

## **Fairway Estates Board Meeting Minutes – Date: 03-09-2022**

Meeting held at the *Dunedin Golf Club* and called to order at 6:31 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	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):**

BPV	Diane Garcia, Newsletter	X	Diane Kerfeld, Beautification
	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:**

#### **Secretary’s Report – Ed Kelb**

- Motion made by Kelly Dixon to waive reading of the **Jan 2022 FECA Board Meeting** minutes. 2<sup>nd</sup> by Mary Lyon. Motion carried.
- Motion made by Kelly Dixon to accept the **Jan 2022 FECA Board Meeting** minutes “as written”. 2<sup>nd</sup> by Mary Lyon. Motion carried.

## Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- The Treasurer's report covers Jan & Feb 2022.
- **\$16,605 has been deposited for 2022 FECA Annual Dues. This places FECA at 369 homeowners paid (71.8%).** Note: In 2021, 384 (74.7%) homeowners paid their dues. It is anticipated that additional dues will be collected after the Newsletter is published.
- **FECA had one *annual dues payment from an elderly resident bounce*. FECA was charged **\$12.50 for the bounced check**.** The Treasurer has attempted to reach out to the resident to see if they can send another check and cover the fee. There are extenuating circumstances as the family may have locked the owner out of their bank accounts and may be unwilling to do anything about this. Given the explanation of the situation, an anonymous FECA Board Member has agreed to cover both the dues and the bank fee for this homeowner.
- **The stamper to endorse checks (purchased in 2015) required replacement** (normal wear and tear). Cost: \$26.49. This will have minimal impact as the Treasurer had budgeted \$25 for bank fees.
- **The Treasurer filed FECA's Annual Report with the state** for \$61.25 (budgeted at \$75)
- **FECA's *General Liability Insurance* was paid and on budget** because we received the bill in December and could budget 2022 accordingly; however, it should be noted that this bill did increase by over \$600. The Treasurer indicated that **FECA may need to consider a dues increase effective calendar year 2023.**
- Stamps and printing costs were incurred for the Winter Newsletter
- **The expenses incurred for the 2022 Annual Homeowners Meeting were \$63.60 under budget.** The Treasurer would like to request a motion to roll the remainder over to *2022 Special Events*.
  - Motion from Ed Kelb to **roll \$63.60 from *General Liability Insurance* over to 2022 *Special Events***. 2<sup>nd</sup> by Derrick Beland. Motion carried.
- Routine Watering, Lawn & Lake maintenance were paid

- **Two of our three Duke Energy electric bills are going to be OVER budget all year due to Duke Energy policy changes:**
  - *“Beginning Jan. 1, Duke’s residential accounts, and ‘most non-demand’ commercial and industrial customers received **minimum monthly bills of \$30**. Regardless of whether the customer uses solar power, the minimum bill is coming due. Duke representatives said it is to ensure high-quality service across Florida and has nothing to do with any proposed legislation focused on net metering.”*
  - One of the accounts is typically already at the minimum and should have little impact. The other two accounts were budgeted at \$25/month and will likely be closer to \$38 with other fees/taxes. **The Treasurer estimates that budgeted electrical will be over budget by approximately \$360 as a result of Duke Energy’s change in billing.** Kelly would like to propose that the \$300 which was added to *Beautification* for potential expansion of the planter bed around the *Lake Sandra Park* sign be reassigned to cover this budget shortage.
    - Motion from Ed Kelb to **roll \$300 from the 2022 Beautification line item for “Planter Bed Expansion” over to 2022 Electrical.** 2<sup>nd</sup> by Todd Brooks. Motion carried.
- **FECA finished out 2021 with 384 houses paid (74.7% participation).**
- Motion made by Todd Brooks to accept the **Mar 2022 FECA Treasurer Report** “as written”. 2<sup>nd</sup> by Mary Lyon. Motion carried.

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

- Nothing to report at this time.

### **President’s Report – Matt Stevens**

- ***Weybridge Woods Bridge***
  - President Matt Stevens was approached by a member of the ***Curlew Creek Homeowners Association*** who informed him that **the City of Dunedin has a \$10K placeholder to remove the existing walk/bicycle bridge which crosses Curlew Creek.** The request is whether FECA would like to join the *Curlew Creek Homeowners Association* in a discussion with the *City of Dunedin* to determine whether this is referring to bridge removal or bridge replacement. Removal of the bridge would eliminate residents on both sides of *Curlew Creek* from crossing.

