

Fairway Estates Board Meeting Minutes – Date: May 8, 2024 - FINAL

The meeting was 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 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 checked="" 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

Residents’ comments (pre-meeting):

- None

Officers Reports:

Secretary’s Report – Betsy Morgan

- Motion made by Kelly Dixon to waive reading of the April 10, **2024 FECA Board Meeting** minutes and accept the April 10, **2024 FECA Board Meeting Minutes** “as written”. 2nd by Kathy O’Leary. Motion carried.

Treasurer's Report – Kelly Dixon

- Refer to full reports online
- Treasurer's Comments: \$165 collected since April meeting. That is 3 above the budget and 1 above last year. No new residents for Deb Timko's committee to visit.

There was \$139 more in Advertising than was needed for printed and it can be designated to any of the following needs this year: Events, Beautification, Projects or the Contingency fund.

\$297 was spent on BarBQ for Spring Fling. Kelly deferred the Special Events Report until the June Meeting.

- Membership Percentage Participation status:
 - **2024 381 homeowners 74.1% as of April**
 - 2023 380 homeowners 73.9%
 - 2022 382 homeowners 74.3%
 - 2021 384 homeowners 74.7%
 - 2020 385 homeowners 74.9%
- Motion made by Betsy Morgan to approve the May 8, 2024, **FECA Treasurer Report** "as submitted". 2nd by Bill Greenwood. Motion carried.

Vice President's Report – Derrick Beland

- In Derricks' absence, Todd shared Derrick's comments that pride of ownership in the community is evident as noted by the group of judges who drove around to determine the winner of the yard of the season award for Spring.

President's Report – Todd Brooks

- Todd asked Deb Timko if she wished to remain as Committee chair for New Residents. She has agreed to do so. The status of Committee Chairs remains the same as presented at the annual meeting.

Board Member Committee Reports:

Nominating Committee – Don Lemmon

- Don and Todd met outside of a board meeting to discuss the creation of a standard procedure to be followed each year prior to the annual meeting so that the slate of Directors can be established. To that end, Don created an example email that will go out from Todd to residents in June announcing the board member positions expiring in the upcoming year and seeking response from any interested paying member who might wish to apply. The applicant would contact the Nominating Committee Chair by email volunteer@fairwayestates.org or by phone

(727-455-7513) to turn in an informal resume to include: Name, address, phone number, a brief background of any interests and hobbies. The committee of Don Lemmon, Mary Lyon and Ed Kelb will meet with the applicant to discuss their resume and answer any questions that person may have about the position. If the applicant is willing to continue with being nominated, the applicant will be required to attend at least 2 Fairway Estates Community Association (FECA) monthly board meetings prior to the February annual meeting. The Slate of nominees will be published in the the Annual Meeting and Dues Notice as well as the Newsletter.

- NOMINATING COMMITTEE to be comprised of Committee Chair, additional board member and one non-board member
- Identify the board members whose term limits will expire
- Interview each board member who falls into this category, to determine their future aspirations:
 - run for their board position again, or leave the board completely
- Communicate the vacancies to the Fairway Estates residents
- Interview each nominee. Not all board positions demand a certain skill set. I feel the Treasurer, Secretary and the Newsletter Chair are critical to the Board and to our community. We must ensure that any new individual running for these positions possesses the skills and drive to serve the Fairway Estates residents.
- Create a format to introduce and educate the residents on all nominees, prior to the annual meeting in February.
- All interested parties would need to submit an informational resume` to the Committee and attend at least 2 board meetings.

Kathy O'Leary suggested that specific dates for seeking applicants, meeting applicants, and publishing in the newsletter be written into the standard procedure document. Don said he will do this and next year we will be starting the process sooner.

Newsletter – Kathy O'Leary

- Spring Newsletter is out. Kathy and Diane are working on October's. They need a suggestion for a resident with an interesting story to tell about themselves for the spotlight.

Website Administration – Kelly Dixon

- Kelly reported that she tweaked some things on the home page to subscribe to newsletters via email as well as newsletter page. Kelly is seeking an updated document from Matt Stevens on the use of Park specifically regarding no load bearing use of the trees.

Yard of the Season – Kelly Dixon

- Spring is done and a full report will be presented at June's meeting

Events Kelly Dixon:

- Tabled until June meeting and it will include the Yard of the Season report.

Sheriff Liaison – Don Lemmon

- Don met with Sgt. Todd Greene, with the Community Policing Unit, on Tuesday, April 16 to discuss issues and updates.
- Discussed continued speeding and failure to stop at intersections issue. The traffic control officers continue to monitor Fairway Estates. I have arranged with Sgt. Greene to evaluate Sarazen Dr. Initial step will be data collection utilizing the Jamar Technologies Black Cat Recorder. If the data supports it, traffic control officers will be assigned to monitor and issue traffic citations.
- Discussed both Derrick and Betsy's complaint about a gunshot in the neighborhood. There were no signs that a gun had been fired, and no additional complaints had been officially reported.
- Discussed signs, banners and flags in Fairway Estates. I wanted to know if there were any county laws or ordinances regarding the content used on signs, banners and flags. Profanity is the issue.

Discussion on Don's report included Todd's agreeing to include in his president message in the October newsletter to avoid profanity and to be neighborly in the political messaging displayed in yards and on houses. Possibly send an email blast to members to keep it classy!

City Liaison – Betsy Morgan

- None - due to her inability to attend the Dunedin Council of Organization's meeting in April.

Dunedin Golf Course Liaison – Don Lemmon

- Don has been meeting with Blair Kline weekly. He has updated Kathy O'Leary with information relating to the construction.
Food and beverage – final meeting scheduled during April and are hoping to announce something by the end of May.
No trespassing on the course at any time but especially during construction as that is dangerous.
Videos available for review on YouTube of progress of the reconstruction of the course.

Non-Board Member Committee Reports:

Beautification – Gerry Boock

- Todd reported in Gerry's absence that Gerry is hand watering two times a week. He plans to do work on Brady monuments this coming weekend. Beach daisies at Mangrum are growing better than last year.
- Still need his bio for the newsletter and the website.

New Residents - Deb Timko

- None at this time as there were no new residents

Lake Sandra – Dave Lindsey – Report sent to Secretary by email.

- Elizabeth Moulin and I completed our Florida Lakewatch water quality sampling for May 2024.

Within the last month, all the aquatic plant plots had mature plants with flowers and seeds. However, the common arrowhead (*Sagittaria latifolia*) plot was decimated by one of the large softshell turtles that live in the lake. A few small plants remain and are growing along the shore and will hopefully recover inside the plot. The chicken wire and stakes have been repaired to help prevent further damage by any turtles. The Florida Adopt-A-Pond coordinator for Pinellas County was contacted for further advice on how to prevent damage by turtles but has not yet returned our call. She has been helping us in our efforts.

Due to a complaint by a lakefront property owner about the appearance of the wooden stakes and chicken wire that protect the aquatic plant plots until they are viable, we will be attempting to establish pickerelweed around the perimeter of all the plots as a more natural barrier. We will be contacting the city of Dunedin to make sure it is okay that we clear pickerelweed from the drain culvert at the north end of the lake and plant it around the perimeter of each restoration plot. We already have permission to remove the plants from the property owner west of the culvert.

Several of the private lakefront property owners have changed their minds about having us remove the clumps of umbrella sedge (*Cyperus involucratus*), a Florida Invasive Species Council Category II invasive plant. We will continue to plant native aquatic plants along the shore of the park and along the edges of the lake where owners would like to restore native aquatic plants to their properties.

After 21 months of Florida Lakewatch water quality sampling and the aquatic plant restoration efforts of Lake Saundra, neither Elizabeth nor I have had reliable communications and coordination with the Solitude Lake Management company. Employees of Solitude have simply not communicated with us in a meaningful and useful way. The contract will be revisited, and the hiring of other lake management companies will be explored.

- Discussion was begun by Kathy O’Leary about replacing **Solitude** as our Lake Manager. Kelly’s treasurer records show that the service was begun under Aquatics on February 22, 1996. Solitude bought out **Aquatics**, but our contract continues as an annual one with the need for 30 days’ cancellation notice before its anniversary date. We pay \$114 per month and no longer receive a comprehensive written report of what is done on each visit as we did when the ownership was **Aquatics**. When The transfer of ownership happened, no new contract was sent for our signature. That means we are still working on the terms of the original document, which has several handwritten notes that are part of the agreement. Kelly will send Dave a copy so he can determine exactly what they are expected to do contractually for us and report in June. From Dave’s observation, spraying weeds seems to be the only thing that appears to be done. The lake front residents pay much more and their spokesperson, Elizabeth, says they are not happy with Solitude either. Dave has called Solitude to discuss our needs for information but has not had a return call. It was generally agreed by the board members that we need to research other provider options because we are not getting value for our money. Cost may be higher with a new provider, but if we receive better service and accountability, it will be worth it. Costs will always be rising for our community needs and the increase in annual dues is addressed as those needs exceed our budget.

Dave stated that our goal for the Lake management should be to maintain optimal animal habitat and water quality.

Action steps needed before September for Budgetary process for 2025:

- Dave and Todd Review existing contract terms.
- Contact Solitude to request a detailed report of what they have done.
- Get a quote from other providers especially from Advanced Aquatics which is Dave's preference due to his knowledge of their work.

Old Business:

- Monument discoloration on Brady - Bill Green will submit the application for the Martha Mc Donald Grant for Brady Monuments in September or October. Matt Stevens need to provide the third bid for the project before submission.
- Speeding failure to stop – included in Don Lemmons Sheriff Liaison report
- Derrick reported to Todd that the Lake Saundra Alligator sign is re-installed and will withstand heavy winds.
- Rope Swing in tree at park – addressed in change in park rules that will be edited by Matt Stevens and published on the website.
- Meeting location after the Club reopens – Don will seek information from the new Restaurant management of the club and check out Club membership benefits for existing members ability to reserve a conference room and Betsy will contact the City Manager about a free or discounted cost to keep meeting at the Community center.
- Spectrum Exclusive Marketing Agreement – Todd is still investigating this proposal from Spectrum. We currently have an old agreement like this with WOW since 1997 that offers us no monetary benefit. The WOW agreement would need to be terminated before entering into an agreement with Spectrum. Spectrum's exclusive marketing agreement would offer significant financial benefit to the treasury of our association.

New Business:

- Kelly reported that the Spotlight on the Sarazan monument is working again. This electric usage is part of our electric bill from Duke.

Resident's comments (post meeting):

- Dave Lindsey told the board that he reported one of his neighbors who was watering at the wrong time of day. Typically, the city does not contact residents about this but does monitor water usage if alerted to a concern from a resident. It is wise to conserve water at this time of year. Dave asked about what to do about Orbs in the lake. He is concerned that they are harmful to wildlife. Our association has no control unless they come into the Association side of

the lake in which case we can remove them. We also have no control over the plantings on the resident side of the lake even though pieces break away and we have to remove many pounds of intrusive vegetation on our side.

Adjournment:

- Meeting adjourned at 7:47 PM