

- **Fairway Estates Annual Homeowners Meeting Minutes**
Date: 02-04-2020

Meeting held at the Dunedin Golf Club and called to order at 7:01 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	X	Ed Kelb, Secretary
X	Derrick Beland, Member At Large	X	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):

	Kathy O’Leary, Newsletter	X	Dianne Schuldt, Beautification
X	Diane Garcia, Newsletter		

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

OPEN, City Liaison

Members/Guests:

Fairway Estates Residents (estimated attendees TBD)

FECA President Matt Stevens

- Meeting called to order: 7:01pm
- Pledge of Allegiance
- Introduction of Guest Speaker: **Jennifer Bramley** (Dunedin City Manager)

Guest Speaker Presentation: Jennifer Bramley (Dunedin City Manager):

- Discussion about converting ***Sterling Links*** to a Dunedin Metro Park area (Note: Driving Range would be retained)
- Discussion about the ***new City Hall Building*** and an adjacent parking garage (Note: Parking garage not yet approved for funding)



- ***Short Term Rental:*** Intent to comply with State of Florida requirement of limiting short term rentals in the City of Dunedin to 90 Days (unless explicitly permitted by zoning).
- ***Toronto Blue Jays Spring Training Facility*** (completion estimated to be Feb 24th)
 - The Toronto Blue Jays have agreed to fund the entire \$100 million investment required to update the facility
- ***Social media upgrade*** plan underway to assist in keeping residents informed
- ***Dunedin Historic Preservation Ordinance*** now in place
- ***Dream (Dunedin Resilience Environmental Action Master)*** plan now in place to coordinate separate initiatives to preserve the Dunedin environment.

- **Code Enforcement Review** underway. This is to address the negative national publicity we received for a resident who was significantly fined for not keeping their residential property up to local code.
- **Speeding and traffic violation** monitoring for Palm Blvd and the Fairway Estates community are now in place to address resident concerns for repeat violations.
- **Financial Sustainability:** Millage Rate - \$4.13 per \$1000 of home value. Annual budget \$143 million. Annual percentage change for taxable home value in Dunedin was +10.76% in 2019 (number 1 in Pinellas County).
- The bonding company determined that Dunedin improved their S&P position even when including the debt for the Toronto Blue Jays.
- Resident Q&A

FECA President Matt Stevens:

Secretary's Report – Ed Kelb

- Motion made to waive reading of Jan 2020 FECA Board Meeting minutes by FE Resident, 2nd by FE Resident. Motion carried.

Introduction of current FECA Board Members

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Officers Reports

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- **2019 Profit and Loss Statement**
 - 367 Fairway Estates homeowners paid to become active members of the 2019 Fairway Estates Community Association. This represents 71.4% participation of all FE households!

- Proposed **2020 Annual Budget** comments:
 - Annual Dues Estimates for 2020: 355 households x \$45 = \$15,975
 - Lake Saundra water maintenance has been previously performed by **Aquatics Systems Lake and Wetland Services**. The company is now known as **SOLitude Lake Management**. Ref: <https://www.solitudelakemanagement.com>
 - Price will be increasing from \$95 per month to \$98 per month.
 - Motion made to accept **Proposed 2020 FECA Annual Budget** “as written” by FE Resident, 2nd by FE Resident. Motion carried.

President’s Report – Matt Stevens

- There are no FECA Board members up for election in 2020.

Vice President’s Report – Todd Brooks

- Nothing to report at this time.

Board Committee Reports:

Membership – Marilyn Parnell

- “Welcome to FE” for 31 new homeowners in 2019!

City Liaison - Open Position

- No updates

Events:

- **2020 Spring Fling** will be held on Saturday, March 28th (2pm – 5pm)

Old Business:

- **2020 Entrance Signs Project Update – Palm Blvd**
 - Monuments will require that existing paint be power washed to remove as much as possible. Current paint is chipping and bubbling. New signs will not adhere properly. Fairway Estates resident Jerry Sliger (Bayview Pressure Cleaning & Painting, Inc.) has volunteered to address this in mid-February, charging only for the supplies required!
 - The FECA Board has decided to have the white concrete topper power washed and painted as well. The same FE resident (Jerry) has volunteered to address this.

- **Memory Walk**
 - Todd Brooks will be posting a Facebook survey to determine whether the majority of Fairway Estates homeowners would like to consider a **Memorial Walk** at Lake Sandra as a way for residents of FE to memorialize family and events by engraving a paver with a customized memorial. See **Exhibit A** for an example design. Note: This is just one of many possibilities.

- **Board Member Retirement**
 - **Jessica Parchman retired** from the FECA Board effective **Jan 31st, 2020**. The FECA Board remains extremely grateful for Jessica's contributions. We are hoping to locate a replacement in early 2020 to complete her term.

Adjournment:

2020 Annual Homeowners Meeting adjourned at 8:38 p.m. by President Matt Stevens.

Supplemental: 2020 FECA Board Officer Nominations.

Attendees:

Matt Stevens, President

Kelly Dixon, Treasurer

Derrick Beland, Member At Large

Marilyn Parnell, Member At Large, Membership

Todd Brooks, Vice President

Ed Kelb, Secretary

Bill Greenwood, Member At Large

Mary Lyon, Member At Large

Motion made for the existing four FECA Board Officers to retain their existing positions through calendar year 2020 at 8:49 p.m. by Mary Lyons, 2nd by Kelly Dixon. Motion carried.

EXHIBIT A

Memorial Walk – One possibility just for purposes of illustration. Another possibility for more engraved bricks would be to square off a brick section around the existing Lake Sandra sign.

