

Fairway Estates Board Meeting Minutes – Date: 03-08-2023

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	Todd Brooks, President	X	Derrick Beland , Vice President
X	Kelly Dixon, Treasurer	X	Ed Kelb, Secretary
X	Bill Greenwood, Member At Large	X	Mary Lyon, Member At Large
X	Matt Stevens, Member At Large	X	Kathy O’Leary, Member At Large, Newsletter
X	Don Lemmon, 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 **Jan 2023 FECA Board Meeting** minutes. 2nd by Derrick Beland. Motion carried.
- Motion made by Derrick Beland to accept the **Jan 2023 FECA Board Meeting** minutes “as written”. 2nd by Mary Lyon. Motion carried.
- Motion made by Matt Stevens to waive reading of the **Feb 2023 FECA Annual Homeowners Meeting** minutes. 2nd by Kathy O’Leary. Motion carried.
- Motion made by Matt Stevens to accept the **Feb 2023 FECA Annual Homeowners Meeting** minutes “as written”. 2nd by Derrick Beland. Motion carried.

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- **Between Jan & Feb \$19,525 was deposited for annual dues payments. We are at 355 homeowners paid.**
- **We are running 14 payments behind where we were at this same point in time last year (369 paid by Mar 2022 and 382 total by end-of-year)**
 - Normally when we send out the **Spring Newsletter** with the list of “who has paid”, we do get a few more that trickle in, but the FECA Treasurer feels it would be in our best interest to consider some form of friendly reminder.
 - Of the 159 who haven’t paid yet this year, **statistically we have approximately 60 who don’t ever pay.**
 - **Another 57 HAVE paid at least once in either 2021 or 2022 and this year it may have slipped their minds.**
 - Of these 57, FECA has an email address for 43 homeowners. **We have never sent out an email blast specifically for the purpose of REMINDING folks to pay**

but it might be worth trying this year and wouldn't cost us any money to do this.

- Alternatively, it might be worthwhile to print and mail a duplicate notice to the 57 homeowners that might be likely to pay if sent a gentle reminder. Postage and envelopes costs would be under \$40 (which FECA would recoup with just one additional payment)
- **Motion made by Derrick Beland to use E-Mail as a “friendly reminder” for the 43 homeowners noted above. Then after two weeks, perform a mailing to the remainder (of the 57 homeowners who typically pay). 2nd by Matt Stevens. Motion carried.**
- We have **received \$570 in sponsorship money** for our events.
- **As postage prices will increase this year, The Treasurer has already acquired all the stamps we should need** for both Newsletter and end-of-year Annual Meeting and Dues Notices.
- **General Liability Insurance was paid as was the cost of producing and mailing the January Winter Newsletter and renewing our internet Malware. The cost of the Annual meeting was also covered in Feb.**
- Routine Watering, Electric, Lawn & Lake maintenance were paid.
- Of note – CD interest rates are finally climbing. The **Treasurer recommends we move \$10,000 from the savings account into a CD. That will still leave us slightly over \$4000 in readily available funds should an emergency arise.**
 - **Motion made by Derrick Beland for the FECA Treasurer to move up to \$10,000 from savings into a one-year CD (provided the rate is approximately 5%). 2nd by Don Lemmon. Motion carried.**
- Motion made by Matt Stevens to accept the **Feb-Mar 2023 FECA Treasurer Report “as written”**. 2nd by Kathy O’Leary. Motion carried.

Vice President’s Report – Derrick Beland

- Nothing to report at this time.

President’s Report – Todd Brooks

- The March 2023 Board meeting was Todd’s first meeting as FECA President. Todd took the opportunity to explain his approach to problem solving, planning, delegation and expectations from Board and Committee members.

