

Fairway Estates Board Meeting Minutes – Date: April 10, 2024 - FINAL

Meeting held at the *Dunedin Community Center* 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):

- | | |
|---|--|
| <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"/> Betsy Morgan, Secretary, City Liaison |
| <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 type="checkbox"/> Don Lemmon, Member At Large | |

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

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

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 – Betsy Morgan

- Motion made by Kelly Dixon to waive reading of the March 13, **2024, FECA Board Meeting** minutes and accept the March 13, **2024, FECA Board Meeting Minutes** “as written”. 2nd by Kathy O’Leary. Motion carried.
- Refer to full report online. Copy of Agenda saved to Secretary’s computer file

Treasurer’s Report – Kelly Dixon

Covering month of March 2024 • \$495 more has been received and deposited in March for annual dues from 378 households. Our budget was built on 378 households paying so we have met our budget and I have 2 new checks on my desk that are not yet reflected. • A total of \$815

has been deposited in the form of additional funds to benefit Events/Sponsorship • \$3600 was deposited for Ad sales, it shows as a “credit” under the Directory as we cannot call this income. The check to pay for the directory was cut last week and will appear in my report in May. • Our CD renewed and earned \$400.85 in interest, I rolled that entire amount back over into a new 12-month CD at 4%. • Routine Watering, Electric, Lawn & Lake maintenance were paid • Our ending checking & savings balances can be found on the attached Balance Sheet in the full treasurer’s report online.

- **2024 378 homeowners 73.5% as of March**
- 2023 380 homeowners 73.9%
- 2022 382 homeowners 74.3%
- 2021 384 homeowners 74.7%
- 2020 385 homeowners 74.9%

- Refer to full report online.
- Motion made by Betsy Morgan to approve the March **2024 FECA Treasurer Report** “as submitted”. 2nd by Matt Stevens. Motion carried.

Vice President’s Report – Derrick Beland

- **None** at this time.

President’s Report – Todd Brooks

- The President asked about using the Community center after the Golf Course reopens and what that would cost. Betsy Morgan replied the \$100 per meeting is the fee normally charged for this room. We do not know if there will be a cost from the club when it does reopen. Determining our ongoing meeting location after November was to be put as a place holder on a future agenda.

Board Committee Reports:

Nominating Committee – Don Lemmon

- Don was not in attendance but asked Todd to state that he and Don are working on a procedural guide for future Nominating committee chairs to follow so that the process is consistent and fair to the community members.

Newsletter – Kathy O’Leary

Newsletter will be out in early May. Neither Diane nor Kathy will be attending the Spring Fling and need to get other folks to take photos for the newsletter. Kelly said she would task her assistant with this and put out a request on Facebook page for others to upload their photos of the fun to our Facebook page. The Plant give away will need to be postponed to the Fall event.

Website Administration – Kelly Dixon

- None at this time

City Liaison – Betsy Morgan

The Dunedin Council of Organizations meetings which was held on March 15, 2024. Olde Bay Café was the Sponsor of the meeting. Casual waterfront eating by the Dunedin Marina. They sponsor the Seafood Festival each March.

Member Highlight was Anne Bokenberg Chairperson of Visit Dunedin – This is non-profit organization highlighting the uniqueness of Dunedin for visitors, residents, and businesses. They had a rough time due to Covid and are coming back strong. There is a new 24-page insider's guide available at the Chamber and the Museum. They are working on a meet the locals campaign this year. They are ongoing partners with Visit St. Pete/Clearwater.

The City Report was given by Mayor Julie Buljalski who highlighted the following topics: Her Focus was on the benefits of tourism to Dunedin. There was an 18% increase in Tourism in 2023. Twenty thousand searches per month for Dunedin overnight accommodations. \$25 million tax dollars support the city. Those dollars and Penny for Pinellas contribute to such projects as new City Hall, Stadium rebuild, New Pool. Best Blue Jays' attendance ever and we outpaced the usage of the new loop.

The Program Speaker was Oliver Kugler, President of Visit St. Petersburg/Clearwater. This organization employs 35 sales personnel to attract groups to host their events in Pinellas County. (weddings, conferences, sporting events, group vacations) It is a department within the County Government known as the destination marketing organization. Visitors to our County generate \$98 million in bed tax dollars. The bed tax was started in the 1970's. Sponsorship of the following programs and general tourism brings in 15.6 million visitors a year and 6.4 million are overnight guests: Canadians are the largest portion of visitors each year about 59% of annual visitors. They joke about it being the 51st state. Tourism is the largest economic factor in Florida and is the reason we have no income tax. Call 727-464-7221 for questions. Brochure samples for Deb Timko for inclusion in the new resident packages.

Betsy will not be able to attend the April Meeting. She asked for a volunteer to go in her place, but no one was able to do so. Betsy suggested that seeking another volunteer from the community to take on this city liaison role after this year should begin now.

Golf Course Liaison – Don Lemmon - Don was not in attendance but asked Todd to remind everyone that walking on the golf course during construction is dangerous and not permitted just as it not permitted when the course is open for use.

Non-Board Member Committee Reports:

Beautification – Gerry Boock - Gerry was not in attendance, but Todd gave his report. Gerry fertilized Mangrum. He has volunteers willing to participate in caring for monuments at Mangrum and Sarazan on a rotating annual basis.

