

**In an effort to increase transparency and provide information in a more timely manner we are trying a new approach with our annual minutes. Historically, the minutes are available and approved at the next annual meeting (a year after the original event).**

**This year, based on a suggestion from a resident, we are trying a new process. We are posting the minutes from the Feb 2022 meeting in draft format. We hope you will find the information of the meeting timely and more useful. Also, we welcome resident 's inputs to the draft. The document is in Draft version and is edit protected. There may be some formatting differences between .doc and .pdf and these will be corrected before the next annual meeting. Any suggested edits/recommended changes should be submitted to the Secretary at [secretary@fairwayestates.org](mailto:secretary@fairwayestates.org) , and please be specific to the area you are providing inputs. Voting on the minutes will still be done at the next annual meeting (Feb 2023).**

# Fairway Estates Annual Homeowners Meeting Minutes

Date: 02-09-2022

Meeting held at the Dunedin Golf Club and called to order at 7:03 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	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 (X = in person -or- BPV = By Phone or Video Conf):**

X	Kathy O’Leary, Newsletter	Diane Kerfeld, Beautification	
X	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:**

Fairway Estates Residents (estimated attendees TBD)

## **FECA President Matt Stevens**

- Meeting called to order: 7:03pm
- Pledge of Allegiance
- Introduction of Guest Speakers
  - Jennifer Bramley Dunedin City Manager
  - Lieutenant Timothy Kelly Patrol Operations, PCSO
  - Sue Burness Communications Director - City of Dunedin
  - Vince Gizzi Director Parks & Recreation Director - City of Dunedin
  - Paul Stanek Director Public Works & Utilities – City of Dunedin

## Guest Speaker Presentations:

- **Lieutenant Timothy Kelly, Patrol Operations, PCSO**

There are 3 Crime Prevention Officer (CPO's) and 2 traffic cars assigned to the City of Dunedin. In 2021 two traffic studies were performed in our neighborhood and indicated approximately 22% of vehicles were speeding an average of 7-8 mph over the posted Speed Limit (at the intersection of Palm Blvd and Ben Hogan).

Additionally, it was requested that PCSO begin monitoring golf cart usage within the subdivision: underage drivers, failure to comply with Stop Signs, etc. In the city of Dunedin a golf cart is a motor vehicle and the minimum driving age is 16.

Because of a recent accident that occurred near Demaret Dr and Palm Blvd, the city is going to reconfigure the island and put in additional road curving.

- **Paul Stanek – Director Public Works & Utilities – City of Dunedin**

Discussion of the ongoing **Water Lining and Pavement Improvement Project**. Estimated completion is April 2022. Detail provided on the following website:

<https://www.dunedingov.com/city-departments/public-works-utilities/engineeringdivision/improvements>

The annual **Roadway Resurfacing Project** is also underway and should include those FE roads included in the **Water Lining and Pavement Improvement Project**.

The **Reverse Osmosis** treatment at the **Dunedin Water Treatment Plant** is back online and residents should already be noticing improvement in the hard water (mineral build up). All repairs should be completed before the end of the year.

**Curlew Water Tower** repairs and repainting are underway. Dunedin city commissioners awarded St. Petersburg's Tom Stovall a contract for a mural on the Curlew Water Tower. The mural will feature renditions of **a gopher tortoise, named Henry, and a sea turtle, named Silviato**.

The rendition of a gopher tortoise is named after **Henry Scharrer**, a Swiss immigrant and nature lover who lived on Caladesi Island from 1892 to 1934. The sea turtle is named after **Sylvia Earle**, an oceanographer who was raised right here in Dunedin.

- **Vince Gizzi – Director Parks & Recreation Director - City of Dunedin**

Vince has been a resident of Fairway Estates for the last 14 years.

In 2017, the city agreed to pay off the mortgage for the **Dunedin Golf Club** and took possession of the deed (both course and clubhouse). Similar to the **Dunedin Fine Art Center**, the city now covers all golf course and club house expenses. A sustainability study was completed reviewing revenue, expenses and capital projects required for the **Dunedin Golf Club** to succeed. The following includes some of the recommendations:

- **Improve greens**
- **Replace the irrigation system**
- **Drainage Improvements**
- **Cart Path repairs/replacement**
- **Bridge Repairs**
- **Clubhouse Enhancements**
- **Maintenance Bldg Improvements**

Total improvements estimated to cost approximately \$3 million to \$4 million over the next five years. Permitting expected to begin in May 2022, construction expected to begin in May 2023. The City of Dunedin will assume control of the **Dunedin Golf Club Operations** and the city is actively working with Golf Club Board Members to work out the details. Jennifer Bramley is proposing that \$2 million will be provided from the **American Rescue Plan Act Funding** (stimulus) in both calendar years 2022 and 2023, said decision to be made this year.

