

Fairway Estates Board Meeting Minutes – Date: 01-10-2024

Meeting held at the *Dunedin Golf Club* and called to order at 6:28 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, Nominating | |

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

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

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

None at this time.

Members/Guests:

None at this time.

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 **Dec 2023 FECA Board Meeting** minutes and accept the **Dec 2023 FECA Board Meeting Minutes** “as written”. 2nd by Mary Lyon. Motion carried.

Treasurer's Report – Kelly Dixon

- Refer to full reports online.
- No additional membership funds received for calendar year 2023. FECA will close out the membership for 2023 at 380 homeowners (73.9%) paid.
 - **2023** **380 homeowners** **73.9%**
 - 2022 382 homeowners 74.3%
 - 2021 384 homeowners 74.7%
 - 2020 385 homeowners 74.9%
- **Committee Chairs were reimbursed for any receipts presented for 2023 expenditures.** Any remaining funds do not roll over into the next year. Beginning Jan 1, 2024, Committee Chair budgets are allocated per the 2024 FECA fiscal budget.
- **Dave Lindsey was reimbursed \$250** from the overall Event Sponsorship fund (as there was excess) **for the new plants he added along the shore of Lake Sandra.**
- Expenses for **printing the annual dues notices** were paid to *Sir Speedy*.
- **Fiscal year 2023 ended with a net income of \$685.64** which will roll into the Contingency Reserve for future expenditures.
- Routine Watering, Electric, Lawn & Lake maintenance were paid.
- Motion made by Mary Lyon to approve the **January 10th 2024 FECA Treasurer Report** “as submitted”. 2nd by Derrick Beland. Motion carried.

- **Final Draft 2024 FECA Annual Budget**
 - See **Exhibit A**
 - **Membership (annual 2024 income) is estimated to be 378 homeowners (\$20,790).**
 - Motion made by President Todd Brooks to approve the **Final Draft of the 2024 FECA Annual Budget** for submission at the February 2024 **Annual Homeowners Meeting** with a stipulation that the interest earned on the CD (which matures in March) be included. 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 – Don Lemmon

- As of the January meeting, FECA has received no additional applications for 2024 FECA Board positions. Don will present the slate of nominations at the February **Annual Homeowners Meeting**.

Newsletter – Kathy O’Leary

- The January (winter) edition of the Newsletter is completed with the exception of the FECA President commentary. President Todd Brooks will complete this week.
- Emphasis on the upcoming **February Annual Homeowners Meeting** including details for guest speakers.
- Information about the recent **Lake Saundra plantings and Lake Saundra improvement efforts underway by Lake Saundra Chairperson Dave Lindsey.**

Website Administration – Kelly Dixon

- Request to all Board and Committee members to review their online bio's and provide the webmaster any required updates.

Dunedin Golf Course Liaison – Don Lemmon

- Don held some discussions with **Blair Kline (Dunedin Golf Course General Manager)**. The approved renovations are anticipated to run approximately \$6.2M. Blair has confirmed his attendance at the **FECA Annual Homeowners Meeting** and will provide a presentation to attendees.
- We learned from previous meetings that funding for **Dunedin Golf Course** renovations comes from:
 - \$2 million - American Rescue Plan Act (ARPA)
 - \$2.5 million - Golf Enterprise Fund (with \$2.27 million estimated debt financing)
 - Blair will clarify the remaining difference in Feb.
- Funding for renovations to the **Dunedin Golf Course Clubhouse** comes from:
 - \$500,000 - Potential Historic Preservation Grant

Non-Board Member Committee Reports:

Beautification

- President Todd Brooks has been in communication with Gerry Boock who indicated that he has a plan and will begin plantings at the monuments during the months of February and March.

City Liaison – Betsy Morgan

- Betsy attended **The Dunedin Council of Organizations** meeting held on January 10th. The City Report was given by **County Commissioner Dave Eggers** who highlighted the following topics:
 - The renaming to Zachary Shannon Highway
 - There is an effort underway to get Hillsborough, Pinellas, and Pasco counties to cooperate on public transportation.
 - A roundabout is planned for Skinner Road and anticipated to begin construction in late 2024.
 - Parking garage planning is underway as the Ocean Optics site moves forward.
- The meeting sponsor was **Fire + Stone Shamanic Healing Center** represented by César A. Lara, M.D.

- Time to renew DCO membership (\$20 annual dues plus \$15 per meeting).

New Residents - Deb Timko

- Nothing to report at this time.

Lake Sandra – Dave Lindsey

- Nothing to report at this time.

Events:

- **Garage Sale – Second Saturday in March (Mar 9th)**
- **Spring Fling 2024 – Saturday, Apr 13th 2pm-5pm**
 - *FECA Spring Fling 2024* will take place later than prior years. This is to address conflicts with other events in March (St. Patrick's Day, Dunedin Highlander Games, etc.).

Old Business:

- **Palm Blvd: Breaker Panel Replacement – Derrick Beland**
 - Completed on Monday, November 13th, 2023; however, permits have not been completed. Vice President Derrick Beland will assume this responsibility.
- **Monument Sign Discoloration (Sarazen Dr and Brady Dr) – Matt Stevens**
 - Board member Ed Kelb wanted to reiterate that the signs replaced on Brady drive were **never** funded by the *Dunedin Martha Donald Grant*. Should FECA approach the City for grant funding to replace these signs, it would **not** be something the *Martha Donald Grant* funded previously. From the *March 2019 FECA Board Meeting Minutes*:

-
- **Motion by Jessica Parchman to vote on Option 2 – Two Phases: Install Mangrum and Sarazen signage in first half of 2019, apply for Martha Donald grant funding for Palm Blvd signage (2 signs), install Palm Blvd signage in late 2019, early 2020 using FECA funds plus Martha Donald grant funding (if awarded). If funding not awarded, proceed using FECA funds.** Motion seconded by Derrick Beland.

