

## **Fairway Estates Board Meeting Minutes – Date: 12-08-2021**

Meeting held at the Dunedin Golf Club and called to order at 6:30 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		Todd Brooks, Vice President
X	Kelly Dixon, Treasurer	X	Ed Kelb, Secretary
X	Derrick Beland, Member At Large		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	X	Diane Kerfeld, Beautification
	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:**

Motion made by Kelly Dixon to amend the agenda so that the Beautification Committee (Diane Kerfeld) can present first as Diane has a scheduling conflict and needs to leave early. 2<sup>nd</sup> by Mary Lyon. Motion carried.

### **Secretary’s Report – Ed Kelb**

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

### Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- **We are at 384 houses paid for 2021. 74.7% participation.** Just one less than last year's total of 385 houses.
- Expenses related to the new signage at **Lake Saundra Park** were paid out and copies were forwarded to Bill Greenwood for completion of the Martha Donald Grant funding.
- Ads were placed for the garage sale
- Routine Lawn, Lake and Utilities were paid.
- The Treasurer ordered the envelopes needed for the **FECA Annual Dues notices** from Amazon

Motion made by Marilyn Parnell to accept the **Dec 2021 FECA Treasurer Report** "as written". 2<sup>nd</sup> by Mary Lyon. Motion carried.

Continued review of the draft **2022 FECA Budget**. Motion from Marilyn Parnell to add a line item for **funding to expand the flower bed at Lake Saundra Park**, said funding not to exceed \$300 and coming from 2022 membership dues. 2<sup>nd</sup> by Mary Lyons. Motion carried.

### Vice President's Report – Todd Brooks

- Nothing to report at this time.

### President's Report – Matt Stevens

- **Increased growth of vegetation around the edges of Lake Saundra: Follow-up**

Matt reached out to resident **Elizabeth Moulin**. Lakefront residents are responsible for approximately two-thirds of Lake Saundra and Elizabeth serves as their representative regarding water maintenance. Matt learned that there is an effort underway by several residents to introduce certain plants to reduce erosion and foster wildlife. This is being coordinated with **Solitude**, our current lake water management company.

## **Board Committee Reports:**

### **Membership – Marilyn Parnell**

- Marilyn welcomed the following residents to the neighborhood:
  - Dora Piccini (2385 Jones Dr)
  - Robert & Marybeth Deer (1419 Hagan Ave)
  - Isabel Botello (2359 Middlecoff Dr)

## **Non-Board Member Committee Reports:**

### **Beautification – Diane Kerfeld**

- **Yard of the Season** for Christmas will be judged between Dec 13<sup>th</sup> and Dec 17<sup>th</sup> with an announcement of winner to be made on Dec 20<sup>th</sup>.
- The flower beds at **Lake Saundra Park** have been spruced up with new plants.
- Comment from Ed Kelb that the flower bed at **Lake Saundra Park** could be expanded a few feet East so that the electrical grounding rod and utility pole are enclosed within the flower bed. Not a critical issue. Just more a recommendation to visually conceal an unappealing post and a metal grounding rod that people occasionally trip over.

### **Newsletter – Kathy O’Leary**

- FECA Newsletter team is working on the January 2022 edition with the focus around the upcoming **Annual Homeowners Meeting** in February 2022. Intent is to get this completed around the 2nd week of January.

## City Liaison – Betsy Morgan

- Betsy Morgan attended the **November meeting of Dunedin Council of Organizations** and realized that our membership had expired (because we had no one filling this FECA Committee position for several years). Betsy will work with Treasurer Kelly Dixon to reinstate FECA.
- **Dunedin Commissioner Moe Freaney** chaired the meeting. Topics of interest:
  - The city completed the \$4,000,000 purchase of the land behind Skip's Bar for the **proposed multi-level parking garage**.
  - The proposal for the **building at Main and Douglas** of a hotel has gone to the local planning board.
  - The planning for the **replacement of the city pool** within this decade has begun. There will be public hearings to find out what the citizens want as amenities at the new pool.
  - The City of Dunedin has a newly appointed **City Liaison, Phyliss Gorshe**. Betsy introduced herself and made it a point to familiarize Phyliss with FECA.
  - **David Morecroft, president of Patrician Oaks Condo Association** wants to form a group of representatives from HOA and Community Organizations in Dunedin to discuss common problems running an association. Contact information was exchanged.

