

Fairway Estates Board Meeting Minutes – Date: 05-11-2022

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
	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

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

No vacancies at this time.

Members/Guests:

Don and Ellie Lemmon

Jim and Renee Barber

Motion from President Matt Stevens to **move Committee Reports to the front of the agenda.** 2nd From Kelly Dixon. Motion carried.

Board Committee Reports:

Not applicable at this time.

Non-Board Member Committee Reports:

Beautification – Diane Kerfeld

- ***Summer Yard of the Season* will be selected around June 15th.**
- Diane mentioned that we have a resident on Sarazen that has taken it upon themselves to help **maintain the plants at the Brady/Sarazen entrance monument and may also contribute some planting. Elana Parker has been doing the same for the Brady/Mangrum entrance monument.** FECA is extremely grateful when residents contribute their time to make Fairways Estates the most desirable place to live in Dunedin.
- Intention to spruce up the Palm Blvd Entrances in time for summer.
- Comments from several FECA Board members that both the entrance monuments and the flower beds at **Lake Sandra Park** are looking great!

City Liaison – Betsy Morgan

- Betsy Morgan attended the **April 15th meeting of Dunedin Council of Organizations** held at the *Dunedin Golf Club*. After the call to order and invocation, Commissioner Jeff Gow gave the city report highlighting the following:
 - **New traffic light at the intersection of Skinner Ave and the Pinellas County Trail.**
 - Dunedin won 1st place in the State for their **Resilient Green Plan** and **Community Preparedness Plan**.
 - Construction for the new **Dunedin City Hall** is on schedule for completion and the grand opening is scheduled for **October 15th**.
 - **Baseball season got started after a minor delay from the lockout.**
 - **Painting of the turtles, Henry and Silvia on the water tower at Curlew Rd and Bayshore Blvd is underway** and is proposed to be completed by July.
 - **Honeymoon Island State Park is adding two lanes and an additional toll booth.** Both projects will be completed by the end of June.

- The Sponsor presentation was provided by DCO member Margaret Meps Shulte, author and consultant who owns **3 Choices Creative Communication** (<https://3greatchoices.com>). One of her specialties is working with community association board members. She recommended the **Nonprofit Learning Center** as a low-cost easy way to access online training for board members.
- The Spotlight speaker was **Catherine Bergman, Curatorial Director** of the **Dunedin Fine arts Center**. She spoke about the **Sunflowers for the People of Ukraine** project organized by the arts center. Anyone who wished could create a 10x10 artwork depicting sunflowers. These were then displayed and sold to raise money for the **World Central Kitchen**. The display is on exhibit until May 15th. They have raised over \$2,500 as of April.

Newsletter – Diane Garcia

- 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**.

Officers Reports:

Secretary's Report – Ed Kelb

- Motion made by Kelly Dixon to waive reading of the **Apr 2022 FECA Board Meeting** minutes. 2nd by Derrick Beland. Motion carried.
- Motion made by Kelly Dixon to accept the **Apr 2022 FECA Board Meeting** minutes "as written". 2nd by Todd Brooks. Motion carried.

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- **\$135 was deposited in April for annual dues. We are at 374 paid. We had 384 paid last year and built our budget on 379 houses being paid. We are 5 homeowners short of our 2022 budget.** As new owners are welcomed, FECA is hoping they will pay if the prior owners did not. Hopefully FECA will fill the position vacated by Marilyn quickly, so we don't lose any momentum from her efforts.
- An **additional \$150 was deposited as Sponsorship credits** for our 2022 events.
- The **directory ad sales were deposited**, and the cost of printing was paid. As noted in the April 2022 FECA Meeting Minutes, **the resulting surplus of \$304 was donated back towards special events by all sponsors.**
- **Spring Fling Budget was \$303 from annual dues, actual costs for Food and Caricature Artist were \$560, the event budget shortfall was covered by sponsorship funds.**
- **We have \$778 remaining in the Events Budget for the Garage Sale (\$70 for ad), Fall Festival & Holiday Party as well as the \$304 donated back towards events above.** If we do not receive any additional annual dues payments between now and September, FECA will reduce the amount spent for events by the shortfall in resident dues payments.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Motion made by President Matt Stevens to accept the **May 2022 FECA Treasurer Report** "as written". 2nd by Todd Brooks. 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.

Events:

- Nothing to report at this time.

Old Business:

- **Posting of Annual Homeowners Meeting Minutes (draft) earlier in the year**
 - **The February *Annual Homeowners Meeting Minutes* are not formally approved and posted to the Fairway Estates website until February of the following year.** This delay is problematic as much of the material ... particularly the relevant information from guest speakers ... is outdated by the time the minutes are posted for resident access. Kathy O'Leary **introduced a motion whereby the Annual Meeting Minutes (in draft form) can be posted to the Fairway Estates website shortly after the Annual Meeting is held.** This would provide resident access approximately 11 months earlier. Residents would also be provided the opportunity to provide feedback (omissions and corrections) to the FECA Secretary. Formal approval of said meeting minutes would still take place at the next February Annual meeting (requires a quorum). A motion was introduced and unanimously approved.

Secretary Ed Kelb provided an update: **Annual Minutes from the Feb 2022 meeting (in draft form) were posted to the Fairway Estates website.** A cover page was inserted to provide residents detail on how to submit any corrections or omissions to the FECA Secretary.

- **Appointment of the New Resident Chairperson**
 - **The FECA Board reached out via email to determine whether there are FECA members interesting in filling the vacancy for the *New Resident Chairperson*.** Several FECA members responded. After careful consideration, President Matt Stevens offered the position to FECA resident Deb Timko. **Deb Timko formally accepted the position and will be starting immediately.** Congrats to Deb on her appointment!

- **Potential Review of FECA By-Laws in 2022 (President Matt Stevens)**

- At the April 2022 FECA Board meeting, President Matt Stevens asked all Board members to prepare for a discussion regarding **any need to review the FECA By-Laws** (last revised on February 5, 2018).
- Discussion Points:
 1. No one has approached the Board with any **specific** concerns in the existing By-Laws.
 2. To-Date, only **one resident** has come forward requesting a review of By-Laws.
 3. **No money was budgeted in 2022 for such a review.** To revise FECA By-Laws, **ALL** FECA members must be notified (mail and publishing costs):
 - “These [FECA] By-Laws may be rescinded, replaced, amended or revised by a 2/3 vote of the Active Membership present and voting at any regular or special meeting of the Membership, **provided that such intention is included in the notice of the meeting along with the substance of the proposed change or amendment of the By-Laws.**”
- **Motion made by President Matt Stevens that FECA By-Laws undergo a review in calendar year 2022.** 2nd from Todd Brooks. **Motion defeated unanimously.**

- **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.**
- **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 (health) for a lawn company to treat the shoreline.** Any treatment of the shoreline should be performed by a lake management company using products that are not harmful to the lake or its inhabitants.

New Business:

- Nothing to report at this time.

Resident's comments:

- **Last month, there was resident interest in moving *Resident's Comments* to the beginning of the FECA Board Meeting** so that visitors who don't wish to attend the entire meeting can provide their feedback.
- Diane Garcia reiterated that in doing this, **residents (and Committee Members) are not provided an opportunity to comment on the current meeting content at its conclusion.**
- **President Matt Stevens has approved two agenda slots for Resident's Comments. One will take place at the opening of the FECA Board Meeting ... and another will be provided at the end of the FECA Board Meeting.** Non-Board members are not permitted to comment during Board Member presentations.

Adjournment:

- Meeting adjourned at 7:34 p.m.