

## **Fairway Estates Board Meeting Minutes – Date: - April 9<sup>th</sup> 2025 - FINAL**

Meeting held at the Dunedin Community Center and called to order at 6:34 PM

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"/> Matt Stevens, 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"/> Kathy O'Leary, Member at LRG., Newsletter | <input checked="" type="checkbox"/> Don Lemmon, Member At Large           |
| <input type="checkbox"/> Open   |   |

### **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"/> Dave Lindsey, Lake Saundra Liaison  |  |

### **Unfilled Committee Chair Positions (could be a board member but not required to be)**

### **Members/Guests:**

None

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

Diane Garcia inquired about the Semi Truck/Cab parked at Lake Saundra and if it should be allowed to park there for extended periods. This topic was brought up at a prior meeting and confirmed it is Matt & Raven Steven's daughter. According to Matt (from the prior time this was discussed), the rig is parked legally per the Sheriff. Kelly Dixon confirmed that Raven and her daughter were out of the country on a once in a lifetime trip and that the rig may have been parked a bit longer than in the past.

Kathy O'Leary commented that the spot light that shines down on the entry monument at Brady and Mangrum was out. Kelly Dixon confirmed that Duke had already been notified about the outage.

## **Officers Reports:**

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

- Motion made by Kelly Dixon to waive reading of the March 12<sup>th</sup>, 2025 **FECA Board Meeting** minutes, 2<sup>nd</sup> by Mary Lyons. Motion carried.
- Motion made by Kelly Dixon to accept the March 12<sup>th</sup>, 2025 **FECA Board Meeting** minutes “as written”. 2<sup>nd</sup> by Mary Lyons. Motion carried.

### **Treasurer's Report – Kelly Dixon**

#### Report Covers March

- An additional \$455 in dues bringing our total to \$23,335 which is 359 Houses paid. We are behind in dues collections this year our budget is built on 375 houses paying but with the Newsletter still to go out in May with the paid list, hopefully that will remind some that normally pay that they haven't paid and of course Deb Timko and the New Resident Welcoming Committee do a great job as always of getting the new residents to consider joining.
- A new recurring annual expense will be appearing for \$39.95 to help stop the flow of spam from coming in off of the website.
- The CD Matured and was rolled into another annual CD at 4%.
- Routine Watering, Electric, Lawn and Lake maintenance invoices were paid.
- The ending checking and CD balances can be found on the attached Balance Sheet.

#### Percentage of households paid historically:

- **2025    359 homeowners    69.8%**
- 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 Kathy O'Leary to approve the **FECA Treasurer Report** “as submitted”. 2<sup>nd</sup> by Betsy Morgan. Motion carried.

### **Vice President's Report – Matt Stevens**

Matt spoke with the City Arborist. They discussed ways to hurricane proof our trees. The arborist said it is a fallacy to think we can hurricane proof them. We should pay attention for dead or dying limbs mostly as we have done in the past. Matt plans to take a look around to see if it might be time to have more trimming like that done.

They also spoke about the split limbs on the Magnolia Tree, and using jacks under the limbs. The arborist said you can't really hurt it but you have to do it correctly. Matt may reach out to the Griffins on Demaret to get an idea on the cost.

They also discussed planting new trees. Live oaks would be great but have to consider the spread of the canopy in selecting the location. Perhaps where the Cedar tree was. Matt will do some more research on this as well.

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

- Todd mentioned receiving continuity manuals from 4 of our committee chairs.
- He also mentioned he has not yet reached out to all chairs to ask if they want to continue in their roles for the next annual cycle but assumes those who have provided manuals do plan to stay on. He asked that any committee chairs that haven't sent in their continuity manuals yet to be sure to let him know that they do want to continue on in their current role.

### **Committee Reports:**

#### **Webmaster – Kelly Dixon**

- NONE

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

- Don asked if anyone had any feedback about the Highland House Restaurant at the Golf Club. No one mentioned hearing much great about the service. Food decent but service seems to consistently be slow.
- Everyone seems to love the revitalization done to the Golf Course.

#### **Lake Sandra – Dave Lindsey**

- Todd gave a report on Dave's behalf – The wildlife around Lake Sandra have been very active with a couple of nests recently spotted....presumably duck nests.

### **Nominating Committee – Betsy Morgan**

- Confirmation that Betsy has in fact replaced Don Lemmon since Don's position will be up for renewal in 2026.
- Betsy is counting on Don to provide his continuity manual so she can pick up where he left off.

### **Sheriffs – Don Lemmon**

- Fairway Estates should be permanently on the the Sheriffs schedule/rotation for patrol.
- Paula Washburn had an incident while going to get her mail