

## **Fairway Estates Board Meeting Minutes – Date: 09-16-2020**

Meeting held at the Dunedin Golf Club and called to order at 6:34 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
	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 (X = in person -or- BPV = By Phone or Video Conf):**

X	Kathy O’Leary, Newsletter	BPV	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**

- There will not be a “YARD OF THE SEASON” for Fall 2020; however, there will be a Holiday Season “YARD OF THE SEASON” in December 2020
- Rebecca Wellborn has planted additional native plants in the butterfly garden at Lake Sandra.
- Poinsettias and other holiday plants will be added to the monuments for the upcoming holiday season.

## Newsletter- Kathy O'Leary

- Fall Newsletter
  - Anticipated to be ready by mid-October. Estimated to be 6 pages in length.
  - Because of upcoming local city and county **elections**, the Newsletter will list who is running and provide a website link to the candidate's webpage for residents to research additional information.
  - Reemphasize pedestrian, automobile and bicycling **safety** throughout the FE neighborhood. There have been a few incidents over the past months and the days (daylight) are growing shorter as we approach the winter equinox in December.
  - Newsletter would like to include some thoughts and feedback regarding **positive aspects of the ongoing Covid pandemic** (favorite masks, positive things that may not have occurred under normal conditions, etc.).

## Officers Reports

### Secretary's Report – Ed Kelb

- Motion made by Mary Lyon to waive reading of the **June 2020 FECA Board Meeting** minutes. 2<sup>nd</sup> by Kelly Dixon. Motion carried.
- Motion made by Mary Lyon to accept the **June 2020 FECA Board Meeting** minutes "as written". 2<sup>nd</sup> by Kelly Dixon. Motion carried.

### Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- The FECA Treasurer deposited another \$90 in dues payments. We are at 384 houses (74.7% participation).
- \$1874.27 deposited from the City of Dunedin in Grant funds for ½ the cost of our Palm Blvd Signage and the Electrical Upgrades. This will show on the P&L as a Credit to the Martha Donald Account.
- There was a bank deposit error of \$365 in August. Checks payable to Kelly Dixon directly (not FECA related) were deposited to the FECA Checking Account rather than Kelly's personal

checking account. The FECA Treasurer requested permission to write a check back to herself for \$365 to correct this error.

- In June, our Directors and Officers Insurance was paid.
- Our Summer Newsletter was printed at \$107.44 and mailed at \$110.
- Routine Lawn, Lake and Utilities were paid.
- Motion made by Mary Lyon for the FECA Treasurer (Kelly Dixon) to reimburse herself \$365. 2<sup>nd</sup> by Marilyn Parnell. Motion carried.
- Motion made by Marilyn Parnell to accept the Summer 2020 FECA Treasurer report “as written”. 2<sup>nd</sup> by Mary Lyon. Motion carried.

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

- Lake Saundra Park: Both of the “**PRIVATE RESIDENT USE ONLY**” signs have fallen from the trees.
- There does not seem to be any validation of a potential alligator sighting in Lake Saundra. Lake residents have not reported anything, birds are still frequenting the lake (which they would not do if danger is present).
  - Note: [Fairway Estates Common Area Use Guidelines](#) already states the following:  
*“FECA is not liable for injury or damage resulting in use of the park by individuals or groups (large or small). All individuals and groups using Lake Saundra Park and other common areas are at your own risk.”*

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

- Nothing to report at this time.

### **Board Committee Reports:**

### **Membership – Marilyn Parnell**

- Marilyn welcomed the following new residents to Fairway Estates:
  - Alex & Ashley Fawbush (1340 Fairway Dr)
  - Todd & Nicole Brittan (2245 Snead Ave) ... Note: They were former FE residents!
  - Thomas & Lucrecia Garvin (1264 Fairway Dr)

- With the Dunedin Chamber of Commerce office being closed, Marilyn is running out of hardcopies of the “*Dunedin Parks & Recreation Magazine*”. There is a PDF version available from the website: <https://www.dunedingov.com/city-departments/parks-recreation>
- Marilyn will follow-up with a call to the Chamber to see if hardcopies are available.

