

**Continuing FECA’s efforts to maintain full transparency and provide information in a more timely manner, we are posting the meeting minutes from the *2023 Annual Homeowners Meeting* well in advance of the *2024 Annual Meeting* where these will be approved.**

**We hope you continue to find the information from the 2023 meeting timely and useful. We also welcome and encourage resident feedback to this draft. This document is in “Draft” version and is “Edit Protected”.**

**Any suggested edits/recommended changes should be submitted to the FECA Secretary at *secretary@fairwayestates.org* , and please be specific to the area you are providing inputs. Voting on the minutes will still be done at the next annual meeting (Feb 2024).**

# Fairway Estates Annual Homeowners Meeting Minutes

Date: 02-06-2023

Meeting held at the Dunedin Golf Club and called to order at 7:03 P.M.

Unanimous approval to permit recording of 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	Matt Stevens, President	X	Todd Brooks, Vice President
X	Kelly Dixon, Treasurer	X	Ed Kelb, Secretary
X	Derrick Beland, Member At Large	X	Bill Greenwood, Member At Large
X	Kathy O’Leary, Member At Large	X	Mary Lyon, Member At Large

## **Non-Board Member Committee Chairs (X = in person -or- BPV = By Phone or Video Conf):**

X	Kathy O’Leary, Newsletter Co-Chair	X	Deb Timko, New Residents
X	Diane Garcia, Newsletter Co-Chair		Betsy Morgan, City Liaison
	Dave Lindsey, Lake Sandra Liaison		

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

Beautification

## **Members/Guests:**

Fairway Estates Residents (115 individuals representing 81 homes)

## **FECA President Matt Stevens**

- Meeting called to order: 7:03pm
  - Pledge of Allegiance
  - Introduction of Guest Speakers
    - Jennifer Bramley
    - Lieutenant Timothy Kelly
    - Deputy Brian Camadeca
    - Rob Walker
    - Tom Anderson
- |                             |
|-----------------------------|
| Dunedin City Manager        |
| Patrol Operations, PCSO     |
| PCSO                        |
| Dunedin City Commissioner   |
| FL House of Representatives |

## Guest Speaker Presentations:

- **Jennifer Bramley, Dunedin City Manager**
  - **Stirling Park** – The par 3 course was not being adequately maintained; therefore, the **City of Dunedin** took it over as an open space park with the expectation of adding additional park features at a later date. Community input was made available via a web survey and a community meeting at the Hale Center. 55% were opposed to using part of the park as a dog park (45% in favor). 55% were in favor of establishing additional pickleball courts (45% opposed). Many other suggestions were made by Dunedin residents. A formal recommendation will be made to the **City Commission** sometime around April 2023.
  - **Coca-Cola Plant** – **Coca-Cola** is extending their stay through the end of fiscal year 2023. The city originally intended to keep the property classified as industrial; however, this stance has changed and utilizing this as a “mixed use” property is now under consideration. The most common form of mixed-use properties are retail/restaurant properties with offices or residences sitting atop. The city will NOT be purchasing this property.
  - **Ocean Optics** (Douglas and Main St) – This property was purchased by **Euro-American Investments of Pinellas, LLC** for \$5M in May 2022. No one knows what this entity intends to use the property for.
  - **Gladys-Douglas Park** – Originally 44 acres. The **Southwest Florida Water Management District** (SWFWMD) had **Gerry Lake** up for sale (approx. 52 acres). The **City of Dunedin** purchased it for \$425K so the park area now encompasses around 100 acres of pristine wilderness. No motorized boats will be permitted on the lake. The intention is to keep this as an environmentally sensitive area.
  - **Dunedin’s Highlander Pool is slated for replacement.** A consultant has already been hired to design an aquatic complex. The new complex will be a two phased approach. Construction is initially planned to begin in July 2024.
  - **Both Causeway Bridges are planned for replacement; however, construction of this project is not yet funded.** The Causeway itself is owned by Pinellas County and the city is working directly with the county. **Hardesty & Hanover Engineering** is currently working on design plans and estimated cost.
  - **Dunedin Golf Club** - In 2017, the city agreed to pay off the mortgage for the **Dunedin Golf Club** and took possession of the deed (both course and clubhouse).
    - The **City of Dunedin** will assume control of **Dunedin Golf Club Operations** in July 2023
    - The **Dunedin Golf Club Board of Directors** will retain control of the food and beverage components.

