

Fairway Estates Meeting Minutes January 9, 2017

The meeting was called to order at 6:33 p.m. at the Dunedin Country Club. In attendance, we had:

Board Members in Attendance:

Steve McCarver (President)

Matt Stevens (Vice President)

Kelly Dixon (Treasurer)

Mary Lyon (Secretary)

Ina Laughton (Special Events)

Marilyn Parnell (Membership)

Dianne Schuldt (Town Liason)

Non Board Members/ Committee Chairs

Kathy O'Leary

Members Absent:

Charlotte Murray (At-Large) - Sick

Visitors Attending the Meeting

Randy Dellaire, Michael Hayes, Vicki Hayes, Julie Pels, Ron Tucker and David Nagapen.

The back monuments have been redone and the Palm Blvd. monument still needs to be finished. Our new bike rack was installed this past Friday and the children are already using the new bike rack today before school. Someone suggested that maybe the back monument be dedicated to Zack Shannon.

Kathy reported that the newsletter is written and she is going through the final edits. The target date is to get it to the printer by January 12th so it can be mailed out by the 23rd of January. The annual meeting will be Monday February 6, 2017 and that will be announced in the newsletter. Kathy will also let people know that the newsletter is available online to read as we ll. Elizabeth Moulin has installed solar panels and interviewing her for an article may be a good idea.

There was a motion to dispense with the reading of the minutes that was approved and the December minutes were approved as they had been E-mailed over prior to the meeting.

Kelly read the Treasurers report and there was no money collected in December. The December expenses were all normal and routine. The other expenses we incurred in December were for envelopes and postage which was \$78.09 and \$235. The printing (\$32.90) and paper (\$19.73) costs were donated again by Kelly Dixon. We did have \$45 in the budget for this. The beautification expenses paid out were \$299.93 for the bike rack, \$23.07 reimbursed to Dianne Schuldt for the plaque for Little Free Library, and \$877.46 reimbursed to Rebecca Wellborn for expenses related to removing and dumping the concrete from the Brady monuments as well as the new planting materials. The attorney billed us \$450 for the Deed Restriction Revitalization Expenses from attending the meeting November 17, 2016. The holiday party's total expense was \$580 and that included the face painter, steel drum band, food and the

decorations. Kelly Dixon was reimbursed \$54.26 for prizes and treats given to the kids for the games at the Fall Festival. The November ending checking balance was \$6,467.98 and our CD balance with accrued interest is \$5,958.93. Kelly presented the 2017 Revised Preliminary Budget and there was a motion to accept the 2017 proposed budget.

Steve talked about Deed Restrictions and how we are going to go forward on this project. Like Steve put it, we have a big rock in front of us and a steep hill to climb. We are still waiting to hear from our attorney and his clarification and how he compares with our resident's attorney. What we are needing to clarify are the rights of FECA and the interpretation of certain legal documents including:

The Non-Profit Corporation Charter for Fairway Estates Community Association recorded 3/24/1959 which states in item II:

The general purpose of the corporation shall be the protection and advancement of the mutual interest of its members, the encouragement of friendly relations between the members, the aiding and assisting of the association's members in the guarding and protection of their respective properties, the improvement and beautifying of the Fairway Estates Subdivisions as now so designated and all future extensions, additions or restrictions thereto.

If we proceed, we also have areas of the deed restrictions that we want to change to lesser restrictions.

Steve would like to see a strong partnership and connection between the residents and the country club. It seems like the residents are not as involved as they once were and this should be something to cherish. The club is allowing our monthly board meetings for no charge and they have asked we put in coupons for them in our newsletter which we are.

Marilyn met with four neighbors and they were Todd and Erin Petro at 2390 Harrison, William and Mary Novajosky at 2386 Mangrum, Mike and Melissa Zornes at 2361 Middlecoff and Bennie Baxter at 2325 Watrous.

Marilyn is working on a project about sponsorship opportunities for residents of Fairway Estates. On Marilyn's committee is Kelly Dixon, Mary Lyon and Charlotte Murray. Over the past years certain parts of the events and improvements have been sponsored by other residents. We want to come up with a more formal sponsorship plan to present to the board and the residents. We have three parties a year and we could have residents sponsor some of the things needed. We have thought of 4 levels of sponsorship available which would be Bronze: \$50, Silver: \$75, Gold \$100 and Platinum estimated between \$500 - \$700. The first 3 levels would be going toward food and entertainment and the Platinum Level exclusively for the beverage tent and bartender. For anyone that does sponsor, their name would be on a sign and given some space on a common table to display the product, business cards and marketing material. We do not want this to be like a Trade Fair. The money donated could not exceed the cost of the event as then we would face tax penalties. As with the F.E.C.A. directory, any business that has had a specific spot or page can keep that until they choose to not renew. With that being said Kelly Dixon has been the sponsor of the beverage tent/bar for the last 6 out of 7 events held in the park the last 3 years. The sponsorship committee feels that as such she should be permitted to maintain full sponsorship of the Beverage Tent for as long as she wants it. Kelly will put this on E-mail, Next Door and Face Book and will give the E-mail address if anyone is interested in being a sponsor. Steve will draft up something that may be announced at the annual meeting.

Dianne reported that the city and the Blue Jays are still negotiating and have not signed a contract yet. The softball fields over on Solon where the Blue Jays are will be leaving that area if the contract is signed. One of the top spots under consideration is right here at our Palm Blvd. entrance where St. Andrews Sterling Links is now. Sterling links is one of a number of locations being considered by the city and there is another location under consideration that is by the cemetery. Clearwater is getting the Philadelphia soccer team so maybe more teams will come to the area.

For our annual meeting Dianne has Paul Stanick who is the assistant to the public works director. In Fairway Estates we have clay pipes and that is why we had the flooding not too long ago.

The Dunedin Merchants have reported that they are losing money with the paid parking in effect.

Kelly has updated the board members listed on the website. Richard is already showing not on there but Ina is still showing as she is not resigning until the annual meeting. Kelly also deleted items that are not relevant anymore. We think that it would be a good idea to list all the "yard of the month" residents on the web site.

Matt was asking if we ever receive any feedback on the monthly lake maintenance for \$95. Yes, we do receive feedback, with the condition of the lake and the health of the lake listed. Matt said that he has had some residents mention that down by the lake we may need to plant new trees as some of the trees look like they may not last for many years to come. We realize that a lot of the trees may be at the end of their life and we could consult an arborist to see about planting new trees. Matt thought of asking the city for solar panels for the street signs. This would be energy efficient down the road but it would be costly in the beginning. Matt will find out if there is anyone in charge of street lights? The meeting was adjourned at 7:59 p.m.