

Fairway Estates Board Meeting Minutes – Date: 11-09-2022

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

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

No vacancies at this time.

Members/Guests:

Dave Lindsey

Don Lemmon

Residents' comments (pre-meeting):

- A committee member complimented the FECA Treasurer for her analysis of FECA participation by street (year by year). A very interesting view into how certain FE streets are more engaged with FECA than others.

Officers Reports:

Secretary's Report – Ed Kelb

- Motion made by Kelly Dixon to waive reading of the **Oct 2022 FECA Board Meeting** minutes. 2nd by Mary Lyon. Motion carried.
- Motion made by Kelly Dixon to accept the **Oct 2022 FECA Board Meeting** minutes “as written”. 2nd by Derrick Beland. Motion carried.

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- **FECA is at 382 paid homeowners (74.3%) for calendar year 2022.** FECA had 384 paid last year and built the 2022 budget on 379 homeowners paying dues. We are now over the budgeted target by \$135.
- **\$200 in sponsorship money was received** and deposited in October.
- **The remaining stamps required for the year for both the annual dues notice and FECA Newsletter were acquired.**
- **Website Hosting and the Fall Newsletter printing and postage were paid for.**
- **Fall Festival expenses incurred included the photo booth, food, and prizes for the costume contest.**
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Motion made by Todd Brooks to accept the **Nov 2022 FECA Treasurer Report** “as written”. 2nd by Mary Lyon. Motion carried.

Vice President's Report – Todd Brooks

- Nothing to report at this time. Congrats to Coach Brooks whose JV team finished 5 and 1. The second-best team in North Pinellas!

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.** Bill expressed some concern with the lack of residents who are willing to volunteer for the improvement and betterment of FE.
- **Don Lemmon is providing 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.
- The ***Newsletter Team*** has received several FECA committee descriptions from various ***FECA Committees Chairs***.

Non-Board Member Committee Reports:

Beautification – Diane Kerfeld

- **As discussed in a previous meeting, Elana Parker has accepted a Co-Chair position on the Beautification Committee.** President Matt Stevens reiterated that Committee Chairs are not required to be in attendance at all monthly FECA Board meetings.
- The ***Palm Blvd Monuments*** and ***Lake Sandra Park*** will be spruced up with poinsettias to celebrate the upcoming holiday season.
- **2022 Holiday Yard-of-the-Season** will be announced around Dec 22nd. Intention is to provide residents adequate time to get their decorations up.
- After the beginning of the year, the ***Beautification Committee*** will be reducing **Yard-of-the-Season to three times per year** (currently four). Potentially eliminating **Summer Yard-of-the-Season** which typically receives the least number of nominations.

City Liaison – Betsy Morgan

- The following are ***City Liaison*** minutes from October 2022. The Secretary was unable to include them at that time:
- ***The Dunedin Council of Organizations*** meeting was held on September 16, 2022.
- The ***City of Dunedin Report*** was delivered by ***Mayor Julie Bujalski*** who reported the following city highlights:
 - The new ***Parks and Recreation Building*** is now open at the old ***Blue Jays*** administrative building on Solon.
 - The **extra traffic lanes are all open at *Honeymoon Island*** as well as automated signs to note filled capacity.
 - **Improvement work at Curlew and Alt 19** is due to begin in the next 6 months.
 - ***Dunedin City Commission* members met with *Coca Cola* officials who have now delayed their move until summer of 2023** due to need for extra production capability.
 - ***The city of Dunedin*** completed the purchase of ***Jerry Lake*** from ***South-West Florida Water Management District*** (SWIFTMUD) allowing plans for water access at the ***Douglas Park*** to proceed.
- The **Program Speaker** was ***Veronica Cintron, Vice President of Communications for Tampa Airport***. Previously she anchored Spectrum Bay News 9. There are many exciting changes that have happened and are planned for our airport, which is considered one of the 5 best in the country.
 - As a major economic engine in Tampa Bay, TPA produces \$14 billion in revenue supporting 10,000 employees working 120,000 jobs. Revenue sources are airline terminal rentals, parking, rental cars and food and beverage.

