

**Continuing FECA’s efforts to maintain full transparency and provide information in a more timely manner, we are posting the meeting minutes from the 2024 Annual Homeowners Meeting well in advance of the 2025 Annual Meeting where these will be approved.**

**We hope you continue to find the information from the 2024 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@fairwaystates.org](mailto:secretary@fairwaystates.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 2025).**

**DRAFT**

## Fairway Estates Board Meeting Minutes

**Date: 02-05-2024**

Meeting held at the *Dunedin Golf Club* and called to order at 7:02 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 checked="" type="checkbox"/> Todd Brooks, President          | <input checked="" 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 checked="" 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 type="checkbox"/> Gerry Boock, Beautification           | <input checked="" type="checkbox"/> Dave Lindsey, Lake Sandra Liaison |
| <input checked="" type="checkbox"/> Betsy Morgan, City Liaison |   |

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

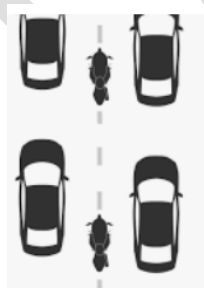
None at this time.

### **Members/Guests:**

Fairway Estates Residents (xxx individuals representing xxx homes).

## Guest Speaker Presentations:

- **PCSO: Sergeant Todd Greene (Dunedin Community Policing Unit)**
  - **Speeding and failure to stop within Fairway Estates** - There are 3 Crime Prevention Officer (CPO's) and 2 traffic cars assigned to the City of Dunedin. PCSO averaged approximately 60 stops a month in the Fairway Estates neighborhood during 2023, predominantly speeding, failure to stop, texting while driving, etc.
  - Based on FE resident comments, **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 driver's license. Max speed is 20 mph. Children under the age of 16, must be seat belted in.
  - **Pinellas County Trail** – A lot of resident **questions related to E-Bikes and other electric devices like skateboards, scooters.** Trail usage increased by one million people in 2023. 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 changed in 2023. No more dedicated lanes for pedestrians. Always walk or ride on the right side of the trail. **ALL** bicyclists and pedestrians are required by law to obey traffic signals at crosswalks. Speed on the trail is not yet enforceable, but recommended to be a maximum of 20 mph.
    - Note: Effective July 1, 2020, with the passage of **Florida HB 971**, the FL Legislature created a new subsection (22) dealing with e-bikes. **It removed completely the prohibition of anyone under the age of 16 riding of operating a motorized bicycle or e-bikes.**
  - **Spilt lanes for motorcycles.** Response: Not permitted.



- **Dunedin Golf Course Restoration – Blair Kline (General Manager)**

- Reference website: <https://dunedin-fl.civilspace.io/en/projects/dunedin-golf-course-restoration>
- Discussion of the original Donald Ross design back in the late 1920's.
- Intent to restore the **Dunedin Golf Course** to its original **Donald Ross** design and specifications.
- The majority of work will take place on greens and fairways. Some tree removal for dead or diseased trees with the intent to replace any trees removed. Drainage improvements to those fairways experiencing issues with flooding.
- **\$300,000 is earmarked for improvements to the clubhouse. This funding is separate from the golf course improvements.**
- **Pinellas County taxes will not be impacted.** ARPA funding, Donald Ross Funding and other funds are to be utilized. This should be thought of as a “loan” which will be repaid over the years from **Dunedin Golf Course** income.
- Food and beverage services at the clubhouse will be serviced by a 3<sup>rd</sup> party (not the City of Dunedin). RFP's have been sent out; however, as of this time a vendor has not been selected.
- There will be increases in costs to play; however, they are expected to be minimal for Dunedin residents. It currently costs \$100 for a non-member to play (no discount for residents). The proposed cost will be \$130 for nonmembers to play with a 25% discount for Dunedin residents. That includes permanent residents, renters residing in Dunedin as well as homeowners who maintain residence both in Dunedin and elsewhere and business owners who maintain a business in Dunedin. Rates will slightly vary in season, off season, evenings, etc.
- **The course and clubhouse will close effective March 1<sup>st</sup>, 2024, with improvements estimated to be completed by November, 2024.**

## **Officers Reports:**

### **Secretary's Report – Ed Kelb**

- Motion made by Mash Sutton to waive reading of the **Feb 2023 Annual Homeowners Meeting** minutes and accept the **February 2024 Annual Homeowners Meeting Minutes** “as written”. 2<sup>nd</sup> by Bob Sutton. Motion carried.