- **Confirmation of Committee Chairpersons**
  - Per the FECA By-Laws, President Matt Stevens has reached out to the existing FECA Committee Chairpersons to confirm their willingness to continue in their existing rolls:
    - **Special Events – Kelly Dixon** has agreed to continue in this roll
    - **City Liaison – Betsy Morgan** has agreed to continue in this roll
    - **Beautification – Diane Kerfeld** has agreed to continue in this roll
    - **Newsletter – Kathy O’Leary** has agreed to continue in this roll
    - **Membership – TBD**
    - **Marilyn Parnell tendered her resignation effective March 9, 2022, as both *Board Member at Large* and *Membership/New Resident Committee Chairperson***
  
- **Appointment of a chairperson for the 2022 FECA Nominating Committee**
  - **Bill Greenwood has accepted the role as chairperson for the 2022 Nominating Committee** to review any FECA participants who wish to be considered for a position on the FECA Board at the *2023 Annual Homeowners Meeting*
    - It should be noted that the **FECA Nominating Committee** reviews candidates who wish to be considered when existing FECA Board positions are **up for renewal at the Annual Homeowners Meeting**. Terms run for three years. In the event that a FECA Board member steps down before the end of their three-year term, the existing FECA Board can consider a candidate to fill the position until that respective Board Member’s term expires.
  
- **Appointment of Kathy O’Leary to fill an existing *Member At Large* Vacancy**
  - Motion from President Matt Stevens to **nominate FECA resident Kathy O’Leary to fill Marilyn Parnell’s remaining term as *Board Member At Large***. 2<sup>nd</sup> from Kelly Dixon. Motion carried.
  
- Per the FECA By-Laws, **there remains one Board Member At Large vacancy**. The FECA Board will not pursue filling this position at this time. There is no requirement that all nine Director positions be filled.

## Board Committee Reports:

### Membership – Marilyn Parnell (reported by Matt Stevens)

- Marilyn welcomed the following residents to the neighborhood:
  - Bob Tazuma and Adarsh Krishen (2299 Jones Dr)
  - Gregory Smith and Kimberly Hitchcock (2301 Harrison Dr)

## Non-Board Member Committee Reports:

### Beautification – Diane Kerfeld

- **Flower Bed around the Lake Sandra Park sign**
  - Discussion about possibilities to enhance the safety and aesthetics of the utility pole which sits behind the flower bed.
    - Board Member Ed Kelb reviewed the existing situation and determined that digging near the utility pole might result in high risk as both the electrical for the Sprinkler System and Duke Energy power lines are close to the surface. **Beautification Chairperson Diane Kerfeld recommended “planter boxes” as an alternative.** Important to remember that the intent is simply to improve the aesthetics around the utility pole.
    - The eight-foot copper grounding rod near the utility post was a tripping hazard as the top of the rod extended two inches above the surface of the soil. **Board Member Ed Kelb was able to pound the grounding rod down beneath the soil line without loosening the attached copper ground wire. This is compliant with the *National Electrical Code* and eliminated the hazard.**
    - The **finials at both Brady Monuments were painted** and look significantly better. This is consistent with the Palm Blvd entrance monuments.

### **Newsletter – Kathy O’Leary**

- The deadline is March 15<sup>th</sup> for the next edition by the FECA Newsletter team.
- Requesting positive commentary regarding the status of the ongoing ***Water Lining and Pavement Improvement Project***.
- **Spring Yard of the Season** will be highlighted in the Newsletter.
- Possible intent to notify residents that ***FECA Meeting Minutes*** and ***FECA Common Area Use Guidelines*** are available for resident review on the FECA website.

### **City Liaison – Betsy Morgan**

- Nothing reviewed during this meeting.

### **Events:**

- **2022 Spring Fling – April 9, 2022 – 2pm - 5pm**
  - FECA Budget of \$250 and sponsorship funding of \$145
  - Kim from *Frenchy’s* will be tending bar. Kelly Dixon’s assistant, Jessica Phetterplace, has volunteered to wear the Easter Bunny costume at the *Spring Fling*.
  - As a result of reduced funding, FECA will not be providing the Photo Booth; however, we may be able to provide a Caricature Artist (\$200)
  - Todd Brooks is hoping to provide an expo event regarding food.

### **New Business:**

- **Potential Review of FECA By-Laws**
  - To perform a review of the FECA By-Laws, FECA would need to access financial reserves to mail any proposals out to all residents. A two-thirds majority is required to alter the By-Laws.

- **Request from President Matt Stevens for all Board Members to determine whether we want to have a formal review of FECA By-Laws in 2022 or 2023.** Discussion to continue at the Apr 2022 FECA Board meeting.
  
- **FECA Board Meeting Remote Access**
  - As a result of the pandemic, **Zoom access to FECA Board Meetings has been temporarily provided by one of our residents who has a personal paid subscription. This is not a long-term solution;** therefore, current use of **Zoom** will be restricted to FECA Board and Committee members.
    - Motion by President Matt Stevens **that remote access to FECA Board meetings is limited to FECA Board and Committee members.** Local attendance is dependent on the *Dunedin Golf Club's* capability to provide a room large enough to accommodate all attendees. 2<sup>nd</sup> by Ed Kelb. Motion carried.

### **Resident's comments:**

- Nothing to report at this time

### **Adjournment:**

- Meeting adjourned at 8:39 p.m.