- Total improvements are estimated to cost approximately \$3 million to \$4 million over the next five years. The city has already set aside \$4 million for this project.
  - Construction is expected to begin in March 2024 and be completed by November 2024.
  - As noted at last year’s meeting, the scope of the project includes:
    - **Improve greens**
    - **Replace the irrigation system**
    - **Drainage Improvements**
    - **Cart Path repairs/replacement**
    - **Bridge Repairs**
    - **Clubhouse Enhancements**
    - **Maintenance Bldg. Improvements**
- **Blue Jays Hotel** – 68 rooms including some classrooms and a cafeteria. To be located on the Causeway. The Blue Jays have been looking for somewhere to house players within the city. Currently players are scattered around different locations. This unit is now under construction.
- **City Hall** (Highland and Virginia) - About six months behind schedule (supply chain and labor shortages). \$22.8 million total cost. The city is expected to take occupancy February 17<sup>th</sup>. Funding for the new facility is provided by “**Pennies for Pinellas**”. There will be no increase in taxes to cover this facility.
- **Gateway Project** (Milwaukee and Main St) – 4 story mixed use bldg. Retail and parking on the bottom. The upper floors will be a boutique hotel with 79 rooms and 81 multi-family units. Construction is slated to begin in spring 2023.
- **PCSO: Lieutenant Timothy Kelly (Patrol Operations) and Deputy Brian Camadeca**
  - **Speeding and failure to stop within Fairway Estates** - Lieutenant Kelly was a speaker at the **2022 Fairway Estates Annual Homeowners** meeting. There are 3 Crime Prevention Officer (CPO’s) and 2 traffic cars assigned to the City of Dunedin. Based on 2022 FE resident comments, PCSO performed 86 directed patrols over a five-month period in this area. 77 traffic citations and 45 warnings were issued. The split between residents and contractors cited was approximately 50/50. The majority of citations were issued for speeding. **PCSO has committed to performing another traffic study based on concerns raised by residents at this meeting.**
  - **Golf Carts** - A golf cart driver (on a public roadway) must be at least 16-years-old and have a drivers license. Children under the age of 16, must be seat belted in.

- **Pinellas County Trail** – Trail usage increased by one million people in 2022. Over two million people used the Pinellas Trail last year. In the state of FL, by state law, an electric bike is permitted to go anywhere a standard bicycle can. Trail markings are changing. No more dedicated lanes for pedestrians. Always walk or ride on the right side of the trail. Bicyclists and pedestrians are required by law to obey traffic signals at crosswalks.

## **Officers Reports:**

### **Secretary's Report – Ed Kelb**

- Motion made by Mash Sutton to waive reading of the **Feb 2022 FECA Annual Homeowners Meeting** minutes. 2<sup>nd</sup> by Jeff Ogborn. Motion carried.
- Motion made by Whitney Marsh to accept the **Feb 2022 FECA Annual Homeowners Meeting** minutes “as written”. 2<sup>nd</sup> by Dianne Schuldt. Motion carried.

### **Treasurer's Report – Kelly Dixon**

- Refer to full reports online.
- **2022 closed out at 382 homeowners paid** (74.3% of FE homeowners). We had 384 paid last year and built our budget on 379 houses being paid.
- The FECA Treasurer noted that **increasing insurance rates combined with an increase in the minimum that *Duke Electric* charges per account has resulted in FECA implementing a moderate increase for annual membership dues**. This has been factored into the 2023 Budget (both income and expenses).
- **334 payments have been received effective Feb 6, 2023 with an additional five payments received at this meeting**. The March FECA Newsletter includes a list of paid homeowners, which often triggers homeowners (who overlooked payments) to send a payment in.
- Refer to **Exhibit A**. Motion made by Gary Allen to accept the **2023 FECA Budget** “as written”. 2<sup>nd</sup> by Janet Proper. Motion carried.