- **Jennifer Bramley, Dunedin City Manager**

- **Both Causeway Bridges will be replaced.** The Causeway itself is owned by Pinellas County and the city is working with the county to establish funding for bridge replacement.
- **Blue Jays Hotel** – 68 rooms including some classrooms and a cafeteria. To be located on the Causeway. The Blue Jays have been looking for somewhere to house players within the city. Currently players are scattered around different locations.
- **City Hall** (Highland and Virginia) is 53% complete and the city is expected to take occupancy this September. Cost \$15.8 million. Solar electric located on the roof. Funding for the new facility is provided by "**Pennies for Pinellas**". There will be no increase in taxes to cover this facility.
- **Gateway Project** (Milwaukee and Main St) – 4 story mixed use bldg. Retail and parking on the bottom. Upper floors will be a boutique hotel with 79 rooms and 81 multi-family units.

- **Ocean Optics** (Douglas and Main St) – Property is under contract “without entitlements”. Updates forthcoming.
- **Roundabouts will be added to Skinner to make it more bicycle friendly.** Construction will begin in 2024. After the last fatality, FDOT is requiring that the city make it a full stop both ways (for vehicles and users of the Pinellas Trail).



- **The City of Dunedin is receiving \$18.3 million from the American Rescue Plan Act Funding** (stimulus) to be distributed as follows: \$9.1 million in 2022, \$9.1 million in 2023 and the remainder in 2024. Must be used no later than December 2026.
- **Dunedin’s Highlander Pool is slated for replacement.** Cost estimated to be \$7 million. Proposed funding to be provided from the **American Rescue Plan Act Funding** (stimulus), said decision to be made this year.
- The **City of Dunedin** is also proposing \$3.8 million to establish **Broadband Internet** access, funding would be provided from the aforementioned **American Rescue Plan Act Funding** (stimulus).
- **Covid 19 Update** – The Omicron variant has impacted the city’s workforce more than the Delta variant; however, essential services and continuity have not been severely impacted.
- **Coca-Cola Plant** – The city is looking to market the property and keep it as industrial. The city will NOT be purchasing this property.
- Jennifer was pleased to announce that the **City of Dunedin now owns the 44-acre Gladys Douglas-Hackworth property** and adjoining Jerry Lake. Hoping to begin opening parts of this designated park area to the public within six months.

- **Sue Burness, Communications Director - City of Dunedin**
  - A weekly E-Newsletter was launched in Jan 2022. Residents are encouraged to sign up to receive updates on important Dunedin happenings:
    - ★ <https://lp.constantcontactpages.com/su/1ttLnM5>

## **Officers Reports:**

### **Secretary's Report – Ed Kelb**

- Motion made by Tammi Janiga to waive reading of the **Feb 2021 FECA Annual Homeowners Meeting** minutes. 2<sup>nd</sup> by Kevin Janiga. Motion carried.
- Motion made by Tammi Janiga to accept the **Feb 2021 FECA Annual Homeowners Meeting** minutes “as written”. 2<sup>nd</sup> by Kevin Janiga. Motion carried.

### **Treasurer's Report – Kelly Dixon**

- Refer to full reports online.
- **FECA finished out 2021 with 384 houses paid (74.7% participation).** Just one less than last year's total of 385 houses.
- The **Lake Saundra Park** sign was replaced, the park electrical was repaired and there was some work performed on the park's sprinkler system. FECA was approved for receipt of funds from the Martha Donald Grant totaling \$980.30 which covered 50% of the total expenditure. This closes out the **Lake Saundra Park Sign Replacement Project.**
- Acknowledgement of appreciation for those FE residents who provided sponsorship funding in 2021. This proved to be critical to the success of our 2021 social gatherings.
- **Year-end reconciliation:** Refer to the highlighted items below. **With the Tree Trimming Cost of \$4250 but only the \$1000 line item for these items, we ended up with a Net Loss overall on the P&L of \$1821.27** which is less than the actual “overage” on the Tree Trimming due to other budget items being UNDER budget. **This will come “out of retained” earnings (as planned for)** with the \$1000 per year we are budgeting for these periodic expenses.

