

Fairway Estates Board Meeting Minutes – Date: 10-13-2021

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		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 (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:

Officers Reports:

Secretary’s Report – Ed Kelb

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

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- 383 homeowners have paid 2021 dues. Slightly behind last year's total of 385 houses, but still an excellent turnout for a challenging year (74.5% participation).
- Routine Lawn, Lake and Utilities were paid.
- Matt Stevens was reimbursed \$77.28 for the cost of buying the new Alligator warning signs for Lake Sandra Park.
- The proceeds of our CD were liquidated and deposited to the Savings Account
- Motion made by Mary Lyon to accept the **Oct 2021 FECA Treasurer Report** "as written". 2nd by Derrick Beland. Motion carried.
- Initial review of the draft **2022 FECA Budget** will take place at the Nov 2021 FECA Board Meeting.

Vice President's Report – Todd Brooks

- Nothing to report at this time.

President's Report – Matt Stevens

- Nothing to report at this time.

Board Committee Reports:

Membership – Marilyn Parnell

- Marilyn welcomed the following residents to the neighborhood:
 - Kelsey Champion and Anthony DeLaura (2388 Jones Dr)
 - Larry and Lorraine Burluson (2327 Middlecoff Dr)
 - Thomas and Margaret Jones (2370 Jones Dr)

Non-Board Member Committee Reports:

Beautification – Diane Kerfeld

- Fall ***Yard of The Season*** was awarded to Rita and Ed Kelb (2356 Watrous Dr)
 - Honorable Mention to Steven and Cindy Pettinger (2230 Demaret Dr)
 - Honorable Mention to Ron and Karen Bowen (2121 Mangrum Drive)
- Paint was purchased (\$52) for the concrete finials at both Brady Rd entrances.

Newsletter – Kathy O’Leary

- Fall Newsletter is out. The electronic version will be published to the FECA website and forwarded via email. Hardcopies (140) will be mailed on Oct 14th. The FECA Board tries to minimize cost by limiting hardcopy Newsletters to those residents who are not proficient with Email or the Internet.
- The next Newsletter is expected to be published mid-January 2022.
 - Looking for recommendations on who to highlight

City Liaison – Betsy Morgan

- Betsy Morgan attended the **quarterly meeting of Dunedin Council of Organizations** by Zoom on Friday, Sep 17th. Dunedin Mayor Julie Ward Bujalski chaired the meeting. Topics of interest:
 - Under the City’s ***Capital Improvement Program***¹, a **long-term plan for the Dunedin Golf Course** will be developed to preserve this “Historic Gem” and manage its sustainability.
Budget Highlights, Service Changes and Proposed Efficiencies
The City of Dunedin is conducting a Sustainability Study of the Dunedin Golf Club. This study will include a facility review, identify capital improvement needs, market analysis, operational analysis, identify new or enhanced revenue opportunities, analyze the operating structure, and financial analysis. The study will be used to determine any needed subsidies to the club, as well as terms for a new agreement with the City of Dunedin and the Dunedin Golf Club.
 - ***The City of Dunedin received 18 million dollars from the American Recovery Funds***² and has hired a consultant to determine how to best and legally allocate these funds. There will be a Town Hall Meeting for citizen feedback.
 - Online Payment platform for payment of utilities will open before end of year

¹ <https://www.dunedingov.com/home/showpublisheddocument/20054/637703179676200000>

² <https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-funds>

- Online Permitting request and live follow-up of status of permits will also open before year end.
- The land at Douglas and Main (Ocean Optics) has a new owner and the plan is for a 5-star hotel and shops. No information available yet on the proposed hotel name, owner or design.
- The city is buying the land behind Skips Bar which they are currently renting. There is a plan in the works to build a multi-level parking facility on that spot once the land is owned by the city.



