

Fairway Estates Board Meeting Minutes – Date: 12-14-2022

Meeting held at the *Dunedin Golf Club* and called to order at 6:30 P.M.

Unanimous approval to permit recording of the 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	X	Todd Brooks, Vice President
X	Kelly Dixon, Treasurer	X	Ed Kelb, Secretary
X	Bill Greenwood, Member At Large	X	Mary Lyon, Member At Large
X	Kathy O’Leary, Member At Large, Newsletter	X	Derrick Beland, Member At Large

Non-Board Member Committee Chairs (X = in person -or- BPV = By Phone or Video Conf):

X	Diane Garcia, Newsletter	X	Diane Kerfeld, Beautification
X	Betsy Morgan, City Liaison	X	Deb Timko, New Residents
X	Dave Lindsey, Lake Sandra Liaison		

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

No vacancies at this time.

Members/Guests:

Don Lemmon

Residents' comments (pre-meeting):

- Per a resident request, President Matt Stevens explained what happened to the alligator living in Lake Sandra. A neighbor (unknown) contacted the **Florida Fish and Wildlife Conservation Commission** (FWC) and complained that the alligator had become a nuisance. Therefore, FWC dispatched a Contracted Trapper to have the alligator trapped and removed. Sadly, in such a scenario the alligator will always be euthanized. Please note that FECA did not request this or encourage removal.

Vice President Todd Brooks spent a considerable amount of time researching the matter. There is no “burden of proof” required to determine whether or not an alligator has become a nuisance. Any alligators in excess of 4 feet will be deemed a nuisance; however, all it takes is a resident making a nuisance claim for FWC to send out a Contracted Trapper to remove (and eventually euthanize). It is our understanding that if an FWC Contracted Trapper intends to utilize **Lake Sandra Park** to capture wildlife, the individual(s) should contact FECA in advance. Regarding liability, FECA has documented that any use of **Lake Sandra Park** is at your own risk. Signs have been posted to warn any park users of the potential for alligators in the lake.

- Board member Bill Greenwood brought to our attention that the City of Dunedin will be holding a meeting regarding future use of **Stirling Park** on January 4th, 2023, 6:30pm at the **Hale Senior Activity Center**.

Officers Reports:

Secretary's Report – Ed Kelb

- Motion made by Kelly Dixon to waive reading of the **Nov 2022 FECA Board Meeting** minutes. 2nd by Derrick Beland. Motion carried.
- Motion made by Kelly Dixon to accept the **Nov 2022 FECA Board Meeting** minutes “as written”. 2nd by Kathy O’Leary. Motion carried.

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- **FECA closes out calendar year 2022 at 382 paid homeowners (74.3%)**. FECA had 384 paid last year and built the 2022 budget based on 379 homeowners paying dues.
- **\$250 in sponsorship money was received** and deposited in November.
- The ad for the **November Neighborhood Garage Sale** was paid.

- **Todd Brooks was reimbursed \$88** for Chili Cookoff supplies and prizes at the **2022 Fall Festival**.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Motion made by Mary Lyon to accept the **Dec 2022 FECA Treasurer Report** “as written”. 2nd by Kathy O’Leary. Motion carried.

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:

Nominating Committee – Bill Greenwood

- Bill took a moment to recognize **FECA Board applicant Don Lemmon who, to date, remains the only FECA resident expressing an interest in applying for a position on the FECA Board effective calendar year 2023.**
- **Don Lemmon provided a biography to the Newsletter Team to be included in the January edition** so residents can determine their choice at the February **Annual Homeowners Meeting**.

Newsletter – Kathy O’Leary

- The next **FECA Newsletter** will be published in January and the **Newsletter Committee** is targeting January 21st to provide residents with two weeks to review before the **2023 Annual Homeowners Meeting**.
- Court Whelan will be the **Neighbor Spotlight** for the January edition. Court has earned a PhD and has a background in both ecotourism and entomology.
- Per a recommendation from Board Member Derrick Beland, the **Newsletter Committee** will be interviewing resident **Bob Calabrisi** for the **Neighbor Spotlight** in the upcoming Spring FECA newsletter.
- Saturday, March 25th, 2023, is being proposed for the **2023 Spring Fling**.