Vote Tally:

Matt Stevens, President	Aye
Todd Brooks, Vice President	Nay
Kelly Dixon, Treasurer	Nay
Ed Kelb, Secretary	Nay
Bill Greenwood, Member At Large	Aye
Jessica Parchman, Member At Large	Aye
Derrick Beland, Member At Large	Aye

Motion to proceed with Option 2 carried by a majority.

- Board member Matt Stevens contacted **Signs USA** to obtain a quote for replacement Brady signs comparable to the quality purchased for Palm Blvd (aluminum with 3D raised lettering). The bid came back at approximately \$3,500. This cost does not include the 50% matching funds that FECA MIGHT be able to obtain through the **Martha Donald Grant**.
 - Motion from President Todd Brooks to replace the Brady signage with the existing signage used on Brady (approx. 3-year lifespan). 2nd from Vice President Derrick Beland. All Board members opposed. Motion denied.
 - Motion made by Matt Stevens to proceed with replacement of the Brady signs (x 2) with aluminum signs with raised 3D lettering (comparable to Palm Blvd signage) subject to approval for **Martha Donald Grant** funding (which will not be approved until October 2024) ... AND ... subject to the total revised bid not increasing more than 7%. Should FECA NOT obtain **Martha Donald Grant** funding, the issue will be revisited later in 2024. 2nd from Kelly Dixon. Motion carried.
- **Lake Saundra Park Tree Trimming – Matt Stevens**
 - Matt cut down one of the dead palms in **Lake Saundra Park** and removed the debris. He also removed several of the low hanging limbs from other trees.
 - **Speeding and failure to stop in Fairway Estates – Don Lemmon**
 - Sergeant Green indicated that PCSO officers will continue to monitor FE traffic for violations (speeding, failure to stop, etc.)

New Business:

- **2024 FECA Resident Directory**
 - FECA Board member Ed Kelb agreed to contract ***Uprooted*** to determine if they would like to renew their advertising in the ***2024 FECA Resident Directory***.

Resident's comments (post meeting):

- Nothing to report at this time.

Adjournment:

- Meeting adjourned at 8:21 p.m.

Exhibit A

Final Draft FECA 2024 Annual Budget – Page 1 of 2

12:08 PM
01/10/24
Cash Basis

Fairway Estates Community Association Profit & Loss Budget Overview January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Annual Dues	20,790.00
Total Income	20,790.00
Expense	
Administrative	
Annual Dues Notices	
Envelopes	100.00
Postage	340.00
Printing/Paper	300.00
Total Annual Dues Notices	740.00
Annual Meeting	300.00
Bank Fees	50.00
Computer, Internet, Website	
Malware	95.00
Website Domain Renewal	25.00
Website Hosting	275.00
Total Computer, Internet, Website	395.00
CPA	200.00
Dunedin Council of Organization	170.00
Florida Department of State	75.00
New Resident Welcome Packets	100.00
PO Box Rental	225.00
Total Administrative	2,255.00
Insurance/Bonds	
Bond - Fidelity	145.00
Bond - Forgery	45.00
Directors & Officers Insurance	3,200.00
Florida Ins Guaranty Assessment	44.88
Homeowners &/or Mobile HOA	3,062.00
Lakes or Reservoirs	712.00
Paid in Full Discount	-408.04
Parks or Playgrounds	220.00
Special Events	450.00
Terrorism	44.00
Total Insurance/Bonds	7,514.84
Maintenance/Repairs/Utilities	
Beautification	700.00
Contingency/Reserve future exp	
Electrical	0.00
Signs/Benches/Picnic Table	0.00
Tree Trimming	0.00
Contingency/Reserve future exp - Other	1,500.00
Total Contingency/Reserve future exp	1,500.00
Lake Sandra Plantings	250.00
Lawn & Lake Care	
Lake Care	1,440.00
Monthly Lawn Service	3,420.00
Total Lawn & Lake Care	4,860.00

Exhibit A (continued)

Final Draft FECA 2024 Annual Budget – Page 2 of 2

12:08 PM
01/10/24
Cash Basis

Fairway Estates Community Association
Profit & Loss Budget Overview
January through December 2024

	<u>Jan - Dec 24</u>
Utilities	
Duke - 1251 Palm 910087941037	504.00
Duke - Brady 910087940804	504.00
Duke - Palm Entry 910087967532	480.00
Water	180.00
Total Utilities	<u>1,668.00</u>
Total Maintenance/Repairs/Utilities	8,978.00
Newsletters	
Postage	90.00
Printing	150.00
Total Newsletters	240.00
Special Events	
Christmas Holiday Party	600.00
Fall Festival	515.00
Garage Sale	120.00
Spring Fling	550.00
Total Special Events	<u>1,785.00</u>
Total Expense	<u>20,772.84</u>
Net Ordinary Income	<u>17.16</u>
Net Income	<u><u>17.16</u></u>