

Fairway Estates Board Meeting Minutes – Date: 06-07-2023

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	BPV	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
Betsy Morgan, City Liaison, Nominating		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):

- None at this time.

Officers Reports:

Secretary's Report – Ed Kelb

- Motion made by Kelly Dixon to waive reading of the **May 2023 FECA Board Meeting** minutes. 2nd by Mary Lyon. Motion carried.
- Motion made by Kelly Dixon to accept the **May 2023 FECA Board Meeting** minutes “as written”. 2nd by Mary Lyon. Motion carried.

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- **An additional \$55 was deposited for annual dues payments in May. This resident also contributed \$20 to Special Events. This effectively places FECA OVER the 2023 budget with 375 houses paid (73.0%), but slightly behind other years:**
 - 2022 382 homeowners 74.3%
 - 2021 384 homeowners 74.7%
 - 2020 385 homeowners 74.9%
- Routine Watering, Electric, Lawn & Lake maintenance were paid.
- Motion made by Mary Lyon to accept the **June 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

- A resident requested that consideration be given to adding a **playground at Lake Sandra Park**. Because of the associated insurance expense increase and other factors, this will **not** take place at this time.
- Todd also wanted to make note that the ***Dunedin Golf Course Clubhouse will be closed during renovation of the golf course***. As the majority of Clubhouse income comes from players, it is not economically viable to staff the Clubhouse during course renovation. Todd would like to ensure FE residents are made aware so they can voice any concerns they might have.
- **The City of Dunedin is planning to make some decisions over the summer months regarding the intended use of Stirling Park** (regarding possible pickleball courts, dog park, protected wildlife area, others).
- As the Board breaks for the summer (no July or August meeting), Todd will send out an Email to let residents know they can contact committee members directly (contact info on FECA website) should they have concerns to address prior to when the Board reconvenes in September.
- Note: The June 2023 FECA Board Meeting was moved up by a week to accommodate several Board and Committee members who would be vacationing; however, the change notice was inadvertently sent to board members only. Committee chairs were not made aware except for a few “word-of-mouth” conversations. Apologies to all FECA Committee Chairs who were not notified.

Board Committee Reports:

Nominating Committee – Betsy Morgan

- As Betsy was not notified of the schedule change, nothing to report at this time.

Newsletter – Kathy O’Leary

- **Only 34 of the residents receiving a printed copy of the FECA Newsletter are “dues paying members”**. As printing and postage costs continue to escalate, FECA will only mail out printed copies to “dues paying members” effective with the January 2024 newsletter. Residents will be notified in the Fall 2023 newsletter.
- This has a potential savings of \$115 per issue (\$345 annually). This does not have an impact on any FE residents who are already receiving the electronic edition via email.

- Kelly Dixon noted that she'd be happy to provide Deb Timco and the welcoming committee with a printed color edition of the newsletter to let new residents see what they can receive electronically via email going forward. This would be included in the **FE Welcome Packet**.

Website Administration – Kelly Dixon

- Kelly brought to the Board's attention that the **FECA website has been overhauled** to better reflect its intent and usage. Kelly is requesting FECA Board and Committee members to take a moment to review the site and identify any anomalies requiring correction.

Dunedin Golf Course Liaison – Don Lemmon

- Don provided an update on the proposed overhaul to the Dunedin Golf Course. **Both the golf course and the Dunedin Clubhouse will shut down in February 2024 for a period of approximately eight to ten months as the course is renovated.**
- **The course will be temporarily closed for a *Curfew Treatment (pesticide)* June 21st and June 22nd to kill nematodes. Residents should avoid walking on the course during this time as this pesticide can be harmful, especially to pets.** Officially, the golf course is off limits to anyone who is not actively playing a round of golf; however, there have been observed instances of residents walking along the course during the evenings. For their own protection, this should be avoided during treatment.
- President Todd Brooks has asked Don to remain actively engaged throughout the course restoration to ensure FECA can adequately convey relevant information to our residents.
- The **City of Dunedin** will outsource food and beverage services in the clubhouse to a 3rd party. Current clubhouse food and beverage employees will need to reapply with the new company.

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.** Until this needed position is filled, President Todd Brooks is temporarily coordinating beautification needs.

City Liaison – Betsy Morgan

- As Betsy was not notified of the schedule change, nothing to report at this time.

