

Fairway Estates Board Meeting Minutes – Date: 09-14-2022

Meeting held at the *Dunedin Golf Club* and called to order at 6:34 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		Todd Brooks, Vice President
X	Kelly Dixon, Treasurer	X	Ed Kelb, Secretary
	Bill Greenwood, Member At Large	X	Mary Lyon, Member At Large
	Kathy O’Leary, Member At Large, Newsletter		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

Residents' comments (pre-meeting):

- Diane Garcia asked for any updates regarding removal or replacement of the walk bridge between **Weybridge Woods** and **Curlew Trails Townhomes**. Board Member Ed Kelb was able to locate the following update in the **City of Dunedin Fiscal Year 2023 Capital Improvements Plan**. While the project is titled "**Weybridge Woods Bridge Removal**", the project notes state the following: "At some point in the future, a decision will need to be made to either remove or replace the bridge due to the age and condition of this facility."



FY 2023 CAPITAL IMPROVEMENT PROJECT REQUEST FORM

GENERAL FUND

Project Name: Weybridge Woods Bridge Removal

Epic! Goal

4. Be the statewide model for environmental sustainability stewardship.

At A Glance

Project Type:	<u>Infrastructure</u>	Project Number:	<u>TBD</u>
Department:	<u>PW-Engineering</u>	Project Manager:	<u>Keith Fogarty</u>
Service Life:	<u>N/A</u>	Project Status:	<u>Existing</u>
Year Project Began:	<u>2014</u>		
Is this project associated with a Master Plan?	<u>No</u>		

Project Description

Weybridge Woods Bridge is a wooden pedestrian bridge located across Curlew Creek, between Curlew Trails Townhomes and Weybridge Woods subdivision. The southern entrance to the bridge is between 1338 Weybridge Lane and 1350 Sago Court. The bridge was installed by the developer and the City has since been maintaining the bridge. The 2016 bridge inspection determined the decking and handrail needed replacement and the bridge was temporarily closed for safety reasons. Repairs will continue but overall decking and handrail and understructure will need replacement. **FY2025 funds \$10,000 for Consultant Services for a complete structural review.**

Project Justification

City staff performed limited repairs to the decking and handrails in February 2021 and have restricted access to only pedestrians. It appears these interim repairs have been successful for the time being, as staff has not received any recent complaints. At some point in the future, a decision will need to be made to either remove or replace the bridge due to the age and condition of this facility.

If there has been a change from prior year please explain:

Funding request has been pushed out until FY25, as the interim repairs previously made by staff appear to be sufficient at this time.

- Resident Dave Lindsey indicated that a large limb on the magnolia tree in **Lake Sandra Park** is broken. Additional input from President Matt Stevens supports the probability that this damage was most likely caused by children climbing and jumping on the branch. As we have no direct witnesses for this event, FECA has no ability to discuss with the responsible family. Sadly, as the broken limb is now considered a hazard, it needs to be cut down which will significantly change the appearance of the tree.



Officers Reports:

Secretary's Report – Ed Kelb

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

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- Note: This report covers Jun – Aug 2022
- **\$180 was deposited between June and August for annual dues. We are at 379 homeowners paid (73.7%)** which meets the required number of paid residents for the 2022 FECA Budget. We are five houses short of last year (1% reduction); however, this could be a result of challenging economic times.

FECA is seeing some annual payments which are the direct result of welcome visits by the **FECA New Residents Committee** (2 of 4 payments recently received).

As decided earlier this year, **only dues payments received by the end of September will be deposited and credited for 2022**. Anything received after October 1, 2022, will be returned to the owner to resubmit in 2023. This policy was adopted to address concerns regarding new residents who might become frustrated when submitting a payment late in the year and then getting rebilled in January. FECA is not equipped to handle prorated payments.

- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Motion made by Mary Lyon to accept the **May 2022 FECA Treasurer Report** “as written”. 2nd by Matt Stevens. Motion carried.
- Motion made by FECA Treasurer Kelly Dixon to **eliminate the existing FECA safety deposit box** which used to be free but now carries an annual fee. 2nd by Ed Kelb. Motion carried.

Vice President's Report – Todd Brooks

- Vice President Todd Brooks notified President Matt Stevens to let the Board know that he will be unable to attend September and October Board meetings due to commitments with the football team at **East Lake High School**.

President's Report – Matt Stevens

- **Materials that should not be disposed of in a Trash Receptables**
 - The **City of Dunedin** reached out to FECA President Matt Stevens after trash collected in Fairway Estates resulted in two separate trash trucks catching fire. **Dunedin Solid Waste** was able to determine that the source of the flammable materials were Fairway Estates residents. Request to Board to ensure residents understand what is prohibited in curbside pickup, especially flammable products.

- **Duke Energy – Running Powerlines Underground**
 - FE had a resident (undergoing a rebuild) request that Duke Energy run their power lines underground. Duke Energy complied. All other power lines in Fairway Estates are above ground (telephone poles). **While this is a better approach for winds, storms and aesthetics, the cost for other residents to do the same is restrictive.** Estimated costs to run in the tens of thousands.

- **Lake Sandra Park**
 - Consolidated Matt Stevens comments regarding the magnolia tree branch under **Residents Comments** at the beginning of these meeting minutes.