Non-Board Member Committee Reports:

Beautification – Diane Kerfeld

- Diane will be relocating outside of FE and will be stepping down as Chairperson of the *FECA Beautification Committee* in December. There is some hope that Elana Parker will accept a position on the *Beautification Committee*.
- **2022 Holiday Yard-of-the-Season** will be announced around Dec 22nd. Intention is to provide residents adequate time to get their decorations up. Diane did note that there are not many nominations yet for the *Holiday Yard-of-the-Season*.
- After the beginning of the year, the *Beautification Committee* will be reducing **Yard-of-the-Season to three times per year** (currently four). Currently planning to eliminate **Summer Yard-of-the-Season** which typically receives the least number of nominations.

City Liaison – Betsy Morgan

- Betsy attended The *Dunedin Council of Organizations* meeting which was held on November 18th, 2022.
- The City Report was delivered by *Commissioner Moe Freaney* who reported the following city highlights:
 - **Rob Walker and Jeff Gow won their elections as city commissioners**
 - **City Hall Opening is now slated for Mid- December**
 - **Grand Opening date January 20, 2023, 5-8 PM**
 - City Commissioners are **interviewing candidates for new general manager of the Dunedin Golf Club**
 - Architectural designs for golf course renovation will be considered after a new manager is in place
 - **Completion date of renovations is to be in time for the 100th anniversary of the course**
 - The **cyber-attack on the City's computer system** did not compromise public information but the employees were affected as was the city online payment system. The forensic audit revealed that this was a very sophisticated hack
 - **65% of the city budget is labor** and the new budget has increases for future raises.
- The member spotlight was on the *Dunedin Youth Guild* which has been helping Dunedin children and adolescents for 60 years. A small sampling of the things they do:
 - Respond to special teacher needs requests
 - Provide a sponsor for each class in the Dunedin Schools
 - Offer annual college scholarships.
 - The upcoming **December Tour of Homes** is their main fundraiser each year. They are always looking for new members who wish to help kids.

- The program speakers were from the ***Pinellas Community Foundation: David Bender, Coleen Chaney, and Leigh Davis.***
 - The Foundation was started by Ralph Richards in 1969 as a philanthropic organization helping other non-profit entities with grants and business planning including but not limited to:
 1. The ***Huntly Grant*** for ***Wheels on Wheels: A Mobile Pottery Experience***
 2. The ***Kellogg Mansion Project***
 3. **\$10 million** they helped raise for the ***Gladys Douglas*** project
 4. Membership levels of the organization start at \$25.00. For more information contact **Leigh Davis at 727-306-3142.**

- Upcoming City Events:
 - ***Piper on the Pier*** has started up again. Sunset on Fridays.
 - ***Wreaths Across America***: December 17th at ***Dunedin Cemetery.*** Coordinated with wreath laying ceremonies at ***Arlington Natl Cemetery and 3400 locations across the US, at sea and abroad.***
 - ***Dunedin Music Society and Concert Band*** holiday concert on Dec 18th at the ***Dunedin Community Center***

- Next meeting is this Friday, December 16th, 2022.

New Residents - Deb Timko

- ***New Residents Committee*** delivered “welcoming” gift bags to the majority of new FE residents. Only one or two left to deliver.

Lake Saundra – Dave Lindsey

- **Dave Lindsey and Dan Willin (LAKEWATCH) completed a 4th monthly sampling of Lake Saundra in December 2022.** Testing includes phosphorus, nitrogen, chlorophyll in algae, salinity, and water pH. Pesticide runoff and related tests are cost prohibitive. Note: testing is being performed by [Florida LAKEWATCH - The University of Florida](#) at no cost to FECA.

- Dave noted that **FECA shouldn't expect results of sampling until we have completed a full year (12 samples) of testing.**

Events:

- **Holiday Party – Sunday, December 4th, 2-5pm**
 - Attendance at the **2022 FECA Holiday Party** (135 attendees) was lower than attendance at the **2022 FECA Fall Festival**; however, this was anticipated. Holiday obligations, family travel and scheduling conflicts often make it challenging for FE residents to attend despite FECA attempts to avoid scheduling conflicts with other local holiday events.
 - Financial recap will be provided at the Jan 2023 FECA Board meeting.

