

Fairway Estates Board Meeting Minutes – Date: 04-12-2023

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):

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

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

Beautification

Nominating Committee

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 **March 2023 FECA Board Meeting** minutes. 2nd by Kathy O'Leary. Motion carried.
- Motion made by Kelly Dixon to accept the **March 2023 FECA Board Meeting** minutes "as written". 2nd by Kathy O'Leary. Motion carried.

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- **An additional \$550 was deposited for annual dues payments in March.** The Treasurer has three more payments ready to deposit in April. **This places FECA at 367 paid homeowners (71.4%).** At this time last year, FECA had received 371 payments (72.2%). The 2023 FECA Budget was based on a minimum of 370 payments (\$20,350). Recap of dues totals for the last three years:
 - 2022 382 homeowners 74.3%
 - 2021 384 homeowners 74.7%
 - 2020 385 homeowners 74.9%
- As discussed at the March Board Meeting, the **Treasurer sent an email reminder to those who haven't paid** (if FECA had an email address).
- The Treasurer initiated a discussion regarding the 147 FE homeowners who have not paid dues in 2023. The FECA Board would like to better understand why some homeowners choose not to participate. The consensus was that **it might prove beneficial to establish a small online survey and then reach out to these homeowners (via USPS mail) to ask them if they would fill out the survey.** The survey could be kept anonymous to encourage even homeowners with negative responses to participate.
 - **Motion from Vice President Derrick Beland to proceed with the mail/survey option detailed above. 2nd from Don Lemmon. Motion carried. Kelly Dixon will circle back with President Todd Brooks to work out the details.**

- **Another \$100 in sponsorship money for FECA events was donated totaling \$670 YTD.**
- Food for the 2023 Spring Fling was paid for at \$215 out of a budget of \$550.
 - Note: The Dixon's personally paid out \$430 for content in the goody bags for children. Due to low attendance by kids, only half of the goody bags were given out at the Spring Fling. Kelly may use the remainder for personal business use. FECA wishes to express our gratitude to the Dixon's for their ongoing financial and personal support. Neighbors like Kelly and Gregg Dixon are two of the reasons that ***Fairway Estates*** remains the **BEST** neighborhood in Dunedin.
- The spring garage sale ad was paid.
- Betsy Morgan was reimbursed for the DCO luncheons and her DCO annual membership fee has been paid.
- Routine Watering, Electric, Lawn & Lake maintenance were paid.
- In 2023, President Todd Brooks began his first term as FECA president. **Treasurer Kelly Dixon and Todd both went to the bank and had him added to the FECA accounts.**
- As approved at the March Board Meeting, the **Treasurer opened a 1-year CD for \$10,000. The rate will be 4%.**
- Motion made by Derrick Beland to accept the **April 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

- Meeting lengths have been gradually increasing as involvement in neighborhood and community affairs increases. In an attempt to keep monthly Board meetings concise and to the point, Todd is asking FECA Committee Chairs to limit the material reviewed to those items where the Chair is looking for feedback. As committees are autonomous and many activities don't require Board approval, the President is asking to reduce the amount of time spent reviewing such activities.

Board Committee Reports:

Nominating Committee – Commentary from President Todd Brooks

- Two individuals have approached Todd regarding this open Committee position. Todd is reviewing specifics related to the By-Laws and how the nomination process should flow. This discussion will continue in future Board meetings.

Newsletter – Kathy O’Leary

- To reduce mailing and publishing expenses, the **Newsletter Team** has been encouraging homeowners to migrate from the hardcopy version over to the online version of the **FECA Newsletter**. As of this point in time, **117 hardcopy newsletters are being mailed out three times a year. Of those 117, only 34 are “dues paying” FECA members.** There is no intent to make any changes at this time; however, Kathy would like to keep this topic open for discussion when Board meetings reconvene after summer break. This would also allow us time to review some of the feedback from the survey mentioned in the Treasurer’s section (above).

Website Administration – Kelly Dixon

- This is a **new committee that was created at the meeting.** See “Old Business” below for details.

Non-Board Member Committee Reports:

Beautification – Update from President Todd Brooks

- **President Todd Brooks coordinated a “flowerbed Cleanup” day on March 18th where FECA Board and Committee members as well as residents participated.** Todd noted that the event went extremely well and significant progress was made to spruce up the beds at the Brady entrances, the Palm Blvd entrances as well as the Lake Sandra Park beds.
- FECA is still looking for a candidate who can serve as chairperson to coordinate similar events.