### **Vice President's Report – Todd Brooks**

- Nothing to report at this time.

### President's Report – Matt Stevens

- Matt announced to attendees that **effective February 2023, he will be stepping down as FECA President** but will continue as a FECA Board Member.
- A resident brought up the issue of **street flooding at the intersection of Hagan Ave and Mangrum Dr.** This situation developed after road paving was completed on both streets. FECA Board Member Ed Kelb agreed to contact the city to bring this to their attention.

### Board Committee Reports:

#### Newsletter – Kathy O'Leary

- Reminder to residents that the FECA Newsletter Team is working hard to keep residents updated on Fairway Estates events and happenings. **Residents are encouraged to provide E-Mail addressing, if possible, to help reduce costs and receive an extended edition with extra photos and info!**
- **Co-Editor Diane Garcia works closely with Kathy** on each issue covering topics like *Neighbor Spotlight* and additional content included in each issue.
- **Resident Glen Gaither** is one of our contributing writers who provides a great deal of fascinating historical information for the Newsletter Team.
- Another contributing writer is **Rebecca Wellborn** who provides helpful information regarding plants, yards and FL native species.
- The FECA Newsletter is an excellent source for relevant information to our amazing neighborhood. Please don't hesitate to reach out if you have anything you feel should be considered for publication.

#### Nominating Committee – Bill Greenwood

- **Bill is the chair of the 2022-2023 FECA Nominating Committee which is responsible for determining any resident interest in becoming a FECA Board Member.** There is one Board Member vacancy this year and only one resident expressed interest in applying: **Don Lemmon.** Don regularly attends monthly Board Meetings and the current FECA Board feels he would be an excellent addition. FECA Board terms run for three years.

## **Non-Board Member Committee Reports:**

### **Beautification – President Matt Stevens (as this position is open)**

- FECA is looking for any resident(s) interested in serving on the ***Beautification Committee***.

### **Lake Saundra Liaison – President Matt Stevens (for Dave Lindsey)**

- This is a new committee. **Resident Dave Lindsey has an extensive botanical background and has agreed to take this position.** Dave is already working with the ***University of FL*** to take water samplings from the lake each month to help FECA determine the overall health of the lake and evaluate actions we could take to maintain a healthy lake environment for both FE residents and wildlife.

### **New Residents – Deb Timko**

- **Deb stepped into this committee position after Marilyn’s retirement from the Board in 2022.**
- **A welcome letter is being sent to all new residents** and includes a form they can return so that FECA can provide them with ongoing information on FECA events and happenings. Once a resident returns their form, Deb’s team visits the new homeowners in person to provide a welcome packet, encourage FECA participation and answer any questions pertaining to Fairway Estates.

### **City Liaison – Betsy Morgan**

- A (non-life threatening) situation arose at the last-minute preventing Betsy’s attendance.

## **New Business:**

- **Election of Board Members**
  - As noted above, there is one Board Member vacancy this year and only one resident expressed interest in applying: **Don Lemmon**
  - **Motion from President Matt Stevens to nominate Don Lemmon to serve on the FECA Board.** All meeting attendees replied, “Aye” Motion unanimously carried. FECA welcomes our newest member to the Board!

### **Resident's comments:**

- **Resident Comment:** One resident mentioned all FECA homeowners should consider having addresses painted on the curbs for emergency use.
- **Resident Comment:** One neighbor expressed concern about people, dogs and golf carts on the streets after dark without adequate reflective material or lighting.

### **Adjournment:**

- Meeting adjourned at 9:03 p.m.