Board Committee Reports:

Newsletter – Diane Garcia for Kathy O’Leary

- The next **FECA Newsletter** will be published in October.
- **Vince Gizzi** has been selected for the **Resident Spotlight**. Vince is the **Director of Parks and Recreation for the City of Dunedin**. The Newsletter team is looking for recommendations for the upcoming January edition.
- 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 – Diane Kerfeld

- **Fall Yard of the Season Winner - Pam Avis** **2151 Mangrum Dr**
- **Honorable Mention - Val and Mike Hughes** **2295 Ben Hogan Dr**
- **Honorable Mention – Donna Shelley, Mitchell Dunasky** **2214 Davies Ave**
- The **Beautification Committee** is proposing co-chairs to help balance the workload. **Diane would prefer that Elana Parker serve in this capacity.**
- Additionally, the **Beautification Committee** would like to **reduce Yard-of-the-Season to three times per year** (currently four). Potentially eliminate **Summer Yard-of-the Season** which typically receives the least number of nominations. And **remove the requirement for two honorable mentions during each review**. President Matt Stevens who oversees FECA committees will work with Diane to review and finalize changes to the program.

City Liaison – Betsy Morgan

- There was no June meeting of the **Dunedin Council of Organizations**. The next meeting is Sep 16th and the cost per meeting is now \$12 instead of the \$10 we have been paying.

- At the June FECA meeting, Betsy was asked to investigate three items of interest to the Board:
 - **Is a permit required for spraying vegetation along the edges of *Lake Sandra*?**
 1. Betsy contacted ***Michele Montclair, Dunedin Director of Stormwater and Ponds division***. Michelle noted that anyone who sprays along the edges of lakes or ponds **requires licensed permits** and forwarded the (many) application requirements to obtain such licensing.
 - **Will there be Pickle Ball Courts added to *Stirling Park*?**
 1. Betsy spoke with ***Vince Gizzi, Director Dunedin Parks and Recreation***, regarding the pickle ball locations under consideration. **Vince noted that his team is performing research on the engineering work required and they are going to move forward with six pickle ball courts either at Stirling Park and/or Eagle Scout Park. The concern about Stirling location is twofold. One that additional traffic could annoy the neighbors and two, the city is concerned about trees on that property (Stirling Park). The city has \$400,000 allocated for the Pickleball project.**
 - **Could the City notify residents when they are about to perform surveying activity in Fairway Estates?**
 1. ***Dunedin City Manager Jennifer Bramley*** responded that announcements only go out after a project has been through a vetting and pre-approval process, but not during the feasibility study time which may include the need for surveys. Jennifer indicated that once all research is complete, notifications will be given before the contractors begin any work.

New Residents - Deb Timko

- The ***New Residents Committee*** has finalized their welcome letter for new residents and twenty letters have been mailed welcoming new neighbors to FE. This provides residents an opportunity to submit information about themselves that is used by FECA to determine privacy preferences and keep them informed of FE events, activities, and happenings.

Lake Saundra – Dave Linsey

- **Dave Linsey is a FE resident who has over 50 years of botanical experience with an emphasis on wetlands. Dave is considering assisting both the FECA Board and Fairway Estates lakefront residents with guidance on keeping Lake Saundra a thriving and healthy pond/lake.** When FE was developed (1950's 1960's), there were no efforts taken to prevent runoff from draining into the lake. Lake Saundra has (fortunately) remained a relatively healthy body of water; however, it is in the residents' best interests to ensure that we are thinking long term. Dave is evaluating many factors not usually discussed. Some examples:
 - **Is Lake Saundra spring fed?** Water levels do not seem to vary significantly during droughts. But spring fed lakes and ponds are typically clearer.
 - **What is the maximum depth of the lake? What is causing the bottom of the lake to be silt and muck? What plants should we be using to improve the lake?**
 - Pond sludge (muck, sediment) is an accumulation of organic debris that settles in the pond bottom. Most commonly the sludge will be a mixture of leaves, fish waste, decaying plant debris, dead algae, and debris washed into a pond with rain runoff. **Lake Saundra has an abundant amount of pond sludge which is not healthy for fish or wildlife.**
 - **What are the phosphate and nitrogen levels?** Both from runoff and possibly natural sources.
 - **Should storm waters be diverted around the lake to reduce the amount of runoff from resident lawns and the neighboring golf course?**
 - **Is there State of Florida funding** (grants) available to address any changes which should be made to keep the lake healthy?
 - **Florida LakeWatch is an organization out of the University of Florida who could assist us (at no cost) in analyzing water quality and any recommended future actions.** Ref: <https://lakewatch.ifas.ufl.edu>

Events:

- **Fall Festival – Sunday, October 30th, 2-5pm**
 - The FECA Treasurer took a few minutes to discuss funding available for events. 2022 inflation has impacted FECA event funding as EVENTS are the budget category most often depleted to cover unexpected increases in other categories. **FECA has seen a 45% decrease in available event funding compared to 2020.**
 - Sponsorship has remained relatively stable.
- **Holiday Party – Sunday, December 4th, 2-5pm**

Old Business:

- **FECA Nominating Committee**
 - Board Member Bill Greenwood was unable to attend the Sep FECA Board Meeting; however, a meeting was held over the summer and **residents Steve McCarver and Diane Schuldt will be serving on the Nominating Committee along with Bill.**

New Business:

- **FECA Website (<http://fairwaystates.org>)**
 - **FECA Webmaster Kelly Dixon implemented modifications and improvements to the FECA website** including reorganizing the layout, updates to Officers, Directors, and Committee Chair pages as well as the addition of an events calendar.
- **President Matt Stevens wanted to emphasize that the Board needs to start thinking about the *Feb 2023 Homeowners Annual Meeting* and proposing options for guest speakers.**

Resident's comments (post meeting):

- Nothing at this time.

Adjournment:

- Meeting adjourned at 8:27 p.m.