City Liaison – Betsy Morgan

- Betsy was unable to attend the **Dunedin Council of Organizations** meetings held on March 12th, 2023, but provided a summary based on meeting notes and the City Calendar.
- The featured speaker was from the **Scottish American Society of Dunedin**. They are celebrating their 40th anniversary this year. Their website (<http://sas-dunedin.org>) details upcoming events like whiskey tastings and music events.
- The new **Dunedin City Hall** is now open and operational. 39,000 Square feet housing 100 employees and offers parking for 218 vehicles. Funding for the building was mostly from **Penny for Pinellas** with help from CRA, utilities and building permit fees. Consistent with the city's EPIC goal for environmental sustainability, the new City Hall has solar power and a standby generator. Hours are 8- 5 M-F.
- A recognition ceremony was held on March 20th at the **Dunedin Golf Club** for the recently painted turtle and tortoise (**Henry and Silvia**) on the water tower. Henry Scharrer was a Swiss immigrant and nature lover who lived on Caladesi island from 1892 to 1934. Sylvia Earle was an oceanographer who was raised in Dunedin. The breakout Turtle design by Tom Stovall of St. Petersburg is intended to provide Dunedin citizens a striking and meaningful environmental portrait that encourages protection and survival of sea tortoises and gopher turtles.
- The **Highland Games** are scheduled to take place on April 1st.

New Residents - Deb Timko

- Deb Timko spoke over the phone with **Vincent and Katrine Elia** who are in the process of relocating to FE from PA. Upon relocation, a member of the **New Residents Team** will visit and provide them with a **FECA Welcome Packet**.
- Appreciation to Betsy Morgan (City Liaison Chairperson) for providing **safety pamphlets** published by the City of Dunedin (bicycle safety, etc.) These will be added to the welcome packets given to all new homeowners.

Lake Saundra – Dave Lindsey

- Dave took an eighth sampling from Lake Saundra (completed each month). As this is the dry season for Dunedin, pollen has been accumulating. With the recent storm, **pollen surrounding the lake has drained into the lake**. This was visibly noticeable during sampling because water samples needed to be manually pushed through a filtering mechanism.
- **Pickerelweed (beneficial to the lake) is thriving in certain areas** and lake wildlife is noticeable around it.



- Within the lake, there are instances of an undesirable plant species called papyrus. This species can be very difficult to control and propagates quickly:



DWARF PAPYRUS
CYPERUS PROLIFER
INVASIVE, NON-NATIVE

PLANT FACT SERIES

COMMONLY SOLD AS AN ORNAMENTAL FOR USE IN WATER GARDENS

HIS SPECIES SPREADS VEGETATIVELY, SIMPLY BY LEANING OVER

AN INVASIVE EXOTIC THAT HAS INCREASED IN ABUNDANCE BUT HAVE NOT YET ALTERED FLORIDA PLANT COMMUNITIES

IN CENTRAL FLORIDA, IT HAS ESCAPED FROM CULTIVATION AND IS FOUND GROWING IN FLOATING MATS AND ALONG MARGINS OF LINESINK LAKES

UF IFAS UNIVERSITY of FLORIDA | CENTER FOR AQUATIC AND INVASIVE PLANTS



- Dave continues to work with Dan Willin of [Florida LAKEWATCH - The University of Florida](#). LAKEWATCH typically waits until they obtain a full years' worth of samplings before providing findings; however, Dave did inquire as to what our samplings might be indicating thus far. Basically, **Lake Sandra is in pretty good condition and reflective of the geological substrate for this region.** Phosphorus and Nitrogen levels are where we would expect them to be. This is great news (thus far) and FECA wishes to express our gratitude to Dave for his extensive efforts to ensure Lake Sandra remains healthy and attractive to wildlife.

Events:

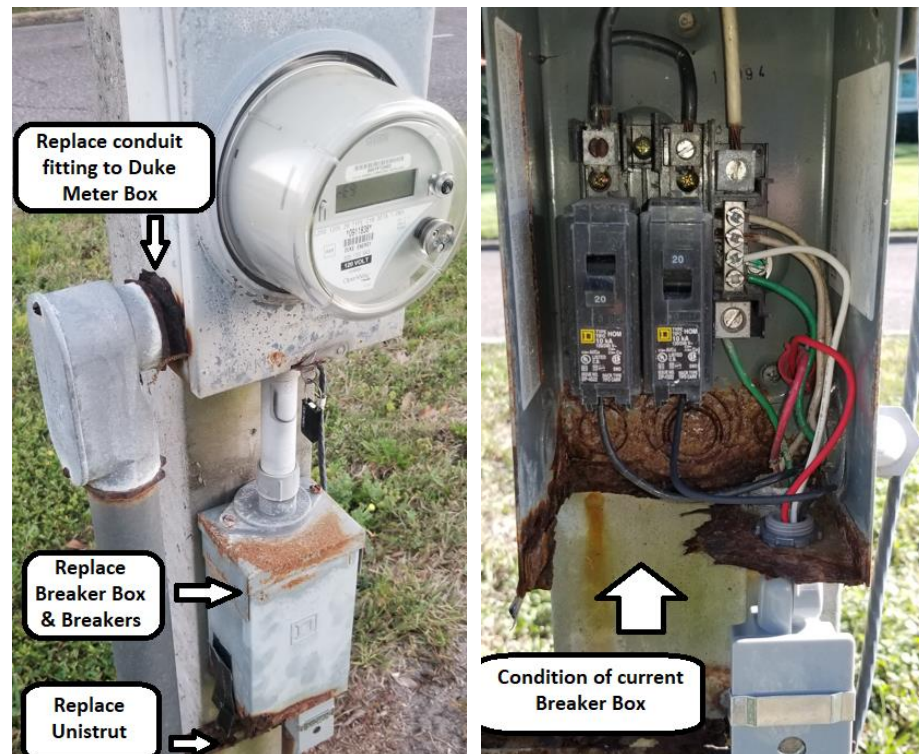
- **Spring Fling – March 25th**
 - The Spring Fling was a success with all attendees having a great time. Except for some occasional wind gusts, the weather cooperated. As anticipated, the turnout for this FECA event was somewhat lower than other festivals held throughout the year.

Old Business:

- Palm Blvd: Breaker Panel Requires Replacement - Ed Kelb

As discussed in previous Board meetings, 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.

Having provided the lowest estimate (\$950), *Buell Electric* was dispatched to perform the following work on April 4th, 2023:



Upon further inspection, the technician realized that ... in addition to the rusted out breaker panel ... **the box which holds the electrical meter for Duke (see pic above) has also rusted completely though.** As a certified electrician cannot knowingly leave a worksite with a hazardous or dangerous situation, **he was forced to terminate his work and provide FECA a revised estimate.** Unfortunately, replacement of the meter box requires permits and coordination with *Duke Electric* to power off (and on) the circuit from the transformer. This resulted in a revised estimate that **tripled the cost (see Exhibit A) to \$2,775.**

Therefore, the current lowest estimate has shifted to **Dunedin Electric (see Exhibit B) at a cost of \$1,900 with permits.**

Vice President Derrick Beland **requested a two-week delay before proceeding (with Dunedin Electric). He would like the opportunity to contact Tesla Electric for a possible 3rd estimate.** As this might create a timing conflict with upcoming surgery for project lead Ed Kelb, Vice President Derrick Beland has volunteered to step in and complete the project (if necessary).

- **Motion from Ed Kelb to wait until April 26th to secure a 3rd bid, then reach out via E-Mail to the Board to provide an update and reach an agreement to proceed with the lowest estimate. Should Ed Kelb be unable to complete this for personal reasons, Derrick Beland will step in to follow though. 2nd from Matt Stevens. Motion carried.**

Matt Stevens will wrap the electrical service in caution tape to provide some warning to anyone who might be in the vicinity of the equipment.

- **Monument Sign Discoloration (Sarazen Dr and Brady Dr) – Matt Stevens**

- **Board Member Matt Stevens** noted that the Brady signs are not aluminum, but some fibrous material. Another sign company indicated to Matt that this type of sign has a **limited lifespan of 3-4 years**. The FECA Board was not notified of the difference in sign composition (Brady vs Palm) or lifespan when the signs were replaced in 2019-2020.
- The FECA Board is faced with a decision to **either replace the Brady monuments with signs of a comparable material (and lifespan) versus a more durable sign**. Matt Stevens will attempt to secure quotes for both options.
- Should raised lettering be considered for the replacement signs?

- **Protection of Magnolia Tree at Lake Sandra Park – Matt Stevens**

- As noted last month, Board Member Matt Stevens would like to attempt a **three-tiered approach**:
 - 1) **Signage**
 - 2) **If not effective, add cameras.**
 - 3) **If not effective, add fencing around the tree.**
- **Quotes are being obtained for two signs to be placed at Lake Sandra Park. Discussion will continue next month.**

- **Speeding and failure to stop in Fairway Estates – Don Lemmon**

- **Don reached out to PCSO Lieutenant Tim Kelly** on Wednesday, March 29th. Because of limited personnel, it isn't practical to place PCSO officers on various FE streets for an extended basis. To accumulate data for situations like "speeding in FE", **PCSO utilizes "stealth" boxes which can be installed to monitor vehicle speeds and the number of vehicles travelling on a specific street.** This approach might be a more practical way to get a handle on the extent of this issue. PCSO typically collects a week's worth of data.
- One of these devices was recently utilized on Palm Blvd. **Of 2,067 vehicles monitored, 17 were significantly over the posted speed limit of 25 mph.**
 - 30-35 mph 16 vehicles
 - 35-40 mph 1 vehicle
- Don drove around the city and noted at least eight speed bumps installed in different areas. He feels that speed bumps should not be ruled out prematurely; however, at this time, speed bumps are not on the agenda. The immediate intent is to gather more information using PCSO's "stealth" boxes.