- **Southwest and Delta are their 2 largest airline tenants.** They have recently added **Euroway** and **Virgin Atlantic** with direct flights to **London's Heathrow** and 16 other international flights. **Airside D is going to open in 2026 for both international and domestic flights** and more new airlines at a construction cost of \$800 million.
- **TPA's** highest traffic month is March and their lowest is September.
- Newest improvements include:
 1. New Artwork includes an amazing 21-foot-tall Flamingo in the center of the main terminal
 2. Blue Express curbside lanes for passengers without check in luggage which is open now allowing passengers to bypass ticketing level and arrive directly at the transfer level of the main terminal. The Red Side will add 8 additional curbside lanes expected to be completed in early 2025.
 3. Online Parking reservations up to a year in advance of your travel.
 4. **TPAdelivery.com** for food delivery to your gate area

New Residents - Deb Timko

- **New Residents Committee** sent out a welcome letter to Matt and Lani Norman of Mangrum Dr. They haven't yet responded to the letter, so Deb might reach out to them.

Lake Saundra – Dave Lindsey

- **Dave Lindsey and Dan Willin (LAKEWATCH) indicated that a 3rd sampling of Lake Saundra water will be taken in November.** Testing will include 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.
- **One FE resident was interested in introducing a couple species of fish into Lake Saundra (at their own cost). Concerns are that predatory fish like Bass could negatively impact the ecological balance of Lake Saundra. Emphasis should be on sustaining the health of the lake versus attempting to make Lake Saundra a fishing lake.** This applies to the introduction of any new wildlife, fish, or plants.

Events:

- **Fall Festival – Sunday, October 30th, 2-5pm**
 - The FECA Treasurer took a few minutes to discuss funding for events. FECA had \$1636 in funding available going into the Fall Festival and Holiday Party events, including substantial sponsorship amounts. At that time, the intent was to split the amount for each event (\$818 for each). As a result of actual Fall Festival costs and some supplemental sponsorship funding, **FECA should have closer to \$1000 heading into the *FE Holiday Party*.**
 - **A Photo Booth was provided** at the Fall Festival
 - **A costume contest was held, and prizes awarded**
 - **Vice President Todd Brooks held a *Chili Cookoff* which was extremely well received.** Nine FE residents participated in the Fall cookoff.
 - While not paid for by FECA funding, it should be noted that Kelly Dixon spends approximately \$600-\$700 to provide the bar and drinks at each of the FECA events held at Lake Sandra. **FECA remains extremely grateful to both Kelly and Gregg Dixon for their extremely generous ongoing contributions.**

- **Holiday Party – Sunday, December 4th, 2-5pm**
 - **Photo Booth** will be brought back.
 - The ***FE Women's Club*** will be providing a station for children's activities.
 - **Pizza will be provided by *Madison Avenue Pizza***, which was a huge hit at last year's Holiday Party. Some discussion was held regarding asking residents to provide food; however, the Christmas holiday season has proven to be a challenging time for residents to prepare food as a result of other family obligations. FECA always encourages residents to provide sweets (cookies, etc.) if they can.

Old Business:

- **Feb 2023 Annual Homeowners Meeting - Monday, February 6th, 2023**
 - Note: **Clubhouse bar is not open on Mondays.**
 - **Selection of guest speakers** in order of preference:
 - **Veronica Cintron - Vice President of Communications for Tampa Airport**
 - **Jennifer Bramley - City Manager** (with possibility of supporting city staff)
 - **Comment from President Matt Stevens:** While February may not be an ideal time to have someone speak on the subject of **Hurricane Planning and Prep**, consideration should be given to having a FE presentation prior to the 2023 Hurricane Season.
- **The power outlets at both Palm Blvd monuments are experiencing intermittent issues whereby the outlets trip several times a week.**
 - This event 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.
 - **Kelly Dixon engaged an electrician to discuss this ongoing issue. As the holiday season is upon us, Kelly and Ed would like to get the Christmas lights up and follow up on the electrician's recommendations and engage if necessary.**
- **Magnolia Tree – Breaking of branches because of children and adolescents climbing on them**
 - Motion from President Matt Stevens to get a **\$300 line item on the 2023 FECA Budget** to address some proactive measure(s) to protect the tree from further damage. 2nd by Derrick Beland. Motion carried.
- **Second Draft 2023 Annual Budget**
 - **Budget with Proposed \$5 Annual increase (\$50 Annually) - See Exhibit A**
 - **Budget with Proposed \$10 Annual Increase (\$55 Annually) - See Exhibit B**
 - **Matt Stevens introduced the concept of possible membership sponsorship for FE residents who might be financially challenged to continue paying annual FECA dues.** Fixed retirement income, sudden financial setback, etc. This would strictly be on a volunteer basis and residents could select who they choose to sponsor.