## Treasurer's Report – Kelly Dixon

- Annual Dues received:
  - 2024 341 homeowners (to date) 66.3%
  - 2023 380 homeowners 73.9%
  - 2022 382 homeowners 74.3%
  - 2021 384 homeowners 74.7%
  - 2020 385 homeowners 74.9%
  
- FECA finished out the fiscal year with net income of \$685 which will be rolled over into Retained Earnings for 2024.
  
- FECA has just under \$20,000 in our combined savings and CD funds.
  
- As a result of increased expenses and the Board's desire to not raise dues in 2024, the 2024 budget was calculated based on anticipated memberships dues received from 378 homeowners.
  
- Refer to full reports online.
  
- Motion made by Renee Barber to approve the **2024 FECA Annual Budget**. 2<sup>nd</sup> by Bob Stein. Motion carried.

## Vice President's Report – Derrick Beland

- Nothing to report at this time.

## President's Report – Todd Brooks

- Accolades from President Todd Brooks for the attitude, cooperation, homeowner pride and feedback from Fairway Estates residents to keep Fairway Estates the best neighborhood in Dunedin.
  
- A resident did reach out to President Todd Brooks to ask whether there is any intent for the local natural gas company to run natural gas into Fairway Estates.

## **Board Committee Reports:**

### **Nominating Committee – Don Lemmon**

- Don presented the slate of nominees to be approved for FECA director positions in 2024:
  - Bill Greenwood
  - Betsy Morgan
  - Matt Stevens
  - Todd Brooks
  - Mary Lyon
- Motion from a Fairway Estate resident to approve the slate of nominees. 2<sup>nd</sup> from a Fairway Estate resident. Motion approved.

### **Newsletter – Kathy O’Leary**

- Kathy provided an overview of the Newsletter that she and Diane Garcia produce three times a year. With the ability to provide an online edition, the Newsletter Committee can provide an extended online edition that includes color photographs. Online editions also reduce printing and postage costs which come directly from membership dues.
- Kathy and Diane encouraged residents to consider submitting the names of neighbors who might make excellent candidates for the “Neighbor Spotlight”. It’s truly amazing to learn about the backgrounds of people who reside right here in Fairway Estates.

### **Website Administration – Kelly Dixon**

- Nothing to report at this time.

### **City Liaison – Betsy Morgan**

- Nothing to report at this time.

### **Dunedin Golf Course Liaison – Don Lemmon**

- Nothing to add to guest speaker Blair Kline’s comments.

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

### **Beautification – Gerry Boock**

- Nothing to report at this time.

### **New Residents - Deb Timko**

- Nothing to report at this time.

### **Lake Saundra – Dave Lindsey**

- Dave provided Fairway Estates residents with a summary of actions and activities taken to improve Lake Saundra over the past year.
- **Plantings specifically intended to improve lake wildlife, water clarity and protection of shoreline have been planted along the shoreline of Lake Saundra Park.** Dave was able to obtain these plants at wholesale prices.
- **Dave is working directly with *LakeWatch* (affiliated with *The University of Florida*) to take monthly samplings to evaluate the overall health of the lake.**
  - Ref: <https://lakewatch.ifas.ufl.edu/>
- ***Lake Saundra* has been here longer than the subdivision and is not manmade. It appears to be spring fed as the level doesn't drop during dry season.**
- FECA is responsible for approximately 1/3 of the lakefront. Residents are responsible for the other 2/3. Fairway Estates resident Elizabeth Moulin is the *Lake Saundra* resident liaison and Dave works directly with Elizabeth to ensure any FECA efforts are coordinated and communicated to lakefront residents.

## **Events:**

- **Spring Garage Sale – March 9<sup>th</sup> starting at 8am**
- **Spring Fling – April 13<sup>th</sup> 2pm to 5pm**

### **Old Business:**

- Nothing to report at this time.

### **New Business:**

- Nothing to report at this time.

### **Resident's comments (post meeting):**

Nothing to report at this time.

### **Adjournment:**

- Meeting adjourned at 9:02 p.m.

### **Supplemental: 2024 FECA Board Officer Nominations.**

#### **Attendees:**

- Matt Stevens, President
- Todd Brooks, Vice President
- Kelly Dixon, Treasurer
- Betsy Morgan, Member At Large
- 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

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

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

**Motion from Kelly Dixon to nominate Betsy Morgan to serve as FECA Secretary for the next 12 months.** 2<sup>nd</sup> from Mary Lyon. Motion carried.

**Motion from Derrick Beland to nominate Kelly Dixon to serve as FECA Treasurer for the next 12 months.** 2<sup>nd</sup> from Don Lemmon. Motion carried.