Maintenance/Repairs			
Contingency/Reserve future exp	0.00	1,000.00	-1,000.00
Dog Waste Bags	0.00	100.00	-100.00
Signs/Benches/Picnic Table	904.46	600.00	304.46
Tree Trimming	4,250.00	0.00	4,250.00
Maintenance/Repairs - Other	77.28		
<b>Total Maintenance/Repairs</b>	<b>5,231.74</b>	<b>1,700.00</b>	<b>3,531.74</b>
<b>New Resident Welcome Packets</b>	<b>0.00</b>	<b>75.00</b>	<b>-75.00</b>

The highlighted amounts above under Maintenance & Repairs are not expenses we incur annually. Annually we are budgeting and setting aside an amount to go towards these expenses in the year we incur them. For example we don't anticipate any Signage expenses for the next many years and the Tree Trimming will hopefully be done for at least the next couple of years.

- **FECA 2022 Annual Budget – Refer to Exhibit A**
  - Motion made by Kevin Janiga to accept the Treasurer’s **Proposed FECA Budget for Calendar Year 2022**. 2<sup>nd</sup> by FECA Resident. Motion carried.

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

- Nothing to report at this time.

**President’s Report – Matt Stevens**

- Matt coordinated the 2022 Annual Meeting and elected to present relevant material during each of the Board and Committee member presentations.
- **Three Board members are up for a renewal of their 3-year term on the FECA Board:**
  - **Kelly Dixon** ○ **Marilyn Parnell**
  - **Derrick Beland**
  - Motion made by Betsy Morgan that the aforementioned FECA Board Directors are renewed for another 3-year term as FECA Board Directors. 2<sup>nd</sup> by FECA resident. Motion carried.

**Board Committee Reports:**

**Membership – Marilyn Parnell**

- Marilyn noted that 26 Fairway Estates homes changed hands in 2021. There were 34 in 2020. Welcome to all new residents!

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

### **Beautification – Diane Kerfeld**

- **Flower Bed around the Lake Sandra Park sign and Lake Sandra flower beds**
  - Currently in the process of edging and planting for Spring. Planting ornamental grasses to improve the aesthetics of the utility pole behind the sign.
- **Monument finials at both the Mangrum Dr and Sarazen Dr entrances will be painted** white in the next few weeks. This will be consistent with the Palm Blvd entrance monuments.

### **Newsletter – Kathy O’Leary**

- Reminder to residents that the FECA Newsletter Team is working hard to keep residents updated on Fairway Estates events and happenings. Residents are encouraged to provide EMail addressing if possible, to help reduce cost and receive an extended edition with extra photos and info!
- The FECA Newsletter is an excellent source for relevant information to our amazing neighborhood. Please don’t hesitate to reach out if you have anything you feel should be considered for publication.

### **City Liaison – Betsy Morgan**

- Acknowledgement and appreciation to FE residents for the opportunity to work as FECA’s City Liaison and always welcome to comments/questions that residents would like to see addressed by the City of Dunedin.

### **New Business:**

- **FECA Resident Directory**
  - Just a reminder that the published directory is paid for by advertising. If any residents know of entities which desire to advertise in the bi-annual FECA directory, please reach out to FECA Treasurer Kelly Dixon.



## **Resident's comments:**

- **Resident Question:** Are there terms limits which limit the time a FECA Board member can serve?
  - **President Matt Stevens:** There is nothing in the By-Laws that limits how long a FECA Board member can serve. The By-Laws were last reviewed 4 years ago. If this is a concern, the FECA Board can entertain a motion to review this.
  
- **Resident Question:** What is the process for nominating a participating FECA resident for consideration as a Board Member?
  - **President Matt Stevens:** The four Officer Positions are elected from existing Board Members (Directors). The FECA President should nominate (on an annual basis) a Nominating Committee to consider any residents that have expressed an interest in serving on the FECA Board of Directors. Establishment of a nominating committee did not take place in 2021. Given enough interest, the FECA Board is certainly open to a review of the existing FECA By-Laws to ensure they still adequately address the changing needs of our community. Any residents with concerns are encouraged to attend monthly FECA Board meetings whose date is published in the FECA Newsletter.

## **Adjournment:**

- Meeting adjourned at 8:46 p.m.

## **Supplemental: 2022 FECA Board Officer Nominations.**

### **Attendees:**

- Matt Stevens, President
- Todd Brooks, Vice President
- Kelly Dixon, Treasurer
- Ed Kelb, Secretary
- Derrick Beland, Member At Large
- Bill Greenwood, Member At Large
- Marilyn Parnell, 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 2022 by Derrick Beland, 2nd by Mary Lyon. Motion carried.