- The Urban land use of the Coca Cola site is being determined with the professional help of an industrial use expert. Coca Cola is not moving out now until Spring.
- The main topic of the meeting was a presentation by Vinnie Luisi and Blair Kooi about the work of the **Dunedin Historical Museum**. They asked for our help to increase the awareness of the museum's existence by telling others about its existence and to visit the gift shop. Consider support by joining the museum (\$40 individual or \$60 Family). Currently there are 400 members. Refer to www.dunedinmuseum.org for additional information on events, membership, and sponsorship. Of 700 museums on the small city museums list, ours ranks in the top 65. The museum works with the City's **Historical Preservation Committee** with the intent to expand the number of designated Historical buildings. The advertising of this program has resulted in more new permit requests including one in September from the Dunedin Presbyterian church built in 1920.

Events:

- FECA Fall Festival
 - October 24th 2pm-5pm
 - Todd and Michelle Brooks will be holding a “Chili & Cornbread Cookoff”
 - Hoping to have a photo booth as we did in the past
 - Children’s Costume Contest, possible Adult Costume Contest
 - Kelly Dixon will sponsor the bar
 - Goody Bags for kids
 - Given this is the first FECA festival since the pandemic began, we are hoping for a good turnout ... but difficult to estimate in advance.
 - Gregg Dixon will be providing the PA system

- Fairway Estates Neighborhood Garage Sale to take place on Saturday, November 6th.

- Fairway Estates Holiday Festival tentatively scheduled to take place on Sunday, December 5th.

Old Business:

- **Replacement of the sign and proposed electrical work at Lake Sandra Park (Ed Kelb)**
 - Bill Greenwood obtained formal approval for the ***Martha Donald Neighborhood Enhancement Grant***. This grant will reimburse Fairway Estates 50% of the expenses related to replacement of the Lake Sandra Park sign and repairs to both park electrical and the sprinkler system.

 - At this point, **the grant should reimburse FECA \$945.30** (equivalent to the annual dues for 21 homes in FE). Total estimated project costs estimated to be \$1,890.59

Refer to **Exhibit A** for the detailed **Martha Donald Application**

Refer to **Exhibit B** for the detailed **Martha Donald Approval Letter**

As noted in last month’s meeting, the ***Lake Sandra Park sign replacement project*** is composed of separate steps because sprinkler equipment and electrical outlets need to be moved from the existing sign prior to sign replacement:

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 Sandra Sign Replacement	Scheduled Week of Nov 7th
5	Pay Vendors	Ongoing as work completed
6	Submit invoicing to City for grant reimbursement	Pending

- The following motion was approved in Sep 2021:

“Motion made by Kelly Dixon to select **Precision Sign Group** (estimated cost of \$1,474.76) as the vendor to replace the **Lake Sandra Park** sign with an additional request to add background texturing, provided that said texturing does not increment the sign cost by more than \$100. 2nd by Ed Kelb. Motion carried.”

In following up with Precision Signs, background texturing requires a different method of production which almost doubles the cost of the sign. Therefore, FECA will be utilizing a flat background. This is consistent with the entranceway signs.

- Steve Haynes (Sprinkler System Replacement) has volunteered to move the system at no cost providing there are no unforeseen complications or expenses. President Matt Stevens proposed we consider a letter of appreciation to both Steve Haynes and Lanie Sheets (oversees Martha Donald Grant). Bill Greenwood advised it would be best to wait until completion of the project before proceeding with this idea.
- **City Project Update (new fittings, valves, underdrains, fire hydrants and the water mains that supply clean drinking water to our homes.)**
 - Still nothing that the FECA Board can formally state at this time (other than the overall intent). The City of Dunedin wants to ensure they have a defined gameplan to address any influx of calls and questions once a formal announcement is made.
- **Request for caution signage for annual yard sale**
 - Signs will be purchased to notify that a “Community Event” is in process and please proceed through Fairway Estates with caution.

