

Fairway Estates Board Meeting Minutes – Date: 09-19-2023

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	Derrick Beland , Vice President
X	Kelly Dixon, Treasurer	BPV Ed Kelb, Secretary
X	Bill Greenwood, Member At Large	X Mary Lyon, Member At Large
X	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
	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:

Gerry Boock

Devin Shepherd

Residents' comments (pre-meeting):

- Resident Diane Garcia requested clarification on wording to be included in the upcoming FECA Newsletter for any FE residents interested in applying for a FECA Board position.

Officers Reports:

Secretary's Report – Ed Kelb

- Motion made by Kelly Dixon to waive reading of the **Jun 2023 FECA Board Meeting** minutes and accept the **Jun 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 \$275 was deposited for annual dues payments over the last three months. This effectively places FECA over the 2023 budget with 380 houses paid (73.9%), but just 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.
- **Officers and Directors insurance** was paid in June and was \$279 under the budgeted amount. Great news in a year where insurance expenses are increasing at an exponential rate.
- Kathy O'Leary was reimbursed \$398.77 to cover the cost of **FECA Pedestrian Safety** signs as well as a small gift card for Jenni McKay in appreciation of her design assistance (as discussed at the June Board meeting).
- Todd Brooks was reimbursed \$127.12 for **mulch which was applied to the monument gardens.**
- Matt Stevens was reimbursed \$856.00 for the **eight replacement supports needed to repair the Lake Sandra Park benches.**
- Motion made by Mary Lyon to accept the **June-August 2023 FECA Treasurer Report** “as submitted”. 2nd by Matt Stevens. Motion carried.

Vice President's Report – Derrick Beland

- Nothing to report at this time.

President's Report – Todd Brooks

- Nothing to report at this time.

Board Committee Reports:

Nominating Committee – Betsy Morgan

- Nothing to report at this time.

Newsletter – Diane Garica on behalf of Kathy O'Leary

- Some of the content to be published in the Fall newsletter is already covered in other sections (Nominating Committee, Fall Festival, park bench repairs, etc.).
- **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

Nothing to report at this time.

Dunedin Golf Course Liaison – Don Lemmon

- Don recommended that residents take a moment to monitor the status on the City of Dunedin's website:
<https://dunedin-fl.civilspace.io/en/projects/dunedin-golf-course-restoration>

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.
- **Gardening work was performed at the Palm Blvd Monuments.** The FE resident at the corner of Palm Blvd and Burke Ave has authorized FECA to remove the shrubs behind the monuments (ongoing weed problem).
- Discussions took place over the summer months regarding **FECA Yard-of-the-Season**. FECA hopes to gain clarification from President Todd Brooks at the October Board meeting as to whether this responsibility will become independent of the **Beautification Committee** to reduce the chairperson's list of responsibilities. Kelly Dixon and Derrick Beland will temporarily oversee this responsibility until clarified. Fall yard-of-the-Season yet to be determined; however, there will be a **Holiday Yard-of-the-Season** in December.

City Liaison – Betsy Morgan

- Nothing to report at this time.

New Residents - Deb Timko

- Deb Timko received responses from several new residents as a result of the "New FE Resident" letters sent out, including Nelson and Jody Llanes (Lani Norman's parents) as well as Shawn Ness. Great job, Deb!

Lake Saundra – Dave Lindsey

- Dave has been reaching out to several local and state level agencies. FECA's goals respective to Lake Saundra are:
 - Improve water quality.
 - Improve wildlife habitat.
- Dave attended the **LAKEWATCH** meeting along with 17 other attendees and obtained some very useful information regarding wildlife attraction techniques, proper storm drainage, aquatic plants, etc. As Dave noted earlier in the year, **LAKEWATCH** is a citizen volunteer lake monitoring program that facilitates "hands-on" citizen participation in the management of Florida lakes, estuaries, rivers, and springs through monthly monitoring activities. This is all coordinated through the **University of Florida's Institute of Food and Agricultural Sciences/FFGS Fisheries and Aquatic Sciences**

Ref: <https://lakewatch.ifas.ufl.edu/>

- Water samples from Lake Sandra continue to be taken monthly for analysis through **LAKEWATCH**.
- Dave has been trying to obtain information regarding the **use of herbicides along the Lake Sandra shoreline**; however, to-date Dave has not yet received a reply.
- Dave researched the **potential benefits of using fountains or porous rocks to help clarify the water; however, Lake Sandra is too shallow** a body of water to utilize either of these techniques.