Board Committee Reports:

Nominating Committee – Bill Greenwood

- The following FECA Board member **3-year terms expire** at the **2024 Homeowners Annual Meeting**:
 - **Todd Brooks**
 - **Ed Kelb**
 - **Matt Stevens**
 - **Bill Greenwood**
 - **Mary Lyon**

As a result, it becomes critical that a nominating committee chairperson be established. Board members running for reelection cannot serve as chairperson; therefore, Bill cannot serve again in this role for 2023. This topic will be discussed further at the April Board meeting so that members can review the By-Laws and gather their thoughts.

Newsletter – Kathy O’Leary

- The next **FECA Newsletter** will be published in April and the **Newsletter Committee** reminded everyone that this is the last newsletter until fall.
- Topics will include the **2023 Spring Fling**, a summary of the **2023 Annual Homeowners Meeting** as well as the 2023 FECA Board member and officer positions.
- Some commentary on rules and responsibilities related to **Lake Saundra, Lake Saundra Park**, and common use areas.
- As we have no **Beautification Chairperson** at this time, the intent is to bring this vacancy to the attention of FE residents and encourage volunteering.
- Always looking for recommendations for **Neighbor Spotlight** to be included in future editions.

Non-Board Member Committee Reports:

Beautification – Vacant

- As no one is maintaining the flowerbeds at the monuments or **Lake Saundra Park**, they are **beginning to look neglected**.
- Matt Stevens mentioned the possibility of hiring someone to maintain them if FECA is unable to obtain a volunteer.

- **Another option is to set up a neighborhood volunteer day** where residents are encouraged to show up and jointly work on the flowerbeds.
- **President Todd Brooks volunteered to coordinate a day where FECA members as well as residents are invited to a “flowerbed cleanup”.** Tentatively targeted for March 18th. While not necessarily a long-term solution, it’s spring in FL and the beds require maintenance in the very near future.

City Liaison – Betsy Morgan

- Betsy attended the *Dunedin Council of Organizations* meetings held on January 20th, 2023, and February 17, 2023.
- The *City Report* was delivered by *Vice Mayor John Tornga*.
 - Construction has begun on Blue Jay Hotel
 - A Marina workshop was held on January 24 to determine plans for renovations.
 - Open House for City Hall
 - February 25th was the Official Opening for Gladys Douglas Park
 - Marina docking fee increase will happen in April.
 - Stirling Park staff recommendations will be made at the April Commission meeting.
- The *Program* was presented by *Chantale Be’gin, PhD* regarding *Salty Science*. She is a *Professor of Instruction* and internship coordinator for the *Department of Integrative Biology at USF*. Chantale is part of group of 4 women who will **row 3,000 miles across the Atlantic to support Marine Conservation. They are raising \$500,000 by donations from corporate and private donors and were 27% to goal when she spoke in January.** Their journey will begin in December after hurricane season. There are 50 rowboat teams participating in this evidence of sea life seeking journey.

New Residents - Deb Timko

- **Deb Timko located some Fairway Estates license plates** that were offered to new residents several years ago. After some discussion in January, it was decided to offer them for sale to the Feb *Annual Homeowners Meeting* attendees. **Deb was able to sell twelve at a price of \$10 (\$120).** Deb is hoping to sell the remainder at the upcoming *2023 Spring Fling*.

Lake Saundra – Dave Lindsey

- Dave had a previous commitment and was unable to attend but wanted to let the FECA Board know that lake wildlife is taking advantage of the (beneficial) Pickerelweed.



- The (undesirable) Umbrella Palm plants were removed by a FE lake resident at the resident's own expense. This is greatly appreciated as it reproduces quickly and is not conducive to a healthy lake/pond.

