

## **Fairway Estates Board Meeting Minutes – Date: November 13, 2024 – FINAL**

Meeting held at the *Dunedin Community Center* and called to order at 6:30 PM by President Todd Brooks

Unanimous approval permitting 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 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 checked="" 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:** Vicki Sare, 1451 Hagen –

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

Vicki brought to the board’s attention that the two recently planted trees were not appropriate choices for our park. The Mimosa is an invasive species and has no ecological value for bees or butterflies. The Flame tree is non-native, grows to 30 feet and sheds poisonous pods which could float in the lake, and which are poisonous to dogs. She suggested planting Live Oaks to grow as our current trees age out. Discussion was held about creating a rule for the beautification committee to present for board approval all proposed tree planting so that the type can be reviewed to meet the following requirements: non-invasive, communal natives and Florida friendly to the ecology. No motion was made but board members agreed that this was a sound process for the Beautification Chair to follow in future.

### **Officers Reports:**

#### **Secretary’s Report – Betsy Morgan**

- Motion made by Kelly Dixon to waive reading of the September **2024 FECA Board Meeting** minutes and accept the September **2024 FECA Board Meeting Minutes** “as written”. 2<sup>nd</sup> by Derrick Beland. Motion carried.

## Treasurer's Report – Kelly Dixon

- The report covered September and October.
  - \$110 more was received and deposited as annual dues for a total of 385 households.
  - The budget was based on 378 households paying. We tied 2020 for highest participation.
  - The photo booth for the Fall Festival and the website hosting bills were paid. Website bill came in slightly over budget.
  - Our Two required bonds were renewed and came in under budgeted amount.
  - Routine watering, Electric, Lawn and Lake maintenance were paid.
  - Ending checking and savings balances are on the balance sheet.

### Running Annual Household Participation in Dues Payment

- **2024 385 homeowners 74.9%**
- 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 Betsy Morgan to approve the **September/October 2024 FECA Treasurer Report** “as submitted”. 2<sup>nd</sup> by Kathy O’Leary. Motion carried.

## Budget Report

- The Treasurer presented 3 proposed budgets. One for current dues amount \$55, one for an increase to \$60 per month and one for \$65 per month. The Vote for selected budget will be taken at the board’s December meeting. Concerns for budgetary needs are:
  - The venue for monthly board meeting cost now that the Club boardroom is no longer available.
  - Annual Meeting Costs now that a new Club management company oversees event costs.
  - Property Liability Insurance and Board member Liability insurance costs keep rising.
  - Tree trimming has not been done since 2021.
  - Utility costs rise.
  - Park benches and entry signs maintenance
  - In 2024 we had to order an irrigation system replacement at lake Sandra. The payment for that work will come from contingency funds.
  - Need for contingency funds for unexpected costs like tree removal after a storm. We set aside in 2024 \$1900, in 2023 \$1500 and in 2020- 2022 \$1000 each year.

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

- **None**

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

- Todd emphasized the need for Board members and Committee Chairs to work on their Continuity Manuals for 2025.

### **Board Committee Reports:**

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

- No applicants responded after the fall newsletter.
- Kelly Dixon, Derrick Beland and Kathy O'Leary will be on the slate of board members seeking election for a new term of office.

#### **Newsletter – Kathy O'Leary**

- Fall Newsletter went out and the next one comes out in January.
- Tree Naming contest – Name suggestions were submitted at the Fall Festival. The newsletter committee will make a list of top suggestions for voting at the Holliday Party December 8<sup>th</sup>. An announcement will be made of the winner at the Annual Meeting in February.

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

- No Report

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

- The timing for nominations, committee review and sending to Residents for voting is all outlined in a chart on the Fairway Estates Website. An email will be sent to residents in early December to start the process.

#### **City Liaison – Betsy Morgan**

- No Report

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

- Highland House restaurant at the club opened November 8<sup>th</sup>. They are creating a new website, and it will hopefully redirect searches for the old name Fairway Grille to Highland House. Don will find out about that and report back in December.
- Comments from the community are favorable. Golf Course should open in mid to late December. Tree damage from Hurricanes caused tree removal needs and replanting of trees.