Yard of the Season will not fall under Gerry's committee but will be organized by Kelly Dixon with help from Derrick Beland. Kelly suggested that the period for consideration for the prize be lowered from 5 years to 3 years and that we pick more standardized dates for the award. No specific action was taken on these items but there was general agreement of the board members to move ahead as she

suggested. Kelly has a document of the general rules for a resident's home to be considered for voting. Kelly is looking for volunteers to judge this season's garden nominations.

Comments: Kathy O'Leary suggested potter weed might be used to replace the beach daisies at the Sarazan monument. The beach daisies get very bushy and need to be cut back to keep them from getting leggy.

New Residents - Deb Timko

- None at this time.

Lake Sandra – Dave Lindsey

Dave reported that he and volunteers pulled out approximately 1500 pounds of Umbrella plant which continues to spread due to planting on one private lake front property. This will be an ongoing maintenance process. New plantings are thriving, and Dave will be making signs to identify both common and scientific names for each one in time for the Spring Fling. More plants will be purchased and planted as the budget allows and donations are expected from one of the private owners who helps Dave with the lake clean up. Solitude, the lake management company paid by the association to watch over the lake and spray as needed does not seem to Dave to be very effective. Kelly gets the monthly report from Solitude and will pass those along to Dave for review. There seems to be more wildlife around the lake. One resident called Dave's attention to an American Widgeon that is a rare bird sighting. We have half a dozen or so Soft shell turtles and Dave made a suggestion for the board to consider in the future to construct a sand trap for the turtle egg nesting. Over all the lake is healthy. Dave wants help from the Newsletter committee to create a pamphlet about the lake and what has been done to improve its ecology.

Events: Kelly Dixon:

- Spring Fling is April 13 and Kelly says she will not need to use the full budget for this event. Main attraction is the bucket drop purchased by Kelly as personal property to be lent to the board. The equipment has been re-engineered by Ed Kelb. It will not be used as a fund raiser. Ed Kelb, Kelly Dixon, Matt Stevens and Derrick Beland agreed to be in the chair for the bucket drop. The bartender backed out, but Kelly found another one to hire who is a resident of Fairway. Anita Freudenthal and Deb Timko will handle name tags. Saturday October 26th for Fall Festival before Halloween and Saturday after the Thanksgiving weekend December 8th for Holiday Party.

Old Business:

- **Replacement of Palm Blvd Breaker permit closure** – Derrick Beland provided Kelly Dixon proof the permit was properly closed from the City's online permit site.
- **Monument Sign Discoloration - Matt and Derrick** – We have two estimates now and need a third for the application for the Gladys Douglas Grant from the city of Dunedin. In the latest bid from Fast Signs, the sign material is Aluminum and will have a much longer life span than the previous material. Letters can be replaced at low cost and fading colors will not be an issue for

approximately 25 years. Matt will seek another source for the third bid. It has been difficult in the past to get companies who are interested in bidding on such a small project.

- **Speeding Failure to Stop – Don Lemmon** – Don has a meeting scheduled with Sgt Green on April 16th for an update. Betsy asked if anyone else had heard either or both of the two loud boom events that happened about a week apart. The first was on the night before the earthquake in the northeast. Derrick heard the second one, which sounded very much like a gun shot and he called the police. No source of the sound was determined. Derrick urged us all in future to call the police when we hear what we think could be gunfire.
- **FECA Directory – Kelly Dixon** - Kelly reported that the biannual directory has been delivered to residents and that she had a good response from advertisers even though there were some delays in getting print artwork to her.
- **Lake Saundra Alligator Sign – Derrick Beland** - Derrick reported that the sign has held up to his wind tests and is ready for attachment to the post at the lake. He will be doing that soon.
- **Natural Gas in Fairway Estates – Todd Brooks** - Todd reported that he had reached Rosie at Clearwater Gas and that she was not immensely helpful in offering a plan but did state that our community would need 54 continuous houses from the locations at either Michigan Blvd or Palm Blvd to pull in separate gas lines. No cost was discussed for this work. No plan was offered to seek household interest. Todd also spoke to Suburban Gas who are willing to offer a discount for multiple homes wishing to place propane tanks on their property and to purchase new hot water heaters. The general consensus of the board members was that orchestrating a fact-finding effort to gather individual interest is a huge task and perhaps not one suited to the resources of Fairway Estates Community Board. The item will remain on future agenda for further consideration and what to report back to the community at large.
- **Rope Swing on tree branches at Lake Saundra** - Todd Brooks and Matt Sevens reported that there has been a second incident of visitors to the park attaching a swing to a tree. After discussion about safety of the trees and concern about association liability, a motion was made to edit the rules of use of the park to include a more inclusive statement restricting any weight bearing devices from being attached to trees.
MOTION: “Edit the text of our park usage rules to include more specific language to cover the restricting of any weight bearing apparatus or personal activity in the trees of the park.” Made by Betsy Morgan, 2nd by Kelly Dixon and passed unanimously. Discussion included consideration for placing motion sensitive cameras in the trees to help deter damage to the trees. This idea will be taken up a future meeting of the board.
- **Park Bench Sponsorship** remains a place holder on the agenda.

New Business:

- **Spectrum Exclusive Marketing Agreement – Todd** Todd passed out materials provided to him by A Spectrum salesman asking for us to consider a 10 year marketing exclusive in our community. For the privilege, Spectrum will pay the association \$200 per household. We discussed what the downside of such an agreement could be and Todd was tasked with seeking

more information. Since our only vehicle for advertising is our by-annual directory the return on investment for Spectrum seems very small.

Resident's comments (post meeting):

- None

Adjournment:

- Meeting adjourned at 8:51 p.m.