Events:

- **Funding**
 - Treasurer Kelly Dixon noted that FECA has \$2,144 (including \$695 in sponsorship funding) remaining in the annual budget for upcoming events.
- **Garage Sale - Saturday, Nov 11th**
- **Fall Festival – Saturday, Oct 29th 2pm-5pm**
 - **Alcohol and Beverages** donated by Kelly Dixon – RE/MAX Action First
 - **Wine** donated by Chris Corder
 - No Photo Booth this year (prior engagement)
 - **Costume Contest** (various age groups)
 - **Chili Cookoff** to be coordinated by FECA President Todd Brooks
 - **Goodie Bags**
- **Holiday Party – Sunday, Dec 3rd**
 - **Photo Booth**
 - **Santa**
 - **Pizza** to be provided
 - More to be discussed in upcoming board meetings.

Old Business:

- **Palm Blvd: Breaker Panel Replacement – Todd Brooks on behalf of Derrick Beland**

Derrick had previously elected to move forward with *Top Gun Electrical*; however, the electrician has repeatedly delayed the work. Consequently, Derrick is falling back to the next lowest bid from Dunedin Electric. More details to follow in next month's board meeting.

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

- Matt Stevens obtained a quote of \$1,840 from *Signs USA* who provided the original signs in spring 2019. The question facing the Board is whether we continue using lower cost signs (composite plastic) which require replacement every three to four years ... or higher priced signs with extended lifespans (aluminum, etc.).

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

- As noted previously, 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*. Matt reduced the amount of verbiage included on the signs and incorporated a QR code linking directly to the *FECA Common Area Use Guidelines* PDF.

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

- Don was introduced to *PCSO Sergeant Todd Greene* who replaced *PCSO Lt. Tim Kelly* as the primary contact for Fairway Estates traffic issues. **Since April 2023, there have been 26 directed patrols within FE using varying dates and durations. 26 warnings and 30 citations have been issued** since April.
- One of the PCSO officers might attend the February *Annual Homeowners Meeting*.
- Installation of speed bumps, rumble strips or similar deterrents are controlled by the city.

- **Deteriorating Park Bench Supports at Lake Saundra Park – Matt Stevens**
 - **Matt Stevens completed replacement of metal bench supports for all four benches at Lake Saundra Park.** Purchased from the original bench manufacturer (*Engineering Plastics*) at a cost of \$856.
- **Pedestrian Safety – Kathy O’Leary**
 - **Safety signs were produced and have been rotating through different resident yards over the summer and fall.**
- **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.**
 - **Board member Ed Kelb will run point** on this problem and attempt to resolve it prior to the October board meeting.

New Business:

- **Long term maintenance of *Lake Saundra Park* benches that were originally sponsored by donors.**
 - Long term maintenance of the park benches was not factored in when the benches were originally sponsored by donors. It is not financially practical to assume that an initial sponsorship also implies that FECA assumes responsibility for maintenance expenses in perpetuity. A contract will be drafted stating that once the FECA Board determines that either the bench boards, metal supports or concrete pads require replacement (for either safety or liability reasons), original sponsors will be given the option to cover costs or permit a new sponsor to be selected.
- **Time to start considering the guest speaker for the upcoming February *FECA Annual Homeowners Meeting*.**

Resident's comments (post meeting):

- Recommendation to engage the ***City of Dunedin Arborist*** prior to contacting tree companies for bids on tree trimming at ***Lake Saundra Park***. Looking for unbiased 3rd party advice versus an entity whose trimming recommendation may be profit driven.
- **FECA needs to begin evaluating a location to meet each month while the clubhouse is closed.** The Dunedin Clubhouse will shut down in February 2024 for a period of approximately eight to ten months as the golf course is renovated.

Adjournment:

- Meeting adjourned at 8:05 p.m.