

Fairway Estates Board Meeting Minutes – Date: 05-10-2023

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		Ed Kelb, Secretary
X	Bill Greenwood, Member At Large	X	Mary Lyon, Member At Large
	Matt Stevens, Member At Large		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, Nominating	X	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):

- Both Board Member Ed Kelb and another FE resident independently contacted the *City of Dunedin* regarding the flooding that is occurring at the corner of Mangrum and Hagen. The following is a summary of the City's response from **Bruce Wirth**:

"Your email regarding the standing water in the gutter/street at the intersection of Mangrum and Hagen was forwarded to me for response ... I recall observing that intersection prior to the 2022 paving and we observed that it held water in the gutter and extended out into the street slightly, as the only point of discharge at low levels was across Hagen to the gutter on the north. The gutter on the southwest corner was designed to drain within the gutter down Hagen.

The paving in 2022 apparently elevated the street crown on Hagen slightly thus what doesn't drain down or across Hagen, sits in the street. We will go out and observe what's happening to get a better idea of the extent and duration of the pooling water during and after rain events.

We do not have any plans to correct it at this time, but once we determine what needs to be done (possibly a drop gutter across Hagen) we can consider including it in next year's paving contract which we are developing now. Paving typically starts in January."

Officers Reports:

Secretary's Report – Ed Kelb

- Motion made by Kelly Dixon to waive reading of the **April 2023 FECA Board Meeting** minutes. 2nd by Derrick Beland. Motion carried.
- Motion made by Kelly Dixon to accept the **April 2023 FECA Board Meeting** minutes "as written". 2nd by Derrick Beland. Motion carried.

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- **An additional \$495 was deposited for annual dues payments. This effectively places FECA OVER the 2023 budget with 374 houses paid (72.8%),** but slightly behind other years:
 - 2022 382 homeowners 74.3%
 - 2021 384 homeowners 74.7%
 - 2020 385 homeowners 74.9%

- In previous meetings, the Board recommended sending out a reminder and/or publishing a survey for those who haven't paid their 2023 dues. The Treasurer is waiting on Todd Brooks to get together and discuss specific content for the survey.
- **Bank Service charges incurred in the amount of \$12.** Service charges were anticipated and budgeted as a result of the number of deposits made within a 30-day interval.
- **The CPA was paid for FECA's 2022 tax preparation fees and the PO Box was renewed.** Both are under budget for 2023.
- Motion made by Derrick Beland to accept the **May 2023 FECA Treasurer Report** "as written". 2nd by Mary Lyon. Motion carried.

Vice President's Report – Derrick Beland

- Nothing to report at this time.

President's Report – Todd Brooks

- Todd took a few moments to discuss when the FECA Board needs to delineate responsibility. There was a recent incident where a profanity was spray painted across the newly repaved road on Watrous Dr. A Board member addressed the matter by temporarily covering the profanity until the City of Dunedin could address it. Said Board member indicated that he was operating in the capacity of a resident as he had scheduled a non-FECA event (scavenger hunt) which required guests to drive throughout the neighborhood. President Todd Brooks wanted to ensure that the Board does not establish a precedent by assuming responsibility for events like a neighbor's home being vandalized, etc. The role of FECA is limited to addressing issues specific to the neighborhood as a whole.

Board Committee Reports:

Nominating Committee – Betsy Morgan

- Betsy has requested any FECA Board members up for renewal who intend to not renew to please identify their intent.

Newsletter – Diane Garcia

- Neighbor Spotlight for the Fall 2023 Edition will focus on a younger resident, Bethany Lindemann, who is in Navy ROTC, High School Orchestra and often volunteers time for FECA events held at *Lake Sandra Park*.

Non-Board Member Committee Reports:

Beautification – Update from President Todd Brooks

- The FECA Board is still looking for a resident to volunteer for this position.

City Liaison – Betsy Morgan

- Betsy was unable to attend the *Dunedin Council of Organizations* meetings held in April (vacationing).
- The new *Dunedin City Hall* Grand Opening is scheduled for May 19th. 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.

New Residents - Deb Timko

- Deb Timko was able to personally meet with **Vincent and Katrine Elia** (1167 Ford Ln) who are in the process of relocating to FE from PA.