New Residents - Deb Timko

- Deb Timko sent out five letters to new residents. Three of those just went out this week. Awaiting responses at this time. Deb did include **information on the *City of Dunedin's Hurricane Seminar* for new residents to familiarize themselves with actions to take in the event Dunedin is impacted.**

Lake Saundra – Dave Lindsey

- As Dave was not notified of the schedule change, nothing to report at this time.

Events:

- Nothing to report until the Fall Board meeting.

Old Business:

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

Derrick has elected to move forward with ***Top Gun Electrical*** and will be **meeting with the electricians on either June 12th or 14th**. Work to be coordinated with ***Duke*** who will need to disconnect the electrical at the transformer for ***Top Gun Electrical*** to proceed. See ***Exhibit A***.

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

- Deferred until the September FECA Board Meeting

- **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 September Board meeting.**
- **Note: This project is being funded by a sponsor and will not utilize FECA funding.**
- Board Member Ed Kelb provided Matt with a **QR Code** that could be added to the sign which provides residents a cell phone link to the full PDF rules for common use. Anyone can simply aim their cell phone camera at the QR code and click on the link:



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

- Don reached back out to **PCSO Lt. Tim Kelly** to request that **PCSO** station themselves on other streets beside Palm Blvd (Sarazen Dr., Fairway Dr., etc.) where FECA residents have reported excessive speeding.

- 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 noted that the plastic composite boards for the benches have several years of life left in them despite some deterioration from wildlife (squirrels chewing). It would be significantly more cost effective to only replace the rusted metal supports.**
 - **Quotes have been obtained from the original bench manufacturer for replacement of supports on all four park benches (8 supports) totaling \$856** (which includes \$240 shipping).
 - **The quote for complete replacement of four existing benches is in excess of \$3,500.** These would be benches that are 100% plastic composite (no metal). It should also be noted that new benches won't line up with the existing concrete anchor bolts on the pads. This approach "might" require replacement of the existing concrete pads (TBD).
 - **Motion made by Matt Stevens to proceed with replacement of metal supports from the original bench manufacturer (*Engineering Plastics*) at a cost of \$856.** 2nd by Kelly Dixon. Motion carried.
 - Note: the benches were originally paid for by FE donors. FECA only paid the original installation costs. After some discussion, **the Board determined that these repairs will be FECA's responsibility in 2023 and not the responsibility of the original donors. Whether this will be the Board's position going forward has yet to be determined.**
- **Pedestrian Safety – Kathy O'Leary**
 - Kathy is having **signs produced which will be rotated through different resident yards which provide safety guidelines for pedestrians walking in the road.** Examples: Walk facing traffic, Wear reflectors at night, etc. The composition of the signs will be plastic corrugated and have an estimated life of approximately one year. The cost of signs would be approximately \$350 which includes a \$25 gift certificate to FE resident Jenni McKay for assistance with the design. Funding to be applied against the 2023 Beautification Budget.

- **Request from Lake Saundra Park Groundskeeper (Val) to trim low branches on the Magnolia Tree that interfere with mowing.**
 - The arborist met with Val at the park and recommended the Magnolia tree not be trimmed to maintain the health of the tree. Val was okay with the recommendation.

New Business:

- **The monument sign at the corner of Palm Blvd & Ben Hogan is sinking.**
 - **The sign had previously disconnected from the concrete (glue failure) and continues to sink into the ground.** As of Christmas 2022, the sign had sunk approximately one inch ... but has **now sunk down approximately three inches.**
 - Derrick Beland volunteered to **anchor the sign at Palm Blvd and Ben Hogan using concrete anchors placed on the lower left and right sides of the sign.**
 - Derrick agreed to contact the Board via Email after reviewing the situation so the matter can be addressed in the short term.
 - FECA won't take similar action for the sign located on the Palm Blvd/Burke Ave side until we determine how effectively this resolves the Palm Blvd/Ben Hogan side.

Resident's comments (post meeting):

- Comment from Matt Stevens noting a problem which occurred during the last heavy rainfall. Many copies of the ***Dunedin Beacon Newspaper*** (which are typically left in resident driveways) floated down the streets and ended up in ***Lake Saundra***. Committee Chairman Dave Lindsey used a pool skimmer to remove as many as he could find (approximately 30).

Adjournment:

- Meeting adjourned at 8:20 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.