- **Motion from Secretary Ed Kelb that effective 2023, FECA Annual Homeowners dues increase from \$45 annually to \$55 annually.** 2nd from Derrick Beland. A lengthy discussion was held outlining pros, cons, possible expense reductions and any factors the FECA Board could possibly consider. **The FECA Board continually strives to provide as much return as possible from every cent contributed by our membership;** however, inflation has impacted the Board’s ability to continue providing services at the existing annual rate. The deciding vote tally was as follows:

FECA Board Member		
Matt Stevens, President	Yea	
Todd Brooks, Vice President		Nay
Kelly Dixon, Treasurer	Yea	
Ed Kelb, Secretary	Yea	
Bill Greenwood, Member At Large	Yea	
Mary Lyon, Member At Large	Yea	
Derrick Beland, Member At Large	Yea	
Kathy O’Leary, Member At Large, Newsletter		Nay

Motion carried by a majority vote.

Old Business:

- Nothing to report at this time.

Resident’s comments (post meeting):

- **Roberts Rules** prohibit non-Board members to participate in any part of the FECA Board Meeting outside of resident comments. If they are a FECA Committee member, their feedback is limited to material specific to their FECA Committee report. However, FECA encourages meeting attendees to provide feedback/commentary once Resident Comments are open. Several attendees/non-Board members wanted to provide feedback regarding the proposed annual fees increase:
 - One non-Board member attendee noted opposition to the \$10 rate increase
 - Three non-Board member attendees were in favor of the rate increase
- An attending resident noted that they would desire that the FE Annual Yard Sale not conflict with the Dunedin Art Show.

Adjournment:

- Meeting adjourned at 8:48 p.m.

Exhibit A

First Draft 2023 FECA Annual Budget – Proposed \$50 Annual Dues

1:51 PM
10/11/22
Cash Basis

Fairway Estates Community Association Profit & Loss Budget Overview January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Annual Dues	18,750.00
Total Income	18,750.00
Gross Profit	18,750.00
Expense	
Annual Dues Notices	
Envelopes	100.00
Postage	350.00
Printing/Paper	250.00
Total Annual Dues Notices	700.00
Bank Fees	
Account Analysis Fee	0.00
Bank Fees - Other	20.00
Total Bank Fees	20.00
Beautification	500.00
Computer, Internet, Website	
Malware	100.00
Website Domain Renewal	20.00
Website Hosting	225.00
Total Computer, Internet, Website	345.00
CPA	200.00
Dunedin Council of Organization	138.00
Florida Department of State	75.00
Insurance Expense	
Bond - Fidelity	150.00
Bond - Forgery	50.00
Directors & Officers Insurance	3,200.00
Homeowners &/or Mobile HOA	2,000.00
Lakes or Reservoirs	750.00
Paid In Full Discount	-200.00
Parks or Playgrounds	275.00
Special Events	450.00
Terrorism	50.00
Total Insurance Expense	6,725.00
Lawn & Lake Care	
Lake Care	1,440.00
Monthly Lawn Service	3,420.00
Total Lawn & Lake Care	4,860.00
Maintenance/Repairs	
Contingency/Reserve future exp	1,000.00
Signs/Benches/Picnic Table	0.00
Tree Trimming	0.00
Maintenance/Repairs - Other	0.00
Total Maintenance/Repairs	1,000.00
Miscellaneous	0.00
New Resident Welcome Packets	100.00
Newsletters	
Postage	250.00
Printing	330.00
Tabs for Newsletters	25.00
Total Newsletters	605.00

