

Fairway Estates Board Meeting Minutes – Date: 01-11-2023

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	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	Deb Timko, New Residents
X	Betsy Morgan, City Liaison		Dave Lindsey, Lake Sandra Liaison

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

Beautification

Members/Guests:

None

Residents' comments (pre-meeting):

- No resident comments at this time.

Officers Reports:

Secretary's Report – Ed Kelb

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

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- **2022 closed out at 382 homeowners paid.** We had 384 paid last year and built our budget on 379 houses being paid. Incoming 2023 payments received (to-date) look to be around 170 so far and it's only the 11th. Off to a good start.
- **\$160 in sponsorship money was received and deposited in December** to offset 2022 Event expenses.
- **Annual Dues notices were printed, envelopes purchased, etc . All under budget.**
- **Elana Parker was reimbursed the balance of \$276 left in the beautification budget.** Part of this was to provide former Beautification Chair member Diane Kerfeld a gift certificate for her service.
- **Ed Kelb was reimbursed \$28 out of the contingency reserve for the GFI** he had to replace on Palm Blvd.
- **Deb Timko was reimbursed \$75 for *New Resident Welcome Packages*.** Deb submitted receipts for a larger amount but this was not approved in advance by the board. The overage could be paid out of the 2023 budget.

- The **Holiday Party expenses amounted to \$450** for Pizzas (including tip) and \$525 for the photo booth (including tip). The Budget for the Holiday party was only \$275 but with sponsorship money and unspent money from other events, including the overage from the Directory, the year-end Special Events was on budget.
- Routine Watering, Electric, Lawn & Lake maintenance were paid. **FECA ended up slightly over on the utilities for the year (Duke Electric increases) but also water expense slightly increased.** This has been factored into the 2023 Budget.
- **For the year ending 2022 we showed a modest \$1700 Net Income. \$1000 of that budgeted in 2022 to be set aside for 2023 Contingency/Reserve Future Expense.**
- Motion made by Mary Lyon to accept the **Jan 2023 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.

Board Committee Reports:

Nominating Committee – Bill Greenwood

- Bill took a moment to note that 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) was noted as an applicant in the **Annual Dues Notice** sent out to all FE residents.
- **Don Lemmon provided a biography to the Newsletter Team to be included in the January edition** so residents can better understand 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**.
- The **newsletter will let FE residents know that we are voting on a new FECA Board member and the only candidate to apply (thus far) is Don Lemmon**. A biography of Don will be included in the newsletter to provide some background to **Annual Homeowners Meeting** attendees.
- 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.
- Per a recommendation from Board Member Derrick Beland, the **Newsletter Committee** will be interviewing resident **Bob Calabrisi** for the **Neighbor Spotlight** in the upcoming Spring FECA newsletter.
- Saturday, March 25th, 2023, is being proposed for the **2023 Spring Fling**.

Non-Board Member Committee Reports:

Beautification – President Matt Stevens (as FECA has no committee member at this time)

- Elana Parker decided that the responsibilities of **Beautification Chair** exceed her current ability to accept the position and has declined the offer.

City Liaison – Betsy Morgan

- Betsy attended the **Dunedin Council of Organizations** meeting which was held on December 16th, 2022.
- The **County Report** was delivered by **Pinellas County Commissioner Dave Eggers** who reported the following County highlights:
 - The Causeway and Alt 19 road connection design is underway. The bridge project to start in 2025.
 - US 19 Gateway Extension to I-275 expected completion 2025.
 - US 19 Flyover project from 580 to 586 to begin early this year. It will include an underground pedestrian walkway at Evans and Republic and a pedestrian bridge at Northside Drive.

- **Upcoming Dunedin Events** were presented by **Phyllis Gorshe**:
 - January 11, 2023 - 6:00 PM at the Library, the *Kellogg Mansion Virtual* reproduction
 - January 12 – 15, 2023 the *Dunedin Film Festival*
 - January 15 - *Kwanis Adventure Run*, Dunedin Honeymoon Island
- **A public meeting was held on the plans for *Stirling Park* on January 4th.** About 200 attendees participated. The proposal is for Pickle Ball Courts and a Dog Park to use the available 5.5 acres of land previously used as a par 3 golf course.
- **Betsy spoke to Jennifer Bramley’s Administrative Assistant (Donna) who indicated that she received the email Betsy sent in December with the items of interest for the FE Annual Homeowners Meeting in Feb 2023.** Donna anticipates that she can let the Board know tomorrow if Jennifer is coming alone or with any of her staff to our February annual meeting.