New Business:

- **FECA and Deed Restrictions (Kelly Dixon)**
 - To avoid negative feedback from residents and ensure FECA is presenting itself accurately, Treasurer Kelly Dixon wants to remind the Board of several items:
 - We are NOT an HOA. **We are legally a civic community association.**
 - **“An HOA has the power to enforce the guidelines, rules, and regulations formulated for the neighborhood.** Conversely, civic associations do not possess similar powers to those of homeowners' associations.”
 - **“In general, a civic association’s objectives are to preserve, enhance, and plan for the orderly development of the neighborhood and to promote the general welfare, safety and civic spirit of the community. The power of a civic association is organized public opinion.”**
 - **The FECA Board never voted to end the original Fairway Estates deed restrictions.**
 - **1) Fairway Estates Deed Restrictions for Phase 1 were written in such a such a manner that they were not deigned to automatically renew. Deed restrictions for Phase 1 were written in a manner that allowed them to expire.**
 - **2) Fairway Estates Phases 2 through 9 were written in a manner that that permitted deed restrictions to be renewed; however, MRTA (1963) permitted the deed restrictions to be extinguished. Because the Board took no action to renew deed restrictions in accordance with MRTA ... deed restrictions for Phases 2 through 9 were extinguished.**
 - **Note:** “MRTA was a law passed in 1963 to simplify land sales by rendering property free and clear of stale claims of record. In summary, MRTA strips restrictions and encumbrances from ownership of a property after thirty (30) years if those encumbrances don't fall within a class of statutory exceptions.”
 - **In 2017, the FECA Board suspended efforts to renew or revitalize deed restrictions** as a result of both excessive legal expenses and feedback from FE residents. There was no vote on deed restrictions. This decision permits a future FECA Board to revisit this topic.

Resident's comments:

- A **dog barking complaint** (repeatedly in the middle of the night) was brought to Board Member Ed Kelb's attention. Resident prefers to remain anonymous. As FECA is not an HOA, Ed informed the resident that her only recourse is **to utilize code ordinances from either the City of Dunedin or Pinellas County**. While we certainly sympathize with the issue, the FECA Board is a civic community association and has no enforcement capability. Ed did provide this resident the Pinellas County form required to file a complaint.

Adjournment:

- Meeting adjourned at 8:12 p.m.

Exhibit A (page 2 of 6)

Martha Donald Neighborhood Enhancement Program – Application

Martha Donald
NEIGHBORHOOD ENHANCEMENT PROGRAM



Fiscal Year 2021-2022

Martha Donald Neighborhood Enhancement Program – Application

Martha Donald
NEIGHBORHOOD ENHANCEMENT PROGRAM

Resident Involvement: Describe the involvement of community residents in selecting, planning and implementing the project.

Residents of Fairway Estates rely on the *Fairway Estates Community Association* to maintain entranceway and park signage to ensure our subdivision remains visually appealing to residents. In addition to signage, the *Fairway Estates Community Association* strives to ensure the safety of our residents when electrical hazards or other problems arise. In Feb 2019, residents voted on and approved the coloring and font to be utilized for all Fairway Estates signs (Entranceways, Park, etc) including the sign design for this project. Entranceway signs were replaced in 2019. The *Lake Saundra Park* sign was deferred at that time to reduce annual expenditures; however, the sign is rapidly deteriorating and requires replacement in 2021.

Exhibit A (page 4 of 6)

Martha Donald Neighborhood Enhancement Program – Application

Project Location: Provide the address or other identification of the project location, such as a street intersection.

Attach a map depicting the project location (i.e. Google or Mapquest printout). _____

Lake Sandra Park 1251 Palm Blvd Dunedin, FL 34698



Project Implementation: Provide a detailed plan for completing the project. Include the works to be done, by whom, and give a schedule for completing the various parts of the project. Attach additional pages if necessary. _____

Step 1 – Repair electrical & move it from existing signpost to concrete pillar by circuit breaker panel. _____

Work to be performed by Peter Lantakos Electrical Group in Oct 2021

Step 2 – Move existing sprinkler controller attached to back of sign over to concrete pillar by circuit breaker panel. _____

Note: Step 1 must be completed first.

Work to be performed by Steve Haynes Sprinklers in Oct 2021

Step 3 – Note: Requires Steps 1 & 2 be completed. Precision Sign Group will remove the existing sign and signposts. _____

Then install new sign posts and a new high density urethane (DHU) sign with raised lettering per our specifications.