Exhibit A (Continued)

First Draft 2023 FECA Annual Budget – Proposed \$50 Annual Dues

1:51 PM
10/11/22
Cash Basis

Fairway Estates Community Association
Profit & Loss Budget Overview
January through December 2023

	Jan - Dec 23
PO Box Rental	200.00
Special Events	
Annual Meeting	300.00
Christmas Holiday Party	450.00
Fall Festival	450.00
Garage Sale	110.00
Spring Fling	450.00
Total Special Events	1,760.00
Utilities	
Duke - 1251 Palm 910087941037	462.00
Duke - Brady 910087940804	432.00
Duke - Palm Entry 910087967532	432.00
Water	168.00
Total Utilities	1,494.00
Total Expense	18,722.00
Net Ordinary Income	26.00
Other Income/Expense	
Other Income	
CD Interest	0.00
Savings Interest	0.00
Total Other Income	0.00
Net Other Income	0.00
Net Income	26.00

Exhibit B

First Draft 2023 FECA Annual Budget – Proposed \$55 Annual Dues

1:23 PM
10/11/22
Cash Basis

**Fairway Estates Community Association
Profit & Loss Budget Overview
January through December 2023**

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Annual Dues	20,350.00
Total Income	20,350.00
Gross Profit	20,350.00
Expense	
Annual Dues Notices	
Envelopes	100.00
Postage	350.00
Printing/Paper	250.00
Total Annual Dues Notices	700.00
Bank Fees	
Account Analysis Fee	0.00
Bank Fees - Other	200.00
Total Bank Fees	200.00
Beautification	750.00
Computer, Internet, Website	
Malware	100.00
Website Domain Renewal	20.00
Website Hosting	225.00
Total Computer, Internet, Website	345.00
CPA	200.00
Dunedin Council of Organization	138.00
Florida Department of State	75.00
Insurance Expense	
Bond - Fidelity	150.00
Bond - Forgery	50.00
Directors & Officers Insurance	3,200.00
Homeowners &/or Mobile HOA	2,000.00
Lakes or Reservoirs	750.00
Paid In Full Discount	-200.00
Parks or Playgrounds	275.00
Special Events	450.00
Terrorism	50.00
Total Insurance Expense	6,725.00
Lawn & Lake Care	
Lake Care	1,440.00
Monthly Lawn Service	3,420.00
Total Lawn & Lake Care	4,860.00
Maintenance/Repairs	
Contingency/Reserve future exp	1,500.00
Signs/Benches/Picnic Table	0.00
Tree Trimming	0.00
Maintenance/Repairs - Other	0.00
Total Maintenance/Repairs	1,500.00
Miscellaneous	0.00
New Resident Welcome Packets	100.00
Newsletters	
Postage	250.00
Printing	330.00
Tabs for Newsletters	25.00
Total Newsletters	605.00

Exhibit B (Continued)

First Draft 2023 FECA Annual Budget – Proposed \$55 Annual Dues

1:23 PM
10/11/22
Cash Basis

Fairway Estates Community Association
Profit & Loss Budget Overview
January through December 2023

	<u>Jan - Dec 23</u>
PO Box Rental	200.00
Special Events	
Annual Meeting	300.00
Christmas Holiday Party	600.00
Fall Festival	600.00
Garage Sale	110.00
Spring Fling	600.00
Total Special Events	<u>2,210.00</u>
Utilities	
Duke - 1251 Palm 910087941037	480.00
Duke - Brady 910087940804	480.00
Duke - Palm Entry 910087967532	480.00
Water	180.00
Total Utilities	<u>1,620.00</u>
Total Expense	<u>20,228.00</u>
Net Ordinary Income	122.00
Other Income/Expense	
Other Income	
CD Interest	0.00
Savings Interest	0.00
Total Other Income	<u>0.00</u>
Net Other Income	<u>0.00</u>
Net Income	<u><u>122.00</u></u>