New Residents - Deb Timko

- ***New Residents Committee*** successfully sent welcome letters to all new residents effective December 2022.
- **Deb Timko located some Fairway Estates license plates** that were offered to new residents several years ago. FECA’s intent is to **offer these for sale at the upcoming *Annual Homeowners Meeting*** for anyone interested in attaching them to vehicles or golf carts. Any funds received would be applied to ***New Residents*** expenses in 2023.

Lake Sandra – Dave Lindsey

- Nothing to report at this time.

Events:

- **Feb 2023 Annual Homeowners Meeting - Monday, February 6th, 2023**
 - **Guest speaker will be *Jennifer Bramley - City Manager*** (with possibility of supporting city staff)
 - Mash Sutton has volunteered to introduce a motion to bypass reading of the **2022 *Annual Homeowner Meeting*** minutes as well as a motion to accept the meeting minutes as written.
 - **President Matt Stevens will mention the vacancy in *Beautification*** in hopes of obtaining potential candidates.

Old Business:

- **The power outlets at both Palm Blvd monuments are experiencing intermittent issues whereby the outlets trip several times a week.**
 - FECA Board member Ed Kelb spent a considerable amount of time recording and monitoring GFCI breakers tripping after holiday lighting was installed. The problem always occurred at sunset when the photoelectric sensor enabled power to the GFCI outlets. In an attempt to validate this coincidence, Ed placed electrician tape over the photoelectric sensor (effectively enabling electricity to the GFCI outlets 24x7). This corrected the issue whereby outlets on both Burke or Ben Hogan were tripping 33% of the time. GFCI outlets do not play well with photoelectric sensors. Moving forward, FECA will bypass the photoelectric sensor once holiday lighting is installed by covering the sensor with a piece of electrical tape. When the holiday lighting is removed, the tape will be removed allowing the photoelectric sensor to control entrance monument floodlights.

- While diagnosing the problem with Palm Blvd Monument electrical issues, Ed Kelb realized that **the breaker panel located in the center of Palm Blvd has significantly deteriorated. Half of the panel bottom has rusted away. The breaker panel requires replacement.** To provide the FECA Board with an estimate of repair costs, two quotes were obtained.

Bottom of Palm Blvd Circuit Breaker Box rusted out:



- **Dunedin Electric** recommended complete replacement of all components at an estimated cost of **\$1,750**:
 - (1) 100 AMP 8/16 CIRCUIT METER PANEL COMBO
 - (1) GROUNDING, SURGE, LABEL CIRCUITS
 - (1) CONCRETE POST
- **Buell Electric** recommended that we only replace the Circuit Breaker Box, Breakers and associated connectors for a total cost of **\$800**.

- **Monument Sign Discoloration (Sarazen Dr and Brady Dr)**
 - President Matt Stevens will attempt to engage Signs USA (installer) to determine if there is some way to remediate.
- **Protection of Magnolia Tree at Lake Saundra Park**
 - The *Dunedin Arborist* noted that this might be the oldest Magnolia tree in Pinellas County. President Matt Stevens is researching the possibility of signage, cameras, fencing or other alternatives to prevent children/adolescents from inadvertently damaging by bouncing on limbs, etc.
 - FECA Board member Ed Kelb noted that the Magnolia tree is the official city tree of Dunedin, FL:

Ref: https://www.tbnweekly.com/north_county/dunedin_beacon/article_362a74ba-7b9a-54ad-b692-5a5b706c5826.html

[Apr 24, 2013] After hearing from the public, [Dunedin] city commissioners voted 4-1 to support a recommendation that the southern magnolia be declared the city's tree.

- **Speeding and failure to stop in Fairway Estates:**
 - This has been an ongoing problem in Fairway Estates, especially on Palm Blvd, Fairway Dr, Mangrum Dr and Sarazen Dr.
 - FECA is not yet sure what action, if any, FECA is allowed to take to address these concerns. Vice President Todd Brooks has attempted to reach out to the city several times; however, holidays typically delay responses to such questions. Todd will continue to keep FECA updated.

New Business:

- Nothing to report at this time.

Resident's comments (post meeting):

- Nothing to report at this time.

Adjournment:

- Meeting adjourned at 8:31 p.m.