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

- No updates

### **Events:**

- The **November 2020 FE Neighborhood Garage Sale will proceed as normal**. Event to take place Saturday, **November 7<sup>th</sup>** and FECA will place an ad on behalf of FE residents.
- **2020 Fall Festival** – As a result of the ongoing pandemic and ensuring the safety of our residents, the FECA Board has unanimously decided there will **not be a 2020 Fall Festival**.
  - Motion made by Kelly Dixon to cancel the 2020 Fall Festival, 2<sup>nd</sup> by Mary Lyon. Motion carried.
- **2020 Holiday Festival** – As the pandemic is changing on a monthly basis, it is premature to decide at this time. This topic will be **reviewed in future FECA Board meetings**.

## Old Business:

- **Resident Feedback regarding the new sign at Palm Blvd and Burke Ave:**
  - Residents (and some FECA Board members) felt that the text lettering on the Burke Ave sign was not level.
  - FECA Board member Derrick Beland performed a series of measurements and determined that the lettering is sloping at 2.1%.
    - Note 1 – A Slope of 0% is perfectly level
    - Note 2 - 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



- After lengthily discussion, the FECA Board has determined that the 2.1% slope was small enough to be offset by plantings around the monument. This project will be closed.
- Project **"Resident Feedback regarding the new sign at Palm Blvd and Burke Ave"** closed out.

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

- Refer to **Exhibit A** for a summary of the problem (as originally discussed in the March 2020 FECA Board Meeting)
- In June 2020, Board members were provided an opportunity to view both old and new monument lighting and then electronically vote on their preference. By majority, the FECA Board elected to **proceed with replacement of old lights**. A new lamp (Burke Ave side) was installed in July 2020. Refer to **Exhibit B** for detailed vote results.

Old Light:



New Light:



- Motion from Kelly Dixon to reimburse Ed Kelb \$71.98 (cost of replacement lamps). 2<sup>nd</sup> by Mary Lyon. Motion carried
- **Project “Palm Blvd electrical work for Monuments” closed out.**
- **Project “Martha Donald Neighborhood Enhancement Program Funding” closed out.**
  - Per Bill Greenwood and FECA Treasurer Kelly Dixon, \$1,874.27 in grant finding received and deposited.
- **FECA Forum for City of Dunedin local officials running for election**
  - As of the Sep 16<sup>th</sup>, 2020 FECA Board Meeting, none of the candidates running for local election are open to gathering voters in groups for a forum (ongoing pandemic). This subject will be revisited at the Oct 14<sup>th</sup>, 2020 FECA Board Meeting.

### **New Business:**

- FECA is a non-profit entity. \$900 was allocated in the 2020 budget for both the “Spring Fling” (\$450) and the “Fall Festival” (\$450). As both events have been cancelled due to the current Covid-19 pandemic, the FECA Board is evaluating alternative ways to utilize that budgeted amount to benefit Fairway Estates. The following options have been proposed as alternatives and the FECA Board is reviewing each:
  - (1) Refund to each resident: \$0.43 cents (384 participating residents divided by \$900).
  - (2) Discount 2021 dues by \$0.43 cent (above).
  - (3) Replace the deteriorating **sign at Lake Saundra** as well as the “**PRIVATE RESIDENT USE ONLY**” signs which are deteriorating. Cost TBD.
  - (4) Add a **2<sup>nd</sup> picnic table** at Lake Saundra Park. Cost TBD.
    - a. Ed Kelb to follow-up with Matthew Betzing or family.
  - (5) Contribute to a charity.
    - a. Ed Kelb comment: It can create a completed situation to donate FECA dues to a charity that some residents may not agree to.
  - (6) Move any surplus funding to the FECA reserve funds for future use.
- The FECA Board has eliminated refunds options (1) and (2) above. Researching options 3 through options 6.

### **Resident’s comments:**

- FE resident concerns about road resurfacing. Dunedin resurfacing schedule published at: <https://www.dunedingov.com/city-departments/public-works-utilities/annual-street-resurfacing>

### **Adjournment:**

Motion made to adjourn at 7:58pm p.m. by Kelly Dixon, 2<sup>nd</sup> by Mary Lyon. Motion carried.