#### **Sheriff Liaison – Don Lemmon**

- No Report

#### **Events – Kelly Dixon**

- Next Yard Sale date is March 8, 2025.
- The Fall Festival was well attended by 109 adults and 40+ children. The photo booth was a success again. Kelly bought food at Publix not knowing how much chili would be donated and bought prizes for costume contest. The cost for those two items was \$286.47 for which she asked for reimbursement. Wine and donations toward goody bags were received from various residents.
- The Holiday Party is planned for December 8<sup>th</sup> and will include the photo booth, Pizza, and Santa Claus.

MOTION: Matt Stevens made a motion to reimburse Kelly for \$286.47, Derrick Beland 2<sup>nd</sup>, Motion carried.

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

### **Beautification – Gerry Boock**

- No Report as Gerry was not present, however, discussion by board members was brought about by suggestions offered by resident Vicki Sare. (See Resident Comments above). There is a need for guidelines for types of plants acceptable to butterfly garden and monuments. The committee chair should in future seek authorization from the Board President for plantings of new trees.

### **Welcoming - Deb Timko**

- Nothing New to report

### **Lake Sandra – Dave Lindsey**

- Dave reported that the turtles have eaten new plantings. New plantings will have reinforced wire around them. Dave has transplanted more pickerel weed. Vegetation near the drain did not cause any blockage of the drain system during the hurricanes. Rise in lake level by about 5 to 6 feet was not excessive during the hurricanes and the influx of water flushed out a lot of algae.

## **Old Business:**

- **Martha Donald** Grant will be submitted by Bill Greenwood when a 3<sup>rd</sup> quote comes in that matches materials of other two bids from Precision and Signs USA. Derrick will contact Fast Signs to resubmit their bid and Don Lemmon will contact Golf Course to see if we can get a quote from the company they are using for the new Gold Club sign.

- **Meeting Location for 2025** - Board meeting venue options will be researched by Betsy Morgan, and she will report back in December meeting our venue options for free or for fee.
- **Sprinkler System** – Todd reported that problem with the system will be fixed as per the contract with the vendor.
- **Lake Sandra Alligator sign** – Parts of sign have been retrieved and are being cleaned. No urgency to replace it but that will be done.
- **Spectrum Exclusive Marketing Agreement** – Todd has started the process to Break WOW contract so that we may benefit from the financial offer from Spectrum previously displayed in September minutes. This agreement requires nothing from individual residents and is not restrictive of the individual's ability to hire whichever cable/internet service they choose to use.
- **New Survey for Lake Sandra**- Kelly reported that she received a survey from Dr. Woodyly Northside resident. We are no longer concerned about the location of the park bench as a new survey is much too costly for our budget.
- **Elderly Emergency Contact** – Board determined that this is not within the jurisdiction of the board.

### **New Business:**

- **Post Storm Evaluation** - Todd requested that an article about Storm preparation be included in the newsletter. Kathy commented that an article about storm prep can be included in upcoming and future newsletters considering the importance of this information. She also suggested that the Board send a special email to draw attention to the storm prep event that is put on by the city each year. Deb Timko reported that storm prep information is included in the welcome packages that are delivered to new residents. Derrick warned about not putting trash and debris out and then vacate for the storm as trash and debris can block storm drains. Residents are not responsible for trimming trees that could break electric wires but are responsible for notifying Duke Energy about any concerns.
- **Speaker for the Annual Meeting** - Betsy will contact New Mayor, Moe Freaney, and report back to Todd. Betsy will also get the cost of renting the auditorium at the Community center as a possible venue option for the annual meeting if the cost at the club is too high. Matt Stevens will contact the new club manager about cost to meet there.

- **Stump Grinding** – not needed at this time
- **Crack In Magnolia** – We need to protect the tree during community events by taping it off. City Arborist should be contacted for methods to secure the broken branch.

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

- None

**Adjournment:**

- Meeting adjourned by motion from Todd Brooks and 2<sup>nd</sup> from Kelly Dixon and carried at 8:29 p.m.