### **Supplemental: 2023 FECA Board Officer Nominations.**

#### **Attendees:**

- Matt Stevens, President
- Todd Brooks, Vice President
- Kelly Dixon, Treasurer
- Ed Kelb, Secretary
- Derrick Beland, Member At Large
- Bill Greenwood, Member At Large
- Kathy O'Leary, Member At Large
- Mary Lyon, Member At Large
- Don Lemmon, Member At Large

Matt Stevens has made it known he will be stepping down from his position as FECA President.

**Motion from Kelly Dixon to nominate Todd Brooks to serve as FECA President and Derrick Beland to serve as FECA Vice President for the next 12 months.** 2<sup>nd</sup> from Mary Lyon. Motion carried.

**Motion from Todd Brooks that Kelly Dixon continues to serve as FECA Treasurer and Ed Kelb continues to serve as FECA Secretary for the next 12 months.** 2<sup>nd</sup> from Derrick Beland. Motion carried.



Exhibit A – FECA 2023 Annual Budget

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1:16 PM  
12/14/22  
Cash Basis

Fairway Estates Community Association  
**Profit & Loss Budget Overview**  
January through December 2023

	Jan - Dec 23
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Annual Dues	20,350.00
<b>Total Income</b>	20,350.00
<b>Gross Profit</b>	20,350.00
<b>Expense</b>	
Annual Dues Notices	
Envelopes	100.00
Postage	350.00
Printing/Paper	250.00
<b>Total Annual Dues Notices</b>	700.00
<b>Bank Fees</b>	
Account Analysis Fee	0.00
Bank Fees - Other	200.00
<b>Total Bank Fees</b>	200.00
<b>Beautification</b>	700.00
<b>Computer, Internet, Website</b>	
Malware	91.00
Website Domain Renewal	20.00
Website Hosting	225.00
<b>Total Computer, Internet, Website</b>	336.00
CPA	200.00
Dunedin Council of Organization	138.00
Florida Department of State	75.00
<b>Insurance Expense</b>	
Bond - Fidelity	150.00
Bond - Forgery	50.00
Directors & Officers Insurance	3,200.00
Florida Ins Guaranty Assessment	79.14
Homeowners &/or Mobile HOA	2,570.00
Lakes or Reservoirs	687.00
Paid in Full Discount	-354.96
Parks or Playgrounds	211.00
Special Events	450.00
Terrorism	39.00
<b>Total Insurance Expense</b>	7,081.18
<b>Lawn &amp; Lake Care</b>	
Lake Care	1,440.00
Monthly Lawn Service	3,420.00
<b>Total Lawn &amp; Lake Care</b>	4,860.00
<b>Maintenance/Repairs</b>	
Contingency/Reserve future exp	1,500.00
Signs/Benches/Picnic Table	0.00
Tree Trimming	0.00
Maintenance/Repairs - Other	0.00
<b>Total Maintenance/Repairs</b>	1,500.00
<b>Miscellaneous</b>	0.00
New Resident Welcome Packets	100.00



Exhibit A – FECA 2023 Annual Budget

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1:16 PM  
12/14/22  
Cash Basis

Fairway Estates Community Association  
**Profit & Loss Budget Overview**  
January through December 2023

	<u>Jan - Dec 23</u>
Newsletters	
Postage	250.00
Printing	330.00
Tabs for Newsletters	25.00
	<u>605.00</u>
Total Newsletters	605.00
PO Box Rental	200.00
Special Events	
Annual Meeting	300.00
Christmas Holiday Party	550.00
Fall Festival	525.00
Garage Sale	110.00
Spring Fling	550.00
	<u>2,035.00</u>
Total Special Events	2,035.00
Utilities	
Duke - 1251 Palm 910087941037	480.00
Duke - Brady 910087940804	480.00
Duke - Palm Entry 910087967532	480.00
Water	180.00
	<u>1,620.00</u>
Total Utilities	1,620.00
Total Expense	<u>20,350.18</u>
Net Ordinary Income	-0.18
Other Income/Expense	
Other Income	
CD Interest	0.00
Savings Interest	0.00
	<u>0.00</u>
Total Other Income	0.00
Net Other Income	<u>0.00</u>
Net Income	<u><u>-0.18</u></u>

