

Fairway Estates Board Meeting Minutes – 12-12-2018

Meeting held at the Dunedin Golf Club and called to order at 6:32 P.M.

Board Members in Attendance (marked with X – in person or BP - By Phone):

X	Steve McCarver, President	BP	Matt Stevens, Vice President
X	Kelly Dixon, Treasurer	X	Bill Greenwood, Member At Large
X	Jessica Parchman, Member At Large	X	Todd Brooks, Member At Large
	Marilyn Parnell, Membership		Mary Lyon, Member At Large
X	Ed Kelb, Member At Large, Secretary		

Non Board Member Committee Chairs (marked with X – in person or BP - By Phone):

	Kathy O’Leary, Newsletter	Dianne Schuldt, Beautification
X	Diane Garcia, Newsletter	

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

OPEN, City Liaison

Members/Guests:

None

Non Board Member Committee Reports

Beautification – Jessica Parchman (covering for Dianne Schuldt)

New Monument Signs – Jessica Parchman

Beautification provided four examples utilizing different colors for letters (white, orange, light green) against a dark green background. A new variation of the “i” in Fairway was also introduced where the dot on the “i” is a golf ball.

The Board has agreed that ongoing repair/replacement of broken letters is not an optimal solution and won’t be presented as an option at the annual meeting. Current consensus is for the Board to agree on two designs (using new signage) that will be presented at the annual meeting for resident feedback.

Option 1: New Signage that utilizes all white lettering for “Fairway Estates” against a dark green background matching the existing font already used at the entrance monuments. All four entrance signs to utilize the same design for consistency.

Option 2: Beautification to come back next month with four variations (for Board review):

A) Example 1 as already provided:



Example 1

Style (font) chosen by Board November 2018 / white/green lettering -Beautification preferred

B) Example 3 as already provided:



Example 3

Orange/white lettering with golf tee/ball in design

C) Example 3 above with Orange and White letters reversed

D) Example 4 using a golf ball and tee for the “i” ... instead of a star



Example 4

All white lettering Fairway Estates Signage

Kelly Dixon noted that any required permits should be researched prior to proposing new signage at the annual meeting.

Motion made to continue signage review in January at 6:53 P.M. by Todd, 2nd by Kelly, motion carried.

Government Grants – Bill Greenwood

The City of Dunedin's "*Martha Donald NEIGHBORHOOD ENHANCEMENT PROGRAM*" is still active; however, money is awarded at the beginning of the city's fiscal year (Oct 1). Therefore, any intent to apply wouldn't be considered until Fall, 2019.

Important to note that "*All projects must be located on public property such as City of Dunedin right-of-ways and medians on City-owned streets.*"

Reference information for grant: <https://www.dunedingov.com/home/showdocument?id=3020>

Matt Stevens recommended we start considering any 2019/2020 initiatives that could take advantage of the *Martha Donald* grant.

Motion made by Steve McCarver at 7:19 P.M. to fund new monument signs in 2019 utilizing HOA funds only, 2nd by Bill, motion carried by Board majority (Kelly Dixon opposed).

Kelly Dixon recommended we consider new signage in two phases:

- Phase One – Install new signage on Brady Drive using HOA funds (early 2019)
- Phase Two – Apply for Martha Donald grant to replace signage on Palm Blvd (late 2019)

Annual Meeting Votes

Kelly Dixon asked for clarification as to whether we would be adhering to the bylaws whereby each household gets one vote (versus one vote per resident). FECA Board has confirmed that each household will get one vote.

Newsletter- Kathy O'Leary/Diane Garcia

Newsletter will be eight pages instead of six (eight pages is less expensive)

Holiday House of the Season to be announced on Dec 15th

FE Meeting Schedule first half of 2019:

- Jan 9, 2019 FE Board Meeting
- Feb 5, 2019 Annual Resident Meeting
- Mar 13, 2019 FE Board Meeting
- Apr 10, 2019 FE Board Meeting
- May 8, 2019 FE Board Meeting
- Jun 12, 2019 FE Board Meeting

Officers Reports

Secretary Report – Kelly Dixon (temp)

Motion made to waive reading (of Kelly Dixon/Todd Brooks collaboration) meeting minutes by Jessica Parchman, 2nd by Bill Greenwood. Motion carried.

Motion made to accept (Kelly Dixon/Todd Brooks collaboration) meeting minutes as written by Todd Brooks, 2nd by Jessica Parchman. Motion carried.