Events:

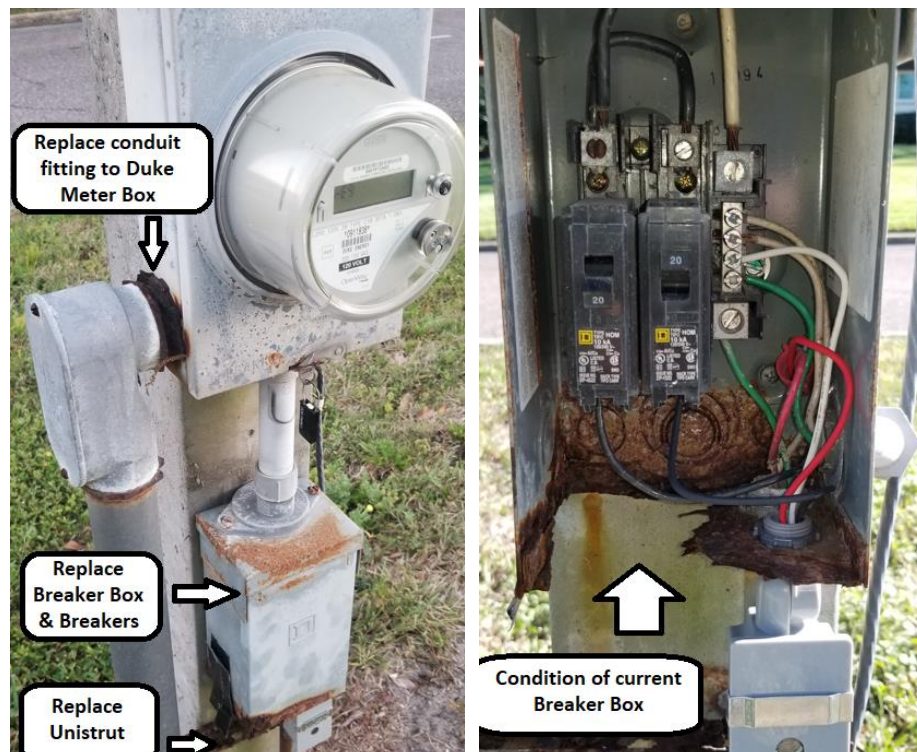
- **Spring FECA Neighborhood Garage Sale – March 11th**
- **Spring Fling – March 25th**
 - Because we are running slightly behind on dues payments, we will be opting out of the dunk tank.
 - Easter Bunny will be in attendance.
 - The Women's Club hasn't yet weighed in on participation.
 - Residents are encouraged to bring sides or desserts.
 - Historically, attendance at the Spring Fling is lower than other events. Therefore, FECA tries to make this a special gathering (like all events) ... but at a slightly reduced cost.

Old Business:

- **Palm Blvd: Breaker Panel Requires Replacement**

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, Board Member Ed Kelb obtained two quotes. However, the quotes aren't "apple to apple":

- **Dunedin Electric** recommended complete replacement of all components at an estimated cost of **\$1,750 plus \$150 permit**:
 - (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 an estimated cost of **\$800**. Please note that Buell based their estimate on my photos, whereas Dunedin Electric based their estimate on a site visit.
- Ed Kelb will reach back out to Buell for a revised estimate that includes replacing the rusted bushings and Unistrut.



- **Monument Sign Discoloration (Sarazen Dr and Brady Dr)**
 - **Board Member Matt Stevens engaged *Signs USA* (original company) to determine if there is some way to remediate. Unfortunately, their response was that this class of signage only has a three-year lifespan prior to streaking/fading.**
 - Matt is researching all alternatives including repainting, replacement, removal & refurbishment, etc.

- **Protection of Magnolia Tree at Lake Saundra Park**
 - Board Member Matt Stevens provided several options that could be utilized to protect the tree:
 - **A metal sign in the park that lists the most significant rules and regulations regarding park usage** including protection of trees and wildlife. This should be seriously considered as many who use the park don't know there is a FECA website that documents park guidelines.
 - **Possible motion activated cameras** (video) mounted up in the tree pointing downward toward those branches often used by children for bouncing, etc.
 - **Fencing** of some sort
 - Matt recommends a **three-tiered approach**:
 - 1) **Signage**
 - 2) **If not effective, add cameras.**
 - 3) **If not effective, add fencing around the tree.**

- **Speeding and failure to stop in Fairway Estates:**
 - FECA is not yet sure what action, if any, FECA is allowed to take to address these concerns. **President Todd Brooks is still waiting for a response from Dunedin City Manager Jennifer Bramley.** Update next month.

