

Fairway Estates Board Meeting Minutes – Date: 06-08-2022

Meeting held at the *Dunedin Golf Club* and called to order at 6:33 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 | | 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 | Diane Kerfeld, Beautification |
| X | Betsy Morgan, City Liaison | Deb Timko, New Residents |

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

No vacancies at this time.

Members/Guests:

Don Lemmon

Dora Piccini

Officers Reports:

Secretary’s Report – Ed Kelb

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

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- **\$45 was deposited in March for annual dues. We are at 375 paid (73%).** We had 384 paid last year and built our budget on 379 houses being paid. We are just 4 short of our budget requirements. Hopefully as new owners are welcomed, they will pay if the prior owners didn't pay.
- **The 2022-2023 Directors and Officers Insurance Policy will be paid as soon as they send a bill. The Treasurer was able to reach Coleman Insurance today to confirm what the new amount will be and while it did increase 15% from last year, it is \$220 LESS than what the Treasurer budgeted for.** Could be helpful if we don't get the additional budgeted four dues payments.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Motion made by Kathy O'Leary to accept the **May 2022 FECA Treasurer Report** "as written". 2nd by Derrick Beland. Motion carried.

Vice President's Report – Todd Brooks

- Todd brought to the FECA Board's attention that three neighbors approached him (unsolicited) to indicate that they weren't interested in FECA Board participation because they felt that there was a division happening within FE residents. Todd brought this subject up to determine whether this is an anomaly, or an opinion that might be more prevalent. These individuals expressed concerns that if they joined the FECA Board, they might find themselves under personal criticism from residents.

Board Secretary Ed Kelb did comment that he and his wife, Rita, have had residents who expressed a change in the FE neighborhood "vibe". Some of this can be supported by comments made by specific individuals at both the FE Annual Homeowners Meeting as well as their respective posts in Facebook and NextDoor. Kelly Dixon did note that a resident made some comments at the Annual Homeowners that were specifically directed toward and critical of President Matt Stevens.

President Matt Stevens noted that the FECA Board will continue to improve resident communication and encourage homeowner participation as FECA Board positions open in the future.

President's Report – Matt Stevens

- **Lake Saundra Park / Lake Saundra**

Matt Stevens has been reviewing FE resident concerns regarding both **Lake Saundra Park** and the health of **Lake Saundra**. The *Beautification Committee Chair* has noted that maintenance of the health of the lake itself might be more than her committee can oversee.

While most residents who utilize the park take measures to ensure no trash, litter or debris is left behind, there is the occasional “bad apple” who abuses this. Important to bear in mind that the cost to maintain a trash receptacle at the park is cost prohibitive and all individuals who use the park need to take their trash with them.

Matt reiterated that the responsibility for the health of **Lake Saundra** is divided between lakefront residents and FECA. FECA is responsible for approximately 1/3 of the lake and lakefront residents (combined) are responsible for approximately 2/3 of **Lake Saundra**. [SOLitude Lake Management](#) is the company currently managing the health of Lake Saundra for both FECA and lakefront residents.

- Board Member Derrick Beland has agreed to research any **City of Dunedin** officials that could serve as an independent consulting resource for the health of **Lake Saundra**. FECA wants to ensure we have a designated Board Member who represents FECA's interests in Lake Saundra moving forward.

Board Committee Reports:

Newsletter – Kathy O'Leary

- The next **FECA Newsletter will not be published until October**. The Newsletter Committee doesn't publish an edition over the summer break (no FECA meetings in July or August) unless there are special circumstances.
- **Vince Gizzi** has been selected for the **Resident Spotlight**. Vince is the **Director of Parks and Recreation for the City of Dunedin**.
- Newsletter Committee looking for any input to encourage residents to remember that we are a community working toward the best interests of all FE residents.

Non-Board Member Committee Reports:

Beautification – Matt Stevens in behalf of Diane Kerfeld

- *Summer Yard of the Season* will be selected around June 15th.

