

Fairway Estates Board Meeting Minutes – Date: 03-13-2024 FINAL

Meeting held at the *Dunedin Community Center* and called to order at 6:32 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 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 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 checked="" type="checkbox"/> Deb Timko, New Residents |
| <input checked="" type="checkbox"/> Gerry Boock, Beautification | <input 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 February Annual Association Minutes from February 5th, 2024, and accept the February 5th, 2024, “as written”. 2nd by Derrick Beland. Motion carried. This initial approval is for the purpose of publishing minutes on the website for Residents convenience prior to the February 2025 meeting. Final approval will take place at the February 2025 annual meeting by attendees.

- Motion made by Kelly Dixon to waive reading of the **January 10th 2024 FECA Board Meeting** minutes and accept the **January 10th 2024 FECA Board Meeting Minutes** “as written”. 2nd by Kathy O’Leary. Motion carried.
- The Secretary requested that those giving reports send her an outline of their report after the meeting via email to make minute taking preparation go faster.

Treasurer’s Report – Kelly Dixon

- Fairway Estates Community Association Treasurers Report March 13, 2024 - Covering months of January & February 2024 • \$20,295 has been received and deposited for annual dues from 369 households. Our budget was built on 378 households paying so it appears we are in great shape as I have 3 additional payments on my desk that have yet to be deposited and the Spring Newsletter always prompts a few others to pay when their name isn’t on the list. • \$770 has also been deposited in the form of additional funds to benefit Events/Sponsorship. • 6 rolls of 1st class postage were bought to cover the year before the rate increase • The annual meeting at the club was only \$200 and was budgeted at \$300 • Insurance, Malware, CPA and annual reporting fees were paid and all at or under budget. • Routine Watering, Electric, Lawn & Lake maintenance were paid • Our ending checking & savings balances can be found on the attached Balance Sheet Kelly Dixon Treasurer

- **Membership by Year**

○	2024	369 homeowners	71.8% Through February
○	2023	380 homeowners	73.9%
○	2022	382 homeowners	74.3%
○	2021	384 homeowners	74.7%
○	2020	385 homeowners	74.9%

- Refer to full reports online.
- Motion made by Derrick Beland to approve the **March 13th 2024 FECA Treasurer Report** “as submitted”. 2nd by Kathy O’Leary. Motion carried.
- Treasurer reported that she has purchased the forever stamps necessary to carry out the association’s business for this calendar year and that she does not stockpile stamps from year to year.

Vice President’s Report – Derrick Beland

- NONE but he asked if anyone knew who might be riding a go cart or motorcycle on Fairway so that he might caution that person about the need to be careful of pedestrians in our community.

President’s Report – Todd Brooks

- NONE

Board Committee Reports:

Nominating Committee – Don Lemmon

- In Don's absence we identified the next board members up for reelection for 2025: Kelly Dixon, Derrick Beland, and Kathy O'Leary.

Newsletter – Kathy O'Leary

- Newsletter due out May 12th. Later this year because Easter was early. We want to encourage the online version because it includes more content.

Website Administration – Kelly Dixon

- Need a Bio from Gerry Boock. Asked for any corrections or change to be sent to her before next meeting.

City Liaison – Betsy Morgan

Betsy attended 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 in March.

Member Highlight was Anne Bokenberg Chairman of Visit Dunedin – This is non-profit 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 new in March 24-page insider's guide available at the Chamber and the Museum. They are working on a meet the locals campaign this year. They partner with Visit St. Petersburg/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. 18% increase in Tourism in 2023. Twenty thousand searches per month for Dunedin overnight accommodations. \$369 million spent in businesses, restaurants and accommodations resulting in \$25 million tax dollars to 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 looper.

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. He showed 2 videos that are running on YouTube now. 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:

Clearwater Jazz Fest, Valspar Golf, Grand Prix, Stadium usage, Museums like the Dali. 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. Welcome these visitors and guests. 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 is travelling to celebrate her sister's 94th birthday over that weekend. She would love for someone else to volunteer to attend on April 19 7:00 Am to 8:30 Am at the Dunedin Library. Good breakfast is served catered by Marguerites.

Dunedin Golf Course Liaison – Don Lemmon

- NONE

Non-Board Member Committee Reports:

Beautification – Gerry Boock

- Gerry planted Christmas Palms and Scheffleras at Palm Monument. He will add some colorful plants later. His intention is to have more permanent less maintenance plantings. Rebecca worked on the butterfly garden to clean it up. Gerry Fertilized the pigmy palms on Brady monument. They are not Native to Florida and need the fertilizer treatments to stay alive. He also put Impatiens around the signpost at the lake. He is going to ask for volunteers to take turns cleaning up the Brady and Sarazan monuments as they are not in need of new plantings.

New Residents - Deb Timko

- Deb closed out 2023 with all gifts delivered to new residents. She wants to work with Kelly on a list of names to whom to send dues unpaid notices for 2024. She asked for several copies of Color versions of newsletter to be included in the handouts which Kelly volunteered to print for her.

Lake Sandra – Dave Lindsey

- NONE but Kathy reported that the First Lake Watch Report will be published in the next newsletter.

Events:

- **Spring Fling**
 - Kelly reported that the date is April 13th. It is non easter themed. In order to throttle back competitions at Todd's request, Sonny's BarBQ will be provided. Attendees will be asked to bring side dishes. Kid crafts, possibly bubbles too will be attractions. Kelly has purchased for herself a water bucket contraption that uses a chair for the person getting soaked. Ed Kelb helped her modify it for our use. Safer, easier and less expense than a dunking booth. She will hire a teenager to man the bucket refill and bean bag retrieval. Still figuring out how the number of throws will work out. Kelly stressed that there will be no cost to attendees at our events. She has hired a new bartender for this event as the regular one is unavailable.

Old Business:

- Replacement of Palm Blvd Breaker Panel (Derrick Beland)
 - Permit closed – Copy of permit showing its closed needs to be sent to Kelly for Treasurers records.
- Monument sign discoloration (Derrick Beland in place of Matt Stevens)
 - Derrick received an estimate from Fast Signs for \$2046.03 for replacements attached to existing bases. Amount should not increase greater than the % we approved for later in the year when we apply for the city grant. (copy of estimate is saved in treasures document file)
 - Previous quote we had from original sign company was \$3391.12 for aluminum. Derrick was asked to pursue additional information from Fast Sign salesman about the following: Fading Guarantee, Materials the same in both quotes, where can we see an existing example of this type of sign?
- Speeding/Failure to stop deterrent options (Don Lemmon)
 - Don was not present at meeting.
- Park Bench Sponsorship (Todd Brooks – place holder)
 - No comments made.
- FECA Directory (Kelly Dixon)
 - It is completed and going to printer. Had a good response from advertisers.
- Lake Sandra Alligator Sign (Derrick Beland)
 - Derrick has replaced the sign onto the stand

New Business:

- Natural Gas in Fairway Estates (Todd Brooks)
 - Todd will contact Suburban Gas for information to pass along to our residents about how getting gas piped into our streets works and then we will distribute that information in the newsletter and any other media that is appropriate. This was in response to a request made at the annual meeting.
- Rope Swing on Branches at Lake Sandra (Todd Brooks)
 - Todd questioned if we need to edit our rules for the lake park to include restriction of any weight bearing devices in the trees after witnessing a hanging swing in use at a private gathering. Discussion determined that Todd would contact Matt who has had previous connections with our attorney and the insurance company to get advise if we need to edit our current document.

Resident's comments (post meeting):

- NONE

Adjournment:

- Meeting adjourned at 7:59 PM