New Business:

Flooding at Hagan Ave and Mangrum Ave

- During the Feb Annual Meeting, a resident asked if the Board could reach out to the City of Dunedin and bring to their attention the flooding that is occurring at Hagan Ave & Mangrum Dr. This situation arose after the roads were repaved in 2022. Ed Kelb volunteered to reach out to the City (see Email in Exhibit A). No reply received yet.



FECA Website Administration

- Todd Brooks initiated a lengthy discussion regarding the evolution of the existing FECA website and options we should consider moving forward. This includes, but is not limited to, **establishing a Website Committee, a formal Webmaster, possible committee members, who has final “right of refusal” regarding content.**
- The intent for March 2023 is to get FECA Board members thinking about this subject and **coming up with a resolution at the April Board meeting.**
 - Motion from Todd Brooks to table this discussion until the April Board meeting. 2nd from Mary Lyon. Motion carried.

Pedestrian Safety

- Kathy O’Leary brought up **concerns regarding pedestrian safety and the exponential increase in accidents/deaths in Pinellas County.** This is of particular significance in FE where many streets are curved and there are no sidewalks. Kathy is looking for guidance on whether there is more the Board can do than commentary in the Newsletter.

Resident's comments (post meeting):

- Matt Stevens mentioned that during our discussion of potential speakers for the Feb 2023 Annual Meeting, a comment was made regarding Hurricane Preparedness. It might be very beneficial to provide a presentation on this subject sometime in a June timeframe.

Adjournment:

- Motion from Kelly Dixon to adjourn the Board meeting. 2nd from Matt Stevens. Motion carried. Meeting adjourned at 8:52 p.m.

Exhibit A

Email to City of Dunedin regarding flooding at Hagan Ave & Mangrum St.

From: ed.kelb@ed-and-rita.com
Sent: Sunday, February 12, 2023 1:00 PM
To: 'mwalters@dunedinfl.net'; 'tbacon@dunedinfl.net'
Cc: 'Todd Brooks'; 'Derrick Beland'
Subject: Flooding at SW Corner of Mangrum & Hagan

Mark Walters, Superintendent
Trevor Bacon, Foreman
City of Dunedin, Streets Section

Mark and Trevor,

Quick intro: I'm a Board Member for the **Fairway Estates Community Association**. **Fairway Estates** is located adjacent to the **Dunedin Golf Course**. In February of each year, we hold a meeting with residents to provide updates, address concerns and approve budgeting for the upcoming year.

Several residents asked that I reach out to you to bring a problem to your attention. Before jumping into specifics, the Board and our residents would like to thank your team for the outstanding job everyone has been doing. Given Dunedin's growth over the past few decades, I can't even comprehend how you manage to keep up with road maintenance. We're proud of our city and all that is being done to keep Dunedin "the" best community in Florida.

Mangrum Drive and Hagan Ave were both repaved last year. This created a small flooding problem at the SW corner next to the stop sign. This was not an issue prior to repaving. This is a low point where rainwater accumulates and rises until it overflows the curb and drains into the corner property. As there is no drainage path, the water remains after the storm has passed. If this were a puddle, we certainly wouldn't waste your time, but it extends well into the intersection. Mangrum is one of two entrances into the subdivision which is heavily utilized. At your convenience, please let me know if this could be addressed sometime in the future and the Board will pass along to our residents.

Note: The repaving team is in our subdivision this week repaving several streets. While we fully understand they're under time and budget constraints, we thought it might save the city some cost to have someone take a quick look before they leave the area.

Many thanks,

Ed Kelb