

Fairway Estates Board Meeting Minutes – Date: 10-11-2023

Meeting held at the *Dunedin Golf Club* and called to order at 6:33 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):

- | | |
|---|--|
| <input type="checkbox"/> Todd Brooks, President | <input type="checkbox"/> Derrick Beland , Vice President |
| <input checked="" type="checkbox"/> Kelly Dixon, Treasurer | <input checked="" type="checkbox"/> Ed Kelb, Secretary |
| <input checked="" type="checkbox"/> Bill Greenwood, Member At Large | <input checked="" type="checkbox"/> Mary Lyon, Member At Large |
| <input type="checkbox"/> Matt Stevens, Member At Large | <input checked="" type="checkbox"/> Kathy O’Leary, Member At Large, Newsletter |
| <input checked="" type="checkbox"/> Don Lemmon, Member At Large | |

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Diane Garcia, Newsletter | <input type="checkbox"/> Deb Timko, New Residents |
| <input checked="" type="checkbox"/> Betsy Morgan, City Liaison, Nominating | <input type="checkbox"/> Dave Lindsey, Lake Sandra Liaison |

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

Beautification

Note: FE Resident **Gerry Boock** has been in discussions with **President Todd Brooks** regarding potential appointment as the chairperson for the **Beautification Committee**. We will obtain confirmation at the Nov FECA Board Meeting.

Members/Guests:

Gerry Boock

Establish a President Pro Tempore for the Oct 2023 Board Meeting:

Motion made by Kelly Dixon to establish **Board Director Ed Kelb** as *President pro tempore* for the October 11th, 2023 FECA Board Meeting. 2nd by Don Lemmon. Motion carried.

Residents' comments (pre-meeting):

- Nothing at this time.

Officers Reports:

Secretary's Report – Ed Kelb

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

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- **Treasurer Kelly Dixon wanted all attendees to be aware that she is experiencing intermittent outbound E-Mail issues.** Board members are encouraged to reach out if they did not receive an electronic copy of the Treasurer's report.
- **No additional membership funds received for calendar year 2023. FECA will close out the membership for 2023 at 380 homeowners (73.9%).**
 - 2023 380 homeowners 73.9%
 - 2022 382 homeowners 74.3%
 - 2021 384 homeowners 74.7%
 - 2020 385 homeowners 74.9%
- Routine Watering, Electric, Lawn & Lake maintenance were paid.
- **Committee Chairs should refer to the Budget vs. Actual for 2023 to see how much remains** in each of their respective funds (Newsletter, Welcoming, Beautification). Remaining funds do NOT roll over to the next calendar year. A new budget is approved by FECA each year.
- The Treasurer will be presenting the **first draft of the 2024 Budget at the November Board Meeting.** 2024 budget questions or comments should be forwarded to Kelly to assist in preparing the budget ASAP.

- Motion made by Board Member Ed Kelb to **reimburse \$50 to Kevin and Tammi Janiga for sod they had planted behind the Palm Blvd monument** (overgrown bushes were removed by FECA). 2nd by Kathy O’Leary. Motion carried.
- Motion made by Mary Lyon to accept the **October 2023 FECA Treasurer Report** “as submitted”. 2nd by Kathy O’Leary. 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

- Board member Ed Kelb brought to the attention of all attendees that he is planning to retire from the FECA Board as his term expires in February 2024. There was a request to reconsider that decision, noting that an alternative would be to renew Board membership and step down when Ed felt it necessary. Ed Kelb agreed to consider the proposal and provide a decision prior to the next meeting.

Newsletter – Kathy O’Leary

- Some of the content to be published in the Fall newsletter is already covered in other sections (golf course renovations, 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 any impact on FE residents who are already receiving the electronic edition via email.

Website Administration – Kelly Dixon

Nothing to report at this time.