- **Flooding at Hagan Ave and Mangrum Ave**

- Board member Ed Kelb has reached out a second time to the City of Dunedin using a different Email address (to rule out problems with spam filters). Additionally, Ed left a voice mail requested these individuals check their respective inboxes. Hoping to have more information at the May meeting.
- **Should we receive no reply from the city, the Board will draft a letter for the homeowner(s) at that corner to let them know that the Board has attempted to bring the problem to the city's attention, and the homeowner could proceed in their own behalf should they choose to do so.**



- **FECA Website Administration – Todd Brooks**

- Todd Brooks initiated a motion that **Website Administration** be established as a new FECA committee. 2nd from Ed Kelb. Some follow-up discussion related to the submission, approval, and publication of material for <http://fairwaystates.org> Motion carried.

- **Pedestrian Safety – Kathy O’Leary**

- **Kathy O’Leary reached out to a sign production company and determined that the cost for 18” x 24” yard signs would be approximately \$20 each.** These would be of a quality similar to political campaign signs.
- The Board was asked to put some thought into streets and neighbors who might be willing to post these periodically. Discussion to continue at a later meeting.

New Business:

- **Resident Advertising Signs at Lake Saundra Park – Todd Brooks**

- A FE resident had placed a handmade sign advertising products or services they offer. This is strictly prohibited per published **FECA Common Area Use Guidelines**. Reference: <http://fairwaystates.org/wp-content/uploads/2023/04/FECA-Common-Area-Use-Guidelines-Jan2019-updated-Apr2023.pdf>

Prohibited conduct

No person shall do any of the following in Lake Saundra Park or common areas:

- (1) Climb or lie upon any tree, shrub, fence, monuments.
- (2) Use any area for changing clothing, other than an area designated for that purpose.
- (3) Disregard the notices, prohibitions or directions on any park sign.
- (4) **Place or display any sign or advertisement**, except that this rule shall not apply to any signs or advertisements regarding any FECA sponsored or authorized event.
- (5) Knowingly, or through reckless behavior, destroy or damage the lawn, plants, or other infrastructure.
- (6) Use a park bench for other than its intended use and/or purpose.

- **Deteriorating Park Bench Supports at Lake Sandra Park – Matt Stevens**
 - **Matt Stevens reported significant rusting and corrosion of the metal supports for all four Lake Sandra Park benches. One bench has deteriorated to the point of being a hazard.** This bench has been temporarily removed. Matt will research costs for various types of replacement supports.

Resident's comments (post meeting):

- Resident Dave Lindsey brought to our attention that the city will be providing free trees to city residents (quantity limited) in celebration of Arbor Day.
- Resident Don Lemmon wanted the Board to know that he would be willing to serve as a liaison to the Dunedin Golf Club during the ongoing renovation scheduled to begin spring 2024. Todd Brooks will be following up with Don on the possibility of establishing such a position or committee.
- Matt Stevens brought to the Board's attention a Florida website that can provide reimbursement from the state government for construction specific to hurricane preparedness: <https://mysafeflhome.com>

Adjournment:

- Meeting adjourned at 8:53 p.m.

Exhibit A

Revised Estimate from *Buell Electric* to completely rebuild the Electrical Service at Palm Blvd



prepared for

Ed Kelb
Fairway Estates Community Association
P. O. Box 563
Dunedin , FL
(937) 475-6469

Buell Electric, Inc.

1335 Martin Luther King Jr Ave
Dunedin, FL 34698
Phone: (727) 648-6101
Email: For all questions please email Shaun Jones at:
sjones@buellelectric.com
Web: www.buellelectric.com

Estimate # 64363
Date 03/07/2023
Business / Tax # 59-3119331

Description	Total
Panel replacement	\$925.00
Provided and install four circuit, outdoor panel, replace breakers, label panel and replace photocell at existing location. Also replace unistrut and lb that is rusted.	
Meter can replacement	\$1,850.00
Due to meter can being rusted also and the service being underground. Duke will have to shut down power and permit will have to be pulled. The following items will have to be replaced due to permit and codes. Pull permit and schedule inspection. Schedule shut down and reconnect with duke. Provide and install 125 amp underground meter can. Install complete ground system and install surge protection.	
Subtotal	\$2,775.00
Total	\$2,775.00