Treasurers – Kelly Dixon

Refer to full monthly report online. Budget vs Actual YTD still on track. Motion made by Jessica Parchman at 7:29 P.M. to accept budget reports as submitted, 2nd by Todd Brooks, motion carried.

Proposed 2019 annual income approximates that 5% of households (18) who paid in 2018 will not participate in 2019 because of the recently revised \$5 annual increase, i.e., fallout. Proposed 2019 HOA income = 336 households x \$45 = \$15,120.

2019 YTD net income is \$41.

Per Steve McCarver, approximately 70% of annual expenses are for lawn/lake care, maintenance and insurance:

- 25% Insurance
- 25% Lawn Care and Lake Sandra Maintenance
- 15%-20% Repair and Maintenance

Total YTD spending for special events is \$100 less than previous year.

Vice President report – Matt Stevens

Fairway Estates Common Area Management Plan

Document language changes recommended by Ed Kelb:

“The three primary goals of FECA common area management plan are to: 1) maintain, develop, and renovate common areas that are attractive, safe, functional, and available to ~~all segments of the population~~ Fairway Estate homeowners and their guests.”

“Do not molest, injure or destroy foliage, plants, shrubs, flowers, trees, birds or bird nests, squirrels, or animals in or on any Fairway Estate’s common areas, ~~without the permission of the FECA Board.~~”

FECA Board reviewed the subject of fishing and decided to permit fishing at Lake Sandra Park for Fairway Estate homeowners and their guests; however, net fishing is prohibited. Wording in the documents is fine as-is:

“No person shall hunt, trap, shoot or net fish (fishing poles are approved).”

The document needs to somehow accommodate reservation of the entire park for FECA sanctioned events. Current wording permits private use of the park during FECA sanctioned events:

“There is no centralized reservation system. Common areas are used on a first come first serve basis. ... The common area will remain open and available for use by other residents and guests during large gatherings.”

FECA Board would like the attorney to review the document. Additionally, the attorney needs to provide some guidance on whether this is an appropriate document to cover the Board’s position on pet attendance at group events (both FECA sanctioned events and non-FECA sanctioned gatherings).

Presidents report – Steve McCarver –

Nothing new to report

Board Committee Reports:

Special Events – Kelly Dixon

Motion at 8:20 P.M. by Todd Brooks to approve reimbursement of the following expenses. 2nd by Jessica Parchman. Motion carried.

- Kelly Dixon \$40 for Pizza delivery driver tip
- Kelly Dixon \$250 for snow machine use (fair market equivalent of rental cost)

Motion at 8:21 P.M. by Bill Greenwood to approve reimbursement of the following expense. 2nd by Kelly Dixon. Motion carried.

- Todd Brooks \$20 for prizes given away at the holiday party

Old Business:

- FECA Board Member at Large vacancy
Ed Kelb was elected FECA Board Member at Large via an E-Mail electronic vote. Filling the vacancy left by Dianne Schuldt. This Board position is in place until Feb 2021
- Secretary Officer vacancy
Ed Kelb volunteered to assume the officer position of Secretary. FECA Board attendees approved.
- Expiring Board Member Terms – Kelly, Steve & Marilyn
Due to existing commitments, Steve McCarver will be removing himself from consideration after his Board position expires (Feb, 2019). Steve has requested a nominating committee to get a candidate for his open position.
- Speeding – no updates

- Neighborhood Watch – no updates
- Dunedin Goes Carting (Friday December 21st) – wants to spend more time in Fairway Estates
- Presentation / Speaker for the Annual Meeting

FECA Board would like to consider Brian Shroyer (Topic: Zoning, and Planning for Alt 19) as the speaker for the Annual meeting

Reference: <http://www.fdotd7studies.com/altus19studies/contact-information>

- Lights at monuments being changed to solar/LED

The existing 13 watt compact fluorescent bulbs (two) consume 110 kW of power annually. At a utility company rate of 11.329 cents per kW, the annual energy expense is \$12.46. A solar alternative (with battery) is not economically feasible at this time; however, an LED alternative is available. LED bulbs produce the same lumen output at 12 watts. As the difference between fluorescent and LED is only 1 watt per bulb, Ed Kelb recommended we wait until the fluorescent bulbs burn out before replacing with LED alternatives.

The majority of cost specific to monument lighting is equipment rental.

New Business:

Kelly Dixon updated the website to add verbiage about sponsorship opportunities for our residents

Residents comments:

No resident comments

Adjournment:

Motion made to adjourn at 8:41 P.M. by Kelly Dixon, 2nd by Bill Greenwood. Motion carried.