Exhibit A – FECA 2022 Annual Budget

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6:21 PM  
01/11/22  
Cash Basis

Fairway Estates Community Association  
Profit & Loss Budget vs. Actual  
January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Annual Dues	0.00	17,055.00	-17,055.00
<b>Total Income</b>	0.00	17,055.00	-17,055.00
<b>Gross Profit</b>	0.00	17,055.00	-17,055.00
<b>Expense</b>			
<b>Annual Dues Notices</b>			
Envelopes	0.00	100.00	-100.00
Postage	0.00	290.00	-290.00
Printing/Paper	0.00	200.00	-200.00
<b>Total Annual Dues Notices</b>	0.00	590.00	-590.00
<b>Bank Fees</b>			
Account Analysis Fee	0.00	25.00	-25.00
<b>Total Bank Fees</b>	0.00	25.00	-25.00
<b>Beautification</b>	0.00	800.00	-800.00
<b>Computer, Internet, Website</b>			
Malware	0.00	76.00	-76.00
Website Domain Renewal	0.00	15.00	-15.00
Website Hosting	0.00	200.00	-200.00
<b>Total Computer, Internet, Website</b>	0.00	291.00	-291.00
<b>CPA</b>	0.00	200.00	-200.00
<b>Directory Cost</b>			
Ad Sales	0.00	-3,800.00	3,800.00
Door Hanger Bags	0.00	100.00	-100.00
Printing	0.00	3,700.00	-3,700.00
<b>Total Directory Cost</b>	0.00	0.00	0.00
<b>Dunedin Council of Organization</b>	0.00	150.00	-150.00
<b>Florida Department of State</b>	0.00	75.00	-75.00
<b>Insurance Expense</b>			
Bond - Fidelity	0.00	150.00	-150.00
Bond - Forgery	0.00	50.00	-50.00
Directors & Officers Insurance	0.00	3,000.00	-3,000.00
FL Ins Guaranty Assessment 22	0.00	21.46	-21.46
Homeowners &/or Mobile HOA	0.00	1,696.00	-1,696.00
Lakes or Reservoirs	0.00	681.00	-681.00
Paid In Full Discount	0.00	-260.81	260.81
Parks or Playgrounds	0.00	209.00	-209.00
Special Events	0.00	450.00	-450.00
Terrorism	0.00	30.00	-30.00
<b>Total Insurance Expense</b>	0.00	6,026.65	-6,026.65
<b>Lawn &amp; Lake Care</b>			
Lake Care	0.00	1,320.00	-1,320.00
Monthly Lawn Service	0.00	3,420.00	-3,420.00
<b>Total Lawn &amp; Lake Care</b>	0.00	4,740.00	-4,740.00
<b>Maintenance/Repairs</b>			
Contingency/Reserve future exp	0.00	1,000.00	-1,000.00
Dog Waste Bags	0.00	0.00	0.00
Electrical	0.00	0.00	0.00
Martha Donald Grant	0.00	0.00	0.00
Signs/Benches/Picnic Table	0.00	0.00	0.00
<b>Total Maintenance/Repairs</b>	0.00	1,000.00	-1,000.00
<b>New Resident Welcome Packets</b>	0.00	75.00	-75.00

Exhibit A – FECA 2022 Annual Budget

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6:21 PM  
01/11/22  
Cash Basis

Fairway Estates Community Association  
**Profit & Loss Budget vs. Actual**  
January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget
<b>Newsletters</b>			
Postage	0.00	255.00	-255.00
Printing	0.00	450.00	-450.00
Tab's for Newsletters	0.00	25.00	-25.00
<b>Total Newsletters</b>	0.00	730.00	-730.00
<b>PO Box Rental</b>	0.00	175.00	-175.00
<b>Special Events</b>			
Annual Meeting			
Beverage	0.00	0.00	0.00
Food	0.00	0.00	0.00
Signage	0.00	35.00	-35.00
Staffing Fee	0.00	200.00	-200.00
<b>Total Annual Meeting</b>	0.00	235.00	-235.00
<b>Christmas Holiday Party</b>	0.00	275.00	-275.00
<b>Fall Festival</b>	0.00	250.00	-250.00
<b>Garage Sale</b>	0.00	70.00	-70.00
<b>Spring Filing</b>	0.00	250.00	-250.00
<b>Total Special Events</b>	0.00	1,080.00	-1,080.00
<b>Utilities</b>			
Duke - 1251 Palm 910087941037	0.00	300.00	-300.00
Duke - Brady 910087940804	0.00	420.00	-420.00
Duke - Palm Entry 910087967532	0.00	228.00	-228.00
Water	0.00	132.00	-132.00
<b>Total Utilities</b>	0.00	1,080.00	-1,080.00
<b>Total Expense</b>	0.00	17,037.65	-17,037.65
<b>Net Ordinary Income</b>	0.00	17.35	-17.35
<b>Net Income</b>	0.00	17.35	-17.35

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