Lake Saundra – Dave Lindsey

- Dave attended a “*Lake and Ponds*” conference which provided beneficial information regarding plants that contribute to the health of local lake and ponds.
- A motion from Todd Brooks to permit planting some (beneficial) plants along the FECA common area of Lake Saundra Park. 2nd from Derrick Beland.
 - Six-to-ten-foot buffer between plants and shoreline to ensure we don’t produce an area whereby certain lake residents such as alligators might gather.
 - Question from President Todd Brooks: “Does this mask the shoreline where children can safely stand along the shoreline?” Response: “This should not create a situation that creates confusion as to where the shoreline ends.”
 - Motion withdrawn by President Todd Brooks.
- Request from President Todd Brooks to research dredging Lake Saundra (cost, frequency, etc.?). Nothing planned at this time. Just researching.

Events:

- Nothing to report at this time.

Old Business:

- **Palm Blvd: Breaker Panel Requires Replacement – Derrick Beland**

As Board Member Ed Kelb is on medical leave, Derrick Beland has taken point on this project. **Derrick secured two additional estimates (See Exhibits A and B).**

Derrick has elected to move forward with *Top Gun Electrical*. Work is estimated to take place sometime in May depending on *Duke Electric’s* availability.

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

- Board Member Matt Stevens is still attempting to locate companies who might be able to **repaint/refurbish the signs in place** (versus removal and re-installation).

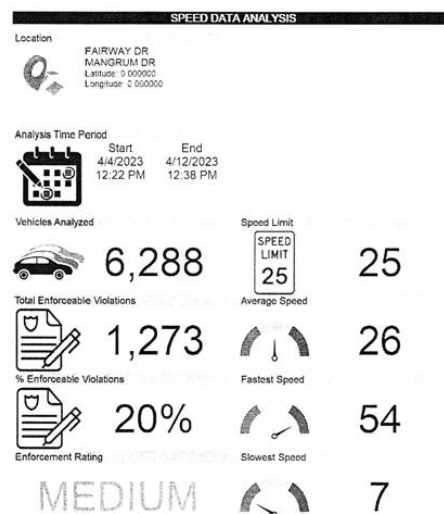
- **Protection of Magnolia Tree at Lake Saundra Park – Matt Stevens**

- 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 Saundra Park. Discussion was held to determine how much verbiage to include on the signs. **President Todd Brooks asked Board members to review the proposed wording in preparation for any recommended revisions at the June Board meeting.**
- **Note: This project is being funded by a sponsor and will not utilize FECA funding.**

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

- Don met with **PCSO Lt. Tim Kelly** on Monday, April 24th to review the traffic data accumulated using PCSO’s stealth box on Fairway Drive from April 4th thru April 12th (identification of any speed compliance issues on the street designated as a 25-mph zone).
- In total, 6,288 vehicles passed by the device with 1,273 of them traveling over the posted speed limit. After careful review of this collected data, this section was given a **Medium Enforcement rating with 20% of vehicles recorded above 30 mph**. Software tolerances were set at the strictest allowed by Florida statute and evaluated vehicles at 31 mph and up.

This table provides an overall graphical representation of the analysis of this traffic study.



- Consequently, Lt. Kelly and Don agreed to further evaluate the Fairway Drive/Middlecoff intersection to see **how many drivers are failing to stop at the stop signs**. This phase would be completed by his traffic patrol. Over the last few weeks, the results have been interesting with **over 30 citations being written** with a breakdown of around **50% residents and 50% non-residents**. Fairway Drive has now been put on the schedule to be periodically patrolled.
 - Lt. Kelly feels that it would be beneficial for FECA to bring awareness to the problem and educate FE residents that **safe drivers create safe streets**. His officers will continue to patrol Fairway Estates but that will not eliminate the traffic issues.
 - Lt. Kelly will be transferring in July to another station within Florida but has agreed to introduce Don to his sergeant who will become the point of contact for the future.
- **Deteriorating Park Bench Supports at Lake Sandra Park – Matt Stevens**
 - **Matt Stevens removed one of the park benches which was deemed unsafe**. He is storing it at his residence until we determine a resolution.
 - **Quotes have been obtained for replacement of supports: \$850 (\$250 of which is shipping)**. This estimate is for replacement using the original bench manufacturer.
 - **Other quotes trend much higher ranging from \$3000 to \$3500 for alternatives**.
 - Note: the benches were originally paid for by FE donors. FECA only paid the installation costs. After some discussion, the Board determined that it will be FECA's responsibility to maintain the benches (not the responsibility of the original donors).
- **Pedestrian Safety – Kathy O'Leary**
 - Deferred until next month

New Business:

- **Dunedin Golf Club Liaison – Don Lemmon**
 - Don attended his first DGC Board meeting on Wednesday, May 3th. The majority of topics discussed related to the operations; however, Don consolidated some of the issues specific to FE residents:
 - ***The Dunedin Golf Club*** is currently scheduled to be closed for restoration sometime around March 2024 for a period of approximately 8 to 9 months.
 - The golf course will be **closed on May 15th for a couple days for aerification, rolling and verticutting**. Note: verticutting is the thinning of turfgrass by blades or wire tines that cut perpendicularly to the soil in a shallow swath or a deep cut.
 - The golf course will be **closed June 21st and 22nd for Curfew (pesticide) application**. Signs will be posted as no one (people, pets) should be on the golf course for 72 hours after treatment. Curfew eliminates plant parasitic nematodes which destroy turf roots.
- **Request from Lake Saundra Park Groundskeeper (Val) to trim low branches on the Magnolia Tree that interfere with mowing.**
 - Dave Lindsey will attempt to coordinate a meeting with the ***Dunedin Arborist*** and Val to determine what is being requested and ensure any actions taken are in the best interest of maintaining the health of the magnolia tree.

Resident's comments (post meeting):

- Comments included in respective sections above.
- Proposal from President Todd Brooks to **move the June Board meeting to June 7th** as several Board members will be unable to attend. Todd will send out confirmation via E-Mail at a later date.

Adjournment:

- Meeting adjourned at 8:08 p.m.

Exhibit A

Estimate from *Top Gun Electrical Contractors* to completely rebuild the Electrical Service at Palm Blvd

ESTIMATE



Prepared For

Fairway Estates Community Association

Top Gun Electrical Contractors, Inc

1055 Idlewild Dr.
Dunedin, FL 34698
Phone: (727) 776-2242
Email: sales@topgunelectricinc.com

Estimate # 119
Date 05/01/2023
Business / Tax # EC-13006205

Description	Rate	Quantity	Total
Install new meter can. Remove rusted meter can and replace with new meter can.	\$943.50	1	\$943.50
Install new 60 amp panel. Remove existing 8 space panel and replace with new electrical panel. Install new main breaker and 20 amp single pole breaker.	\$657.90	1	\$657.90
Subtotal			\$1,601.40
Total			\$1,601.40
Deposit Due			\$800.70

By signing this document, the customer agrees to the services and conditions outlined in this document.

Exhibit B

Estimate from *Red Royal Electric* to completely rebuild the Electrical Service at Palm Blvd



Billing Address
 Derrick Beland
 2381 Armour Drive
 Dunedin, FL 34698 USA

Red Royal Electric
 717 Drew Street
 Clearwater, FL 33755
 (727) 213-8013
 License EC-13004626

Estimate 41514220
Job 41491389
Estimate Date 5/2/2023
Customer PO

Job Address
 Derrick Beland
 2381 Armour Drive
 Dunedin, FL 34698 USA

Estimate Details

Replace meter, main panel, groundng system and provide surge protection : 30% mobilization charge for scheduling and remaining balance due upon completion

Task #	Description	Quantity	Your Price	Your Total
Permitting-Pull Permit	Permitting-Pull Permit: Open proper permitting and schedule inspections as needed. All scheduling of inspections to be done by our office.	1.00	\$250.00	\$250.00
125Amp Outdoor Dock Panel	125Amp Outdoor Dock Panel: Supply and Install 125Amp 4-8 space Dock Panel.	1.00	\$488.00	\$488.00
Service-Ground System	Service-Ground System: Supply and install new ground system as required by code. Includes two ground rods and or water pipe connection with #4 bare copper wire up to 5' away.	1.00	\$679.00	\$679.00
200Amp Underground Meter Change	200 Amp Underground Meter Change: Change out of existing Underground Meter Can. Coordinate with the power company and building department to come out after the new underground Meter is installed. We will need to get an inspection to get a release inspection the same day the work is performed to get the power turned back on.	1.00	\$1,597.00	\$1,597.00
Whole House Surge Standard	Whole House Surge Protection Standard: Whole house Lightning and Surge Protection.	1.00	\$268.00	\$268.00
NOC	Notice of Commencement: File an NOC with the County.	1.00	\$99.00	\$99.00
Credit	Credit: Credit	1.00	\$-169.00	\$-169.00
Potential Savings				\$0.00
Sub-Total				\$3,212.00
Tax				\$0.00
Total				\$3,212.00
Est. Financing				\$45.29

Thank you for your Business
 The best compliment you can give us is a referral to a friend.

I have read this Estimate and I understand what is included. I also understand that anything discussed verbally will not be included unless it is an item stated in the scope of this estimate. The prices, specifications, and terms are satisfactory and are accepted.
 You are authorized to do the work.