

Fairway Estates Board Meeting Minutes – October 10, 2018

Meeting held at the Dunedin Golf Club and called to order at 6:33 P.M.

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

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

Non Board Member Committee Chairs in Attendance:

Kathy O’Leary & Diane Garcia, Newsletter

Dianne Schuldt, Beautification

Members/Guests:

Ed Kelb

Non Board Member Committee Reports

Beautification – Dianne Schuldt

Dianne reports that it doesn’t seem O’Neil’s has done any tree trimming. Discussion on the quote we had gotten and the update they provided and how it still does not reflect what we are needing to have done. Discussion that O’Neil’s was upset with us because we canceled at the last minute.

Marilyn made the motion to go back to O’Neils and if they can’t honor the original quote then we will go to Stevens, Kelly 2nd the motion. Dianne will go back to O’Neils and get clarification again and see if he would honor something that more closely resembles the initial quote and the quotes we got from other companies and if not she will get Stevens on board with their quote.

Entry signage – We discussed the quotes that Sharon Herman got for new signs at all 4 entrances. The cheaper quote for flat lettering painted on the sign was about \$2000 and the raised panel lettering was more like \$4500.

Kelly would like to ensure that there is an option for all dues paying MEMBERS to vote on for the signs that keeps the fonts and styles generally the same rather than ONLY offering 2 brand new options that seem expensive and potentially unnecessary. Sharon had initiated Social Media discussion earlier this year but an option to keep the same style was not given and Kelly worries that we are rushing to change

without a more formal vote of the Members and that long time dues paying older Members who are not on Social Media might be blindsided by such an abrupt change and stop paying dues if not given a vote.

Matt wants to have a clarity on what we are going to be voting on as there are suggested changes to not only font and overall sign style but also the colors.

Dianne will be going back to Sharon again and we are hoping by November and definitely by December to have a solid plan and more formal presentation on the 3 options – 2 new signs and one option to more simply repair/replace the style we currently have. The general idea is that the board wants to approve fully what we will be presenting to the Members at the Annual Meeting.

Steve has also asked Dianne to determine how many letters have to be repaired to keep the current style.

Matt has asked if the company that prepared the quotes could come to one of our meetings to speak and perhaps bring samples. Information on materials and longevity should be more clearly spelled out. Kathy O'Leary volunteered to help Dianne prepare a better presentation for the Board.

Newsletter- Kathy O'Leary/Diane Garcia

The latest edition was just finished and a group of our residents gathered to label and stamp them for mailing. Kathy will send the final PDF to Kelly to post to social media and via email blast.

They are working already on the winter version. Always welcoming suggestions for interesting neighbors to interview/spotlight.

Officers Reports

Secretary Report – Kelly Dixon (temp)

Motion made to waive reading September minutes that had been emailed to all Board Members and approve them as submitted by Mary, 2nd by Bill. Motion carried.

Treasurers – Kelly Dixon

Please refer to the written Treasurers report. Kelly asked for discussion on how we want to be more proactive in setting aside money for contingency reserves for expenses such as tree trimming, signage, benches etc. that need periodic but not annual maintenance. Steve asked all board members to look over the budget to see where we can take money to allocate towards these periodic maintenance items. The number we are looking for is approximately \$1000 per year.

There was some discussion on should we raise the annual fee? Kelly offered to look back to see when the last fee increase happened and to also evaluate the last 6-10 years of available budgets to see how the expenses have fluctuated over the years for help in where we can find money. Based on prior evaluation of this data for Steve, Kelly says that the budget for Beautification has always been the one that has been “flexed” the most substantially over the years.

Presidents report – Steve McCarver –

No Report

Vice President report – Matt Stevens

Matt prepared a proposal/draft about Common Area Maintenance and Use Guidelines. He reviewed a number of other community/city websites and pulled ideas from there for our review. The purpose of this is to protect FECA from a liability standpoint. The intent is to post this on our website but it will not be posted at the park. The plan is still to get our thoughts together as a Board and THEN take it to our attorney and insurance agents for further review. Discussion of how we would disseminate the word to our members. If prepared quickly enough it could go out with the annual dues notice. If not, it could be addressed in January or Spring Newsletter. Matt asked if we want to list both the maintenance elements he proposed or just the rules? Matt is seeking input from the Board on that. Steve assigned as homework for the Board is to review this and get back to Matt BEFORE the next meeting with our input.