Old Business:

- **Feb 2023 Annual Homeowners Meeting - Monday, February 6th, 2023**
 - **Guest speaker will be Jennifer Bramley - City Manager** (with possibility of supporting city staff)
 - **Jennifer Bramley is requesting a list of topics to ensure she addresses concerns specific to FE residents.** Some considerations:
 - Any proposed road or sewer projects in FE
 - Speeding in FE
 - Golf Course renovation
 - Causeway Bridge Project
 - Blue Jays Hotel
 - General Update on downtown projects
 - Stirling Park - future plans
 - Replacement or Removal of the **Curlew Creek Walk Bridge** in **Weybridge Woods**
 - Bike Trail safety – pedestrians, bicycles, electric bikes/boards
 - Timeline for pool replacement at Highlander Park
 - What is the current plan for the **Ocean Optics** property?
- **The power outlets at both Palm Blvd monuments are experiencing intermittent issues whereby the outlets trip several times a week.**
 - **This problem seems to impact both the Burke Ave and Ben Hogan sides of Palm Blvd (but not always both on the same day).** Resolution may require working with a qualified electrician to diagnose. FECA Board members Ed Kelb and Kelly Dixon will attempt to isolate the cause.

- The **reset button on the Ben Hogan side GFCI outlet has failed**. Board member Ed Kelb replaced the outlet with a weatherproof CGFI outlet. Request from Ed Kelb for reimbursement of the GFCI outlet cost of \$28.00
 - Motion from Treasurer Kelly Dixon to reimburse Ed Kelb \$28 for replacement for the outlet. 2nd by Matt Stevens. Motion carried.
- While diagnosing the problem with Palm Blvd Monument electrical issues, Ed Kelb realized that **the breaker panel located in the center of Palm Blvd has significantly deteriorated. Half of the panel bottom has rusted away. The breaker panel requires replacement**. Ed Kelb will attempt to secure some electrician quotes before the January FECA Board Meeting.



- **Draft 2023 Annual Budget**

- **A \$10 annual increase (\$55 annually) in FECA Membership Dues was approved at the Nov FECA Board Meeting.**

- **FECA Treasurer Kelly Dixon noted that 2023 insurance premiums increased from \$2,826 to \$3,681.** The original draft budgeted 2023 insurance at \$3,325. To compensate, FECA Treasurer Kelly Dixon shifted 2023 funding from Beautification and Events to Insurance.
 1. Motion by President Matt Stevens to approve the modified 2023 FECA Budget proposal for presentation to FECA members at the **2023 Annual Homeowners Meeting**. 2nd by Vice President Todd Brooks. Motion carried.

New Business:

- **Streaking / Sign Deterioration for the monument sign at Sarazen Dr & Brady Dr.**
 - The **Brady Entrance** signs were originally installed with defects. After contacting **Signs USA Inc**, both **Brady Entrance** signs were replaced in July 2019 (3 ½ years ago).
 - **Board Member Derrick Beland noted that the entrance sign at Mangrum Dr & Brady Dr is also exhibiting some of the same streaking (in the exact same locations) as the Sarazen entrance.** This appears to be a possible manufacturing defect.
 - Diane Kerfeld will reach out to Elana Parker to determine if she would like to take on this effort.
- **Magnolia Tree – Breaking of branches because of children and adolescents climbing on them**
 - President Matt Stevens will research options to help protect the tree from damage.
- **Speeding in Fairway Estates:**
 - This has been an **ongoing problem in Fairway Estates, especially on Palm Blvd, Fairway Dr, Mangrum Dr and Sarazen Dr.**
 - President Matt Stevens asked if any FECA Board or Committee members would like to research potential solutions. Vice President Todd Brooks is willing to research this issue and Board Member Ed Kelb will assist.

Resident's comments (post meeting):

- Nothing to report at this time.

Adjournment:

- Meeting adjourned at 8:37 p.m.