Dunedin Golf Course Liaison – Don Lemmon

- Don noted that things are quickly ramping up in preparation of the golf course and clubhouse work to be performed. **Three RFQ's are being prepared for quotes from separate companies.**
- The **City of Dunedin** is capping golf club memberships at **275** (currently 265). This is to ensure they can provide tee times for vacationers, nonmember residents, etc.
- The **Historical Society** has provided a \$500,000 grant specific to restoration of the clubhouse itself. Prior to this, the vast majority of work to be performed was limited to the course.

Total Project Costs: \$4.5 million (no taxpayer funding as of this writing)

- Funding Sources:
 - \$2 million - American Rescue Plan Act (ARPA)
 - \$2.5 million - Golf Enterprise Fund (with \$2.27 million estimated debt financing)
 - \$500,000 - Potential Historic Preservation Grant (would reduce debt financing)
- **Membership rates will be increasing, but rates TBD.**
 - City of Dunedin's website:
<https://dunedin-fl.civilspace.io/en/projects/dunedin-golf-course-restoration>

Non-Board Member Committee Reports:

Beautification – Update from Ed Kelb

- **Gardening work was performed at the Palm Blvd Monuments.** Volunteers removed all the plantings (front and back) of the monument at the corner of Palm Blvd and Burke Ave. Gerry Boock (see page 1) indicated that he is working on a plan for plantings and intends to do the same for both Palm Blvd monuments (consistency).
- **Looking to President Todd Brooks for clarification regarding Yard-of-the-Season (YOS).** To relieve some of the existing load (tasks) assigned to the vacated Beautification Chairperson, YOS might be reassigned to other Board or Committee members.

City Liaison – Betsy Morgan

- Nothing to report at this time. Betsy is planning to attend the next **Dunedin Council of Organizations** meeting.

- Board member Don Lemmon mentioned that the **City of Dunedin** might be researching locations for groups to continue meeting during the months that the **Dunedin Golf Course Clubhouse** will be closed (effective March 2024 for approximately 10 months). However, we have no city contact at this time. Don recommended Betsy start with **Vince Gizzi, Director Parks & Recreation Director** for the **City of Dunedin**.
- Kelly Dixon did reach out to the **Dunedin Community Center**. Unfortunately, their rate is \$50/hr. 10 months x \$100 (2 hrs.) = \$1000 and not a viable option for our budget.
 - Note: The **Dunedin Golf Course Clubhouse** does not currently charge FECA a fee to use the meeting room once a month. It is unknown whether this will change once the **City of Dunedin** assumes management of the clubhouse in 2024.

New Residents - Deb Timko

- Nothing to report at this time.

Lake Saundra – Dave Lindsey

- Nothing to report at this time.

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 2pm-5pm**
 - **Photo Booth**
 - **Santa**
 - **Pizza** to be provided.
 - More to be discussed in upcoming board meetings.

Old Business:

- **Palm Blvd: Breaker Panel Replacement – Derrick Beland**
 - Nothing to report at this time.
- **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.). Ed Kelb will reach out to Matt to determine if we can obtain a bid for better signage.
- **Protection of Magnolia Tree at Lake Saundra Park – Matt Stevens**
 - Nothing to report at this time.
- **Speeding and failure to stop in Fairway Estates – Don Lemmon**
 - Don brought to our attention that minibikes were seen driving through FE and even on the golf course. This information was forwarded to ***PCSO Sergeant Todd Greene***.
 - ***PCSO Sergeant Todd Greene*** indicated that he or one of his officers will try to attend the ***Annual Homeowners Meeting*** on February 5th.

- **Long term maintenance of *Lake Sandra Park* benches that were originally sponsored by donors – Todd Brooks/Kelly Dixon**
 - Nothing to report at this time.
 - **Background:** 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.

New Business:

- Nothing to report at this time.

Resident's comments (post meeting):

- Nothing to report at this time.

Adjournment:

- Meeting adjourned at 7:35 p.m.