Board Committee Reports:

Membership – Marilyn Parnell

Marilyn has not met any new residents but Kelly gave her the names of two new residents.

Special Events – Kelly Dixon

Fall Festival, Chili Throwdown and Garage Sale events have been created on Facebook & Nextdoor. Kelly will include information on the Fall Festival/Chili Throwdown, Garage Sale and Holiday Party when she sends out the Newsletter.

Food planned for the Fall Festival and paid for from the budget – various sandwiches including Cuban, veggie and PB&J (mostly for the kids).

\$165 has been received in Sponsorship money that will be used in large part towards the Costume Contest. Kelly has been working with some of the Mom's in the community for the details on the Costume Contest. There will be a costume parade and everyone will get a ballot to vote on the different categories.

Gregg Dixon has bought and will offer for our use a PA system for use at the park so we can have music and we don't have to pay for it and to also be able to provide Halloween/kids songs for the Costume parade.

Chili Cookoff – update from Todd - maximum of 10 contestants. 5 Judges. We will run electric to Matt & Ravens to power the crockpots.

The Women's club is sponsoring a kids craft tent and doing a wreath with leaves.

There will be some games for general kid entertainment but to keep "staffing requirements" lower no prizes will be given and instead treat bags will be provided with some candy and some small "prizes" etc. Everyone wins.

City Liaison - Open Position

Old Business:

Open Positions: We still have an open Board seat and Officer Position (secretary) available. Ed Kelb, our guest and candidate for the open board seat, inquired about the duties of the secretary. Steve confirmed that we are now recording our meetings to make it easier to just transcribe the minutes after the fact. Kelly offered to send Ed a template and prior meeting minutes for Ed to review.

New Monthly Meeting Date: Steve reconfirmed that our new monthly meeting dates are the 2nd Wednesdays of the month at 6:30 at the Golf Club.

Dunedin Council of Organizations: Diane Schuldt mentioned that DCO is hosting an opportunity to hear from the two guys running for the Dunedin Commission Chair Seat 4 position.

Speeding: Steve reminded everyone that Todd Brooks is collecting data on speeding.

Visibility: Steve asked what we had decided to do about the plantings that are blocking visibility. Kathy O'Leary who brought this up at the last meeting, reminded us that we should be calling the city to review the situation. The city has their own rules about visibility in communities. Dianne is going to reach out to "Streets & Roadways" to take further action.

Neighborhood Watch: Steve is meeting with Joe Piteo to see if he is willing to take over Neighborhood Watch.

New Business:

Solar Lighting? Matt brought up if we want to try to convert our lights at our monuments on Palm to Solar. The concern was for quality, vs. how much we might even save. The power bill for that location at the monuments on Palm is under \$13/month. Bill Greenwood suggested even switching to LED bulbs. Matt will take a closer look. Kelly will send him the power bills as a guide. Kelly asked why we've never had a light at the park to illuminate that sign.

Neighbor in Need: Kelly brought up that she has found a resident to help put together an official "Neighbor in Need" program. Diane Kerfeld has graciously agreed to step up and be the front end and Kelly will be the backend money and communication end of it. They are keeping it small and simple to start. They are working with an attorney to get proper releases. Marilyn mentioned that the women's club has always wanted a way to help as well. Feedback is welcome as they develop the program. Matt asked if this was to become a board "function" and Kelly mentioned that since she is using it to brand herself, she wanted to keep it separate. Marilyn asked again about the etiquette of knowing when and how to suggest who might have a need. The conversation shifted a bit to code enforcement issues. Matt mentioned that code enforcement might actually help work with older residents with violations. But the main point is that neighbors have needs and they may or may not acknowledge it but hopefully having a program out there will facilitate better communication among residents.

Residents comments: NONE

Adjournment:

Motion made to adjourn at 8:19 PM by Kelly, 2nd by Matt. Motion carried.