City Liaison – Betsy Morgan

- Betsy Morgan attended the **May 20th meeting of Dunedin Council of Organizations** held at the *Dunedin Golf Club*. After the call to order and invocation, **Commissioner Moe Freaney** gave the city report highlighting the following:
 - **Dunedin Golf Club transition.** There will be a workshop on June 7th. Agenda to determine whether to restore the course to the original *Donald Ross* design or a variation.
 - **Dunedin Water Treatment Facility (reverse osmosis) is now completely restored.**
 - The **City of Dunedin** has established a new **Code Compliance Officer**. The plan is to switch from daily fines to a ticketing system, and to review the tickets if a resident complies with correction of the violation.
 - The Sponsor presentation was provided by **DCO member Dena Hurst**, proving information regarding the Tai Chi Society.
 - The Spotlight speaker was **Bill Goocher Vice Commodore** of the **Dunedin Boat Club**. Their goal is to ensure education regarding boating safety.
 - **Honeymoon Island and Caladesi Island, while state parks, are not solely funded by the state of FL.** These parks rely heavily on public funding. Especially for the discovery and nature centers, boat slips at *Caladesi* and other amenities.
 - Secretary Ed Kelb requested follow-up information on the possibility of establishing Pickle Ball Courts at **Sterling Links Park**. This was noted in a recent Tampa Bay Times article.

New Residents - Dora Piccini in behalf of Deb Timko

- The **New Residents Committee** has established a plan to reach out to new FE residents. The new committee will divide welcoming responsibilities among three FE residents including Deb Timko and Dora Picinni.

- One of the plans is to reach out to businesses in the area to possibly obtain vouchers, menus and related material that would prove beneficial to new FE residents.
- Material regarding hurricane planning and evacuation routes will also be provided for new residents that are not familiar with FL weather events.

Events:

- Nothing to report at this time.

Old Business:

- **SOLitude Lake Management (Board Member Derrick Beland)**
 - Our previous lake maintenance company (*Aquatics Systems Lake & Wetland Services*) was acquired by *SOLitude Lake Management*. Under *Aquatics*, *Lake Saundra* was maintained by the same technician. The lake technicians appear to vary with *SOLitude*.
 - This is somewhat significant as there was ongoing communication between *Lake Saundra Park's* lawn maintenance crew (Val) and the lake management tech. The lawn crew would periodically **request the lake maintenance tech to spray along the water's edge to keep growth of weeds and problem plants in check** (the lawn crew cannot mow along the waterline). Without having the same lake maintenance tech each month, **SOLitude is not maintaining the park shoreline in a similar manner.**
 - President Matt Stevens noted that because Lake Saundra is a natural lake, permits may be required.
 - **Derrick is attempting to connect with the SOLitude Lake Management technician to request that the shoreline be treated.**
 - It should be noted that **it would not be in Lake Saundra's best interest for a lawn company to treat the shoreline.** In the (unlikely) event that lake wildlife was harmed, FECA could find itself in a defensive position. Any treatment of the shoreline should be performed by a lake management company using products that are certified and not harmful to the lake or its inhabitants.

New Business:

- **Potential offering of a ninth FECA Director Position at the 2023 Annual Homeowners Meeting**

Existing By-Laws permit up to nine FECA Director positions. As of June 2022, there are eight FECA Directors.

Motion made by Matt Stevens to fill a ninth FECA Director position at the upcoming **2023 Annual Homeowners Meeting**. 2nd by Kelly Dixon. Motion carried by majority:

| | YES | NO | ABSTAIN |
|-----------------------|-----|----|---------|
| Matt Stevens | X | | |
| Todd Brooks | | X | |
| Kelly Dixon | X | | |
| Ed Kelb | X | | |
| Mary Lyon | | | X |
| Bill Greenwood | X | | |
| Derrick Beland | X | | |
| Kathy O'Leary | X | | |

Bill Greenwood noted that **FECA Nominating Committee** guidelines need to be formalized in the short term so as to provide enough time for residents to be notified ... and the **FECA Nominating Committee** to fulfill its function in time for ballots to be sent to residents. Intent is to plan a meeting in July 2022 to formalize guidelines.

Resident's comments:

- Concerns expressed by Betsy Morgan and Ed Kelb that members of the **FECA Nominating Committee** be homeowners who have attended **FECA Board meetings** and understand what functions they are nominating residents for as a FECA board member.
- FECA President Matt Stevens noted that the Sep 2022 FECA Board meeting is scheduled for Sep 14th, 2022. As Board Member Bill Greenwood is unavailable, the Sep meeting will tentatively be pushed to Sep 21st. Date determination to follow later this summer.

Adjournment:

- Meeting adjourned at 8:44 p.m.