

Fairway Estates Board Meeting Minutes – Date: December 11,2024 – FINAL

Meeting held at the Dunedin Community Center and called to order at 6:30 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 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 checked="" type="checkbox"/> Diane Garcia, Newsletter | <input checked="" type="checkbox"/> Deb Timko, New Residents |
| <input checked="" 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

Members/Guests: NONE

Residents’ comments (pre-meeting): NONE

Officers Reports:

Secretary’s Report – Betsy Morgan

- Motion made by **Derrick Beland** to waive reading of the **November 13 2024 - FECA Board Meeting** minutes and accept the **November 13 2024 - FECA Board Meeting Minutes** “as written”. 2nd by **Mary Lyon**. Motion carried.

Treasurer’s Report – Kelly Dixon

- December 11, 2024 covering month of November
 - No additional money was deposited. Our budget was built on 378 households paying. We will close out the year at 385 households paid. We have now tied 2020 for the highest participation rate in recent years.
 - Garage Sale Ad was paid for.
 - Routine Watering, Electric, Lawn and Lake management were paid.
 - Our Ending checking and savings balances can be found on the attached Balance Sheet.

- **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 **Matt Stevens** to approve the **December 11, 2024 - FECA Treasurer Report** “as submitted”. 2nd by Derrick Beland. Motion carried.

Budget Report

2024 Summary - 385 residents paid \$55 each for a total of 21,175 in Annual Dues.

We can usually count on an additional \$400 – \$900 per year in sponsorships funds for the events, but this is not built into the budget and is merely used to bring in more food or a photo booth at the events.

The approach to preparing upcoming budgets for consideration is partly based on known facts and data extrapolation and well-considered guesses on what to expect in rising costs for needed services. Very few service rate increases are known, and most are not consistent year by year. Our insurances, PO box rental and utilities are always educated guesses. For example: the prices of our two bonds that we are required to carry have not increased in the last decade, but a small increase in annual premium is always built into the budget. For Electric and Water the highest monthly payment is generally used to predict the next 12-month payments.

We have several discretionary items in the budget like Events, Beautification, Welcoming, Lake Sandra plantings and Newsletter. These budget items that make our community nicer can be adjusted or skipped if funds are an issue. When considering our annual fee and potential increase, these items are the ones that we may reduce to create a balanced budget at the beginning of the year and as members pay their dues, if we exceed our budgeted income then the excess funds may be voted to reallocate towards the discretionary items. Keeping the net income as close to zero as possible is a goal as our organization is not supposed to have a profit and can be required to pay income tax if we show a profit.

Discussion was held on the location options and costs for the annual meeting in February 2025 and the monthly board meetings for 2025.

- The Highland House at the restaurant is available for February 3 and will cost \$400 for just 100 chairs set up and no food or drink. The bar will be open for attendees to order and pay for their own drinks. Monthly Board meetings at the club are no longer feasible because with the new design, there is no private space to meet. Matt Stevens will find out by January Board meeting what having Coffee, Tea and water service plus cookies would cost in addition.
- The Dunedin Library was free and available but would not allow for the length of time we need to complete an annual meeting because we would have to leave by 7:30. For the same reason the Board’s monthly meetings would not work at the library.
- The Hale Center has no weekday evenings available in their auditorium. Saturday February 8 or February 15 were available but changing the date from our first Monday of February was not a

desirable option. The cost of this venue was \$640 for 100 people in the Sunshine room and \$1020 for 125 people in the ballroom.

- The Dunedin Community Center could not offer us space for our annual meeting on our regularly scheduled weeknight. They had a Saturday afternoon available for \$60 an hour. They can accommodate our monthly board meetings in the room we have used for free during the past months since the club closed for renovation. Cost going forward is \$40 per hour, but Betsy Morgan will investigate any discounts available to us and report back at the January Board meeting.

MOTION

- Motion was made by **Kelly Dixon** to approve the annual meeting location at the club. 2nd by **Derrick Beland**. Motion Carried.

MOTION

- Motion was made by **Kelly Dixon** to approve the monthly board meeting location at the Dunedin Community Center. 2nd by **Don Lemmon**. Motion Carried.

After reviewing the budget proposals and considering added meeting venue costs and possible tree removal of old dying ones at the lake and using an increase of \$5.00 and one using an increase of \$10.00 per year, the board decided that prices are not likely to decrease in future and we should plan beyond just one year in advance. Our last increase in dues carried us through two years.