## Events:

- **FECA Holiday Party Recap**
  - The 2021 Holiday Party was a **huge success** with many more neighbors in attendance than we've seen since the pandemic began. It was obvious that neighbors thoroughly enjoyed the festivities and the opportunity to catch up with each other.
  - The nineteen pizzas that were provided were all consumed by midafternoon. But, as it is difficult to accurately predict attendance ... better to see the food eaten, than to have overbought.
  - **A resident volunteered to be Santa**. This was a huge win with the children!

- **2022 Annual Homeowners Meeting – Monday, Feb 7, 2022**
  - Three Board members are coming up for **3-year term renewal**:
    - **Kelly Dixon**
    - **Marilyn Parnell**
    - **Derrick Beland**
  - Row seating only ... no tables. Seating for **60-70 attendees**.
  - **Guest Speaker(s) for Annual Meeting:**
    - After much discussion, it was decided to see if any of the following are available/willing to speak (listed in order of preference):
      - **Dunedin City Manager - Jennifer Bramley**
        - **City Watermain Replacement Project** (new fittings, valves, underdrains, fire hydrants and the watermains that supply clean drinking water to our homes)
        - **Golf Course / Clubhouse Renovation**
        - **Causeway Bridge**
        - What is happening with the **former Optics property** downtown?
      - **Pinellas County Sheriff's Office**
  - **Local attendees only**. There will be no remote access (Zoom, etc.). The **Dunedin Golf Club** does not have the network infrastructure to support remote access.

## Old Business:

- **Replacement of the sign and proposed electrical work at Lake Saundra Park (Ed Kelb)**

Step	Action	Status
1	Obtain "Martha Donald" approval (50% grant funding)	Completed Sep 22nd
2	Move Electrical Outlets from signpost to concrete post	Completed Oct 12th
3	Move Sprinkler Controller from sign to concrete post	Completed Oct 18th
4	Lake Saundra Sign Replacement	Completed Nov 17th
5	Pay Vendors	Completed
6	City of Dunedin – Inspection of Work	Pending
7	Submit invoicing to City for grant reimbursement	Pending

The FECA Board will get an update from Bill Greenwood at the January Board meeting regarding the status of the remaining two tasks to obtain grant reimbursement.

## New Business:

- **Faulty Electrical Outlet – Palm Blvd & Burke Ave**
  - During installation of the Christmas lights at Palm Blvd & Burke Ave, one of the GFCI electrical outlets (installed in 2019) would not reset. Ed Kelb contacted **Lontakos Electrical Services** who did the original installation. The outlet has been replaced and the Christmas lights appear to be operating without issues. FECA never received an invoice for the work. It is possible that **Lontakos** is treating this as a warranted repair.
- **Fairway Estates sign at the corner of Palm Blvd & Ben Hogan has come loose from the concrete**
  - The new (2019) **Fairway Estates sign** at the corner of Palm Blvd & Ben Hogan has **come loose from the concrete** and dropped approximately 1-2 inches. The sign is not in any danger of falling (wedged in pretty tightly) ... but some follow up with the sign installation company is required.

- **Architectural Continuity**

- As a result of Dunedin's rapid growth, there is some concern that there are no "architectural parameters" limiting what types of homes can be built in Fairway Estates. Is it even feasible for the City to establish guidelines? What is the possibility of getting 100% of homeowners in agreement? Would it even hold up in a court of law? Just a topic of discussion at this point.

**Resident's comments:**

- Nothing to report at this time

**Adjournment:**

- Meeting adjourned at 8:19 p.m.