 145 miles of sewage pipes and 3,084 manholes are located around the city. When it comes to reclaimed water not every area in Dunedin has it. We roughly have six million gallons of sewage but Dunedin can handle 12 million gallons. On a daily average it is 4.3 million gallons. Paul spoke of FOG which stands for fats, oils and grease. These are three things that should never go down our pipes as when you see what grease looks like in a pan that is what it looks like in the pipes and not only can clog the pipes but then other debris clings to it and clogs it up even more. Flushable wipes are a huge 'no no' and this cost Dunedin roughly \$10,000 a year to clean that out. Our water bill is in comparison with all the cities in Florida and we may even be a little lower than most. We are charged \$31 for 4,000 gallons of usage. Dunedin is proactive in replacing the clay pipes that we have and a lot of times PVC piping can be inserted within the existing pipes and then there is another 50 years of life. Manholes can be lined with the PVC as well. Right now we have \$400,000 budgeted for the replacing of the pipes and manholes which is five times what the normal budget is.

The meeting was adjourned at 8:20 p.m.