Work to be performed by Precision Sign Group sometime in Oct or Nov 2021



Fiscal Year 2021-2022

Exhibit A (page 5 of 6)

Martha Donald Neighborhood Enhancement Program – Application

Maintenance: Describe how the project will be maintained. Please indicate mowing, watering, fertilization, weeding and physical maintenance to signs or other hardscape improvements. _____

The *Fairway Estate Community Association – Beautification Committee* has always (and will continue to) maintain flower gardens and beds at both the Entrance Ways and Lake Saundra Park. This includes the location of this replacement sign for Lake Saundra Park.

Budget: Complete the attached budget page (Exhibit A) to show project expenditures. Please indicate all sources of community match including cash, volunteer hours, and in-kind services.

Schedule

Please submit the application unbound and with no staples. Copies will be made for distribution to the review subcommittee.

Dunedin Parks & Recreation Department
Neighborhood Enhancement Program
1920 Pinehurst Road
Dunedin, FL 34698
Phone: 727-812-4531

Attachments

- Photographs of existing conditions
- Project location map (i.e. google or mapquest printout)
- Site map (include project elements)

Certification

I hereby certify that I have read and understand the terms of the Neighborhood Enhancement Program, the information included in this application is correct, and the application represents the consensus of the residents in the neighborhood described.

Signature of Applicant

Date

Martha Donald Neighborhood Enhancement Program – Application

Martha Donald
NEIGHBORHOOD ENHANCEMENT PROGRAM

EXHIBIT A

Project Budget

Organization Name: Fairway Estates Community Association

Cash Expenditures (materials, supplies, plants, professional services, rental equipment, etc.)	Amount
<u>PRECISION SIGN GROUP</u>	<u>\$1,474.76</u>
<u>PETER LANTAKOS ELECTRICAL SERVICES</u>	<u>\$340.00</u>
<u>ELECTRICAL HARDWARE</u>	<u>\$75.83</u>
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Subtotal	\$ <u>1,890.59</u>

Volunteer Labor (estimated hours to be worked, planning hours are not eligible)	Amount
Hours _____ x \$20	\$ _____

Donated Services / Materials (List of services or materials to be donated and value of those services)	Amount
_____	_____
_____	_____
_____	_____
Subtotal	\$ _____

Project Total* _____ **\$ 1,890.59**

Grant funds requested from City of Dunedin* _____ **\$ 945.30**

* Grant funds from the City of Dunedin cannot exceed 50% of the project or \$7,500.00, whichever is less.
* Grant funds cannot exceed the amount of the cash expenditures.

Exhibit B

Martha Donald Neighborhood Enhancement Program – Approval Letter



September 22, 2021

Bill Greenwood
PO Box 563
Dunedin, FL 34697

Dear Mr. Greenwood:

The City of Dunedin has reviewed your Neighborhood Enhancement Grant Program application. We are pleased to inform you that we have recommended funding to the Fairway Estates Community Association.

You may begin your project at this time, consisting of replacing the Lake Sandra park sign and associated electrical repairs. The City of Dunedin requires you to get three quotes for any work over \$1,000. We see that this has already been completed.

The estimated project budget is as follows:

Cash Expenditures	\$1,890.59
Volunteer Labor	\$-
Donated Materials	\$-
Total project	\$1890.59
Grant funding based on estimates above	\$ 945.30

Please contact us if there are any changes to the scope of work from what was presented in the application. All work must be completed prior to receiving grant funding. Attached is the Reimbursement Form.

All work must be completed no later than September 1, 2022. Upon completion of the project, please submit the Reimbursement Form, Volunteer Log, and a copy of all related invoices. If you have any further questions, please e-mail me at lsheets@dunedinfl.net or call 727-812-4529.

Sincerely,

A handwritten signature in blue ink that reads "Lanie Sheets".

Lanie Sheets, CPRP
Administration Superintendent