MOTION

- Motion made by **Todd Brooks** to raise annual dues by \$10 to \$65.00 per year. 2nd by **Kelly Dixon**. Motion carried.

Vice President's Report – Derrick Beland

- NONE

President's Report – Todd Brooks

- Todd asked board officers and committee chairs to create continuity manuals to include committee member names, date and time of proposed events, and expected annual costs to support the committee's duties. Todd asked that this type of manual for successors to their positions should be ready by the January Board meeting. Kelly Dixon voiced objection to the length of time Todd has given to complete this task.

Board Committee Reports:

Nominating Committee – Don Lemmon

- NONE

Newsletter – Kathy O'Leary

- The deadline for January Newsletter is the end of December.

Website Administration – Kelly Dixon

- NONE

Yard of the Season – Kelly Dixon

- Signs have been placed at the monuments to encourage nomination participation. Nominations accepted December 15-17, Community Vote 17-21. The winner announced December 23rd.

City Liaison – Betsy Morgan

- NONE

Dunedin Golf Course Liaison – Don Lemmon

- Course to open by January 1, 2025. Delays were caused by hurricane damage to trees and difficulty getting contractors for removal as well as FEMA process. Golf Course will have a new website, and it will include the ability to book T- Times.

Sheriff Liaison – Don Lemmon

- NONE

Events – Kelly Dixon.

- The Holiday Party was well attended by about 100. Santa and photo booth were big hits. Pizza amount is always hard to estimate.
- Golf Cart Parade December 23rd
- Neighborhood Garage Sale – March 8th
- Spring Fling – April 12th

Non-Board Member Committee Reports:

Beautification – Gerry Boock

- Gerry reported that committee member, Sherry Leverich, has taken over the maintenance of the Butterfly Garden.
- There is an irrigation problem at the Palm Blvd monument. Gerry has been carrying water to keep the plants alive. Gerry is working on possible solutions to this problem. He would like to have colorful plantings at the Palm Monuments.
- Gerry will be contacting Vince Gizzi at Dunedin City Parks and Recreation about replacing the Palm trees along Palm Blvd median.

Welcoming - Deb Timko

- There are 2 new neighbors coming in that she will visit and deliver welcome packages.

Lake Sandra – Dave Lindsey

- Dave has done the final plantings for the year. He is hopeful they will grow better while the turtles are more dormant. The fragrant white water lily is thriving but is a favorite of the turtles. Dave has a source for next year for new plants that will significantly lower costs.

Old Business:

- **Speaker for the Annual Meeting –**
 - Betsy Morgan has booked Mayor Maureen Freaney as our as main speaker and Don Lemmon has booked Blair Kline to give a golf course update. Todd will provide Betsy with a list of topics of interest to the residents to share with the mayor prior to the meeting.
- **Martha Donald Grant**
 - Bill Greenwood reported that he is submitting the 3 bids we have received for the sign replacements needed on Brady Monuments
- **Meeting Location for 2025 –** See above in Budget
- **Sprinkler System**
 - Todd Brooks reported that the repairs needed will be made by the contactor and then we will pay for the installation work done to replace the Sprinkler system at Lake Sandra. Todd will inspect the final work as he has been the most closely involved with this project.
- **Lake Sandra Alligator sign #2**
 - Derrick Beland reported that he has the sign and will install it in warmer weather.
- **Spectrum Exclusive Marketing Agreement**
 - Todd will break the current agreement which is in place with WOW on its termination date in July. Then we can give serious consideration to the offer from Spectrum to a conclusion.
- **Magnolia Tree Naming**
 - Kathy Oleary reported that the committee counted votes, and the tree is now named “Maggie”
- **Magnolia Tree Cracks**
 - 2 cracks one on west side is largest one on east side is smaller. At present the City Arborist says there is nothing to do about these linear cracks. Dave Lindsay said he would seek a second opinion from an arborist that he knows.

New Business:

- **BIOR (Kelly Dixon)**
 - Kelly reported that this federal injunction for registration of Board members is not required at this time as there is a temporary injunction in place and everything about this regulation has waffled in the courts. The board closed out the issue for now.

Resident's comments (post meeting):

- NONE

Adjournment:

- Meeting adjourned by motion from **Kelly Dixon** and 2nd from **Mary Lyon**. Motion carried at 8:26 p.m. Motion Carried

