

**Fairway Estates Board Meeting Minutes – Date: June 12, 2024 FINAL**

Meeting held at the *Dunedin Golf Club* 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 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 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 type="checkbox"/> Deb Timko, New Residents          |
| <input 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

**Members/Guests:**

- None

**Residents’ comments (pre-meeting):**

- None

**Officers Reports:**

**Secretary’s Report – Betsy Morgan**

- Acceptance of the May minutes must be done later electronically due to late email publication to the board members for review.

**Treasurer’s Report – Kelly Dixon**

June 11, 2024 -Covering month of May 2024

- \$55 more was received and deposited in May for annual dues from 382 households. Our budget was built on 378 households paying so we are over by 4 houses. 2020 remains the highest participation rate in recent years at 385 houses.

- An additional \$45 was received with the above Dues Payments and credited to sponsorship of events.
- Routine watering, electric, lawn and Lake maintenance were paid.
  - **2024 382 homeowners 74.3%**
  - 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 Kathy O'Leary to approve the **June 12, 2024, FECA Treasurer Report** "as submitted". 2<sup>nd</sup> by Matt Stevens. Motion carried.

### **Vice President's Report – Derrick Beland**

- None

### **President's Report – Todd Brooks**

- Todd Brooks requested that Committee reports be presented digitally by bullet points of topics listed by most important to least important. Todd will provide a template to committee chairs before the September meeting. He also requested the minutes of the meeting be written and submitted by email to board members for edit comments within one week of the monthly meeting. Board members will be expected to send reply of receipt of email and any comments requiring edits to the minutes within 2 days of receipt to Secretary. Secretary will send Final Minutes to President no later than 2 weeks after the Board meeting. President will email the Final minutes with his agenda prior to the next Board meeting.

### **Board Committee Reports:**

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

- Discussion was held on the final nominating committee annual process with dates for action steps included prepared by Don Lemmon. Todd Brooks will be sending an email notification to residents soon asking for anyone interested in being considered for board membership to contact Don Lemmon.

#### **Newsletter – Kathy O'Leary**

- NONE

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

- Kelly is building a page on the website for Yard of the Season. She will add Gerry Boock's Bio once it is provided.

### **City Liaison – Betsy Morgan**

- Betsy attended the Dunedin Council of Organizations on May 17, 2024, which was held at the Dunedin library. The City Report was given by Rob Walker who highlighted the following items:
  - Dunedin won the 2024 Best of St Pete/ Clearwater contest for Dog Hangout, Roof Top Bar (Fenway), Best Restaurants, and most visited beach (Honeymoon).
  - Dunedin took in \$14.6 Million in Bed Tax for 2024 Season.
  - Golf Course reconstruction is ahead of Schedule.
  - Douglas and Scotland parking facility construction is underway. The city wants to provide adequate parking space and reduce leased parking areas.
  - 9 new Pickle ball courts are open at Eagle Scout Park.
  - The marina master plan is being created.
  - The Skinner Blvd road project to begin soon to expand the downtown core of walkable streets to increase business locations.

North Pinellas Woman’s club was the meeting sponsor and Dunedin Chamber of Commerce education foundation was the highlighted member.

Dr. Chantale Begin was the program speaker. She presented the results of the Salty Science rowboat race across the Atlantic from the Canary Islands to Antiqua. 38 boats competed. Dr. Begin and her 3 women Biologists teammates won the race. See the full story with Video at [SaltyScience.org](http://SaltyScience.org). They are still looking for donations for sustainable seafood production and scientific research that benefited from the fund raised by the racing participants.

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

- Construction is ahead of Schedule. The First 9 holes are already grassed. White flags in the ground mark where new trees have been planted because old ones had to be removed. The pond at hole #14 will be reshaped. No news yet on the restaurant management contract.

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

#### **Beautification – Gerry Boock**

- None

#### **Yard of the Season – Kelly Dixon**

- The Yard of Season committee wished to add the ability for the residents to vote. They published the entire list of nominees that came in but that turned out to be too large a number for voting logistics. Kelly will create a web page designated to the Yard of the Season. It will contain an explanation of the process involved and a calendar of the steps required. By September there will be NEW signs at the community entrances as well as an email blast asking for nominations. The committee will narrow down the submitted addresses to 5 which will be sent out via email and Social Media for the community vote. The winner will be announced by September 30<sup>th</sup> in time for publication in the newsletter.

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

- She sent her report to Todd to give in her absence. No new residents in May, but she is revisiting two newly occupied households who have not yet paid dues.

### **Lake Saundra – Dave Lindsey**

- Dave was not in attendance, but discussion was held on the consideration of seeking a new Lake management company to replace Solitude. This process will need to include input from residents whose lots border the lake. Matt Stevens is contacting 4 companies to seek bids.