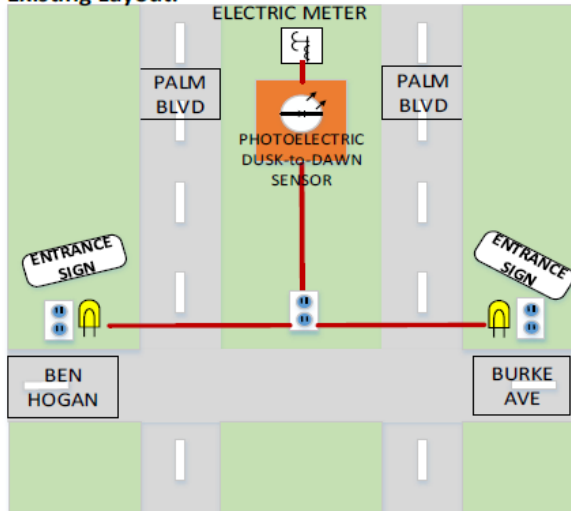
## EXHIBIT A

### 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)

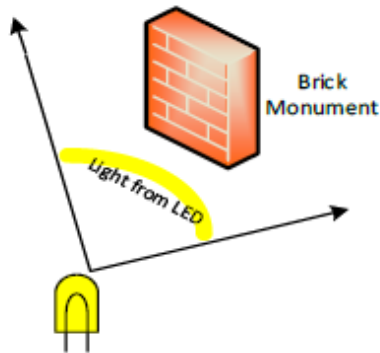
Lack of GLARE GUARDS (blocks extraneous light) & doubling of brightness not well received by residents.

#### 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



**EXHIBIT B (page 1 of 2)**

**Palm Blvd Monument Lighting Vote Results**

**ed.kelb@ed-and-rita.com**

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**From:** Ed Kelb <ed.kelb@ed-and-rita.com>  
**Sent:** Monday, June 22, 2020 1:34 PM  
**To:** 'Matthew Stevens'; 'Derrick Beland'; 'Todd Brooks'; 'Mary Lyon'; 'Bill Greenwood'; 'marilyndunedin@aol.com'; 'Kelly Ulrich Dixon'; 'Diane Garcia'; 'Kathy OLeary'; 'Diane Kerfeld'; 'tomidabro68@gmail.com'; 'president@fairwaystates.org'; 'vice\_president@fairwaystates.org'; 'treasurer@fairwaystates.org'; 'secretary@fairwaystates.org'; 'membership@fairwaystates.org'; 'atlargeseat1@fairwaystates.org'; 'atlargeseat2@fairwaystates.org'; 'FECA seat 4'; 'Beautification'; 'Kathy OLeary'  
**Subject:** Survey for a new LED Light at Palm & Ben Hogan

Fellow Board and Committee members. Rita and I are up in MD visiting our daughter and awesome granddaughter, but I wanted to give you feedback from the survey for " lamp replacement" at the Palm Blvd monuments. As President Matt Stevens considered this a beautification initiative, I opened up the survey to both FECA Board and Committee members.

Recommendation to proceed with replacement of existing lights passed by majority electronic vote. I'll proceed with replacement of the light at Palm And Burke upon our return to FL.

Survey Monkey:

"Should FECA utilize the replacement lights as tested at Palm and Ben Hogan?"

"Note: The new LED Lamps are less bright and utilize glare guards"

YES	NO	ABSTAIN
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Matt Stevens	X		
Todd Brooks			X
Kelly Dixon	X		
Ed Kelb	X		
Marilyn Parnell			
Mary Lyon	X		
Bill Greenwood			
Derrick Beland	X		
Kathy O'Leary			
Diane Garcia			
Diane Kerfeld	X		

<b>TOTALS</b>	<b>6</b>	<b>0</b>	<b>1</b>
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Supplemental:

Todd Brooks would like to note that his vote to abstain is an indication that he finds either lighting option an acceptable solution.

Derrick Beland:

## EXHIBIT B (page 2 of 2)

### Palm Blvd Monument Lighting Vote Results

Question: "Is there any way that the fixture can be lowered so that it does not block the letters on the sign?"

Response: Not without significant effort. The GFCI outlets on the existing post cannot be lowered too close to the ground.



Take care,

Ed

P.S. No, those aren't squatters at our house. ☺ Some good friends from up north using our home for lodging while they enjoy some FL vacationing.

Ed Kelb, Secretary  
Fairway Estates Community Association  
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Dunedin, FL 34697  
[secretary@fairwayestates.org](mailto:secretary@fairwayestates.org)

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