### **Events – Kelly Dixon**

- The Spring Fling was well attended, and folks enjoyed the Soaker event. The budget for the Spring Fling was \$550.00. \$ 297.00 was paid to Sonnie’s BBQ. Kelly paid out \$246.00 a total for Kids Games and toys (\$121), helper Skyler to handle the bubbles event(\$50.00), and cash prizes for Trivia event (\$75.00) . Kelly requested Board approval for reimbursement for the \$246.

**MOTION:** Mary Lyons made a motion to reimburse Kelly the \$246. The motion was seconded by Kathy Oleary. Motion carried.

- It is too early to provide details of the Fall Festival plans which will be held on the last Sunday of October (October 27,2024).

### **Old Business:**

- **Monument sign discoloration – Matt Stevens**
  - Matt continues to work on getting the third sign company estimate needed for the grant program from the city of Dunedin. The job is too small for many of the sign companies to be interested in bidding. Once the 3<sup>rd</sup> estimate is received, Matt or Derrick will pass it along to Bill Greenwood who will write the grant and submit it before the October deadline.
- **Martha Donald Grant Application - Bill Greenwood**
  - See Monument Discoloration above
- **Speeding/ Failure to Stop deterrent options – Don Lemmon**
  - Don met again with the Sheriff’s representative and the speeding survey results of our community do not qualify for routine Sherriff presence to monitor traffic. They will continue to do spot checks as they do their rounds of Dunedin. Fairway Drive was closed for construction but is expected to open in a few days after paving is completed.
- **Meeting Location after Golf Club reopens – Don Lemmon**
  - This item remains old business until we know more about our options at the club.
- **Park Bench Sponsorship – Todd Brooks– (place holder)**
- **Spectrum Exclusive Marketing Agreement – Todd Brooks**
  - Todd will confirm the address list of community homes with the Spectrum representative and confirm that 1251 Palm Blvd is not a house but the address of Lake

Saundra. After that Todd will receive the marketing agreement for the Board's review and possibly review by our association attorney.

## **New Business:**

- **Sprinkler System at Lake Saundra – Matt Stevens and Todd Brooks**
  - Matt identified that lines in two of the sections of piping need to be replaced. It was Val Hazell who mows the lawn at the lake who worked with Matt to identify the problem. Val suggested calling A to Z sprinkler company. There is the possibility that new line may need to be dug as the old line may be overgrown by tree roots. Matt and Val replaced one solenoid and changed out one box in hopes that would solve the problem, which it did not. A professional is needed as the system is still not watering properly in those two sections and the grass is yellowing. Cost may be significant, and funds will come from the \$1900 in the 2024 budget for repairs and any additional from the reserve fund.
- **Outlet cover in Palm Blvd Median – Todd Brooks**
  - Todd replaced it. Discussion was had about possible replacement of the outlet and the decision was made to leave it alone.
- **Naming Contest for Magnolia Tree at Lake Saundra – Kathy O'Leary**
  - Issue: We are struggling with how to convince our community to care for, not abuse, the ancient magnolia tree in Lake Saundra Park. Currently, rules on sign and website are not as successful as we hoped.
  - Goal: Inspire our community to feel responsible and proud of the magnolia tree by creating an identity around the tree so that it becomes more than 'just' a tree at the park.
  - Proposal:

Contact Dunedin arborist to learn the approximate age of our tree, and information about what makes magnolia trees special - why is this the City of Dunedin's tree?

Compile interesting local, national, international history/social events that were happening when the tree was 'born'. Maybe highlights during its time as a 'teenager', 'young adult', etc.

Canvass neighbors, Board, for suggested names for the tree. (Initial idea mentioned multiple times is Maggie, so I guess it's a girl). At Fall Festival, ask neighbors to vote for their favorite tree name. The festival can be an opportunity to talk about the importance of the tree, especially with the kids and parents in attendance. Fall newsletter can introduce this project.

Winter newsletter can announce the winning name. Holiday Party can be the official announcement and placement of a sign/plaque with the tree's new name, birthdate. We can highlight FECA and general social activities to gather at 'Maggie the tree' (or whatever its name becomes) and use any opportunity to reinforce the presence and importance of the in our FECA communications.
  - Actions: Kathy O'Leary to start the process and welcomes any feedback, assistance through the process to get us to December Holiday Party.

**MOTION:** A Motion was made by Kelly Dixon to accept Kathy's proposal and it was Seconded by Mary Lyons. The motion passed unanimously.

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

- None

**Adjournment:**

- Meeting adjourned at 7:52 p.m.
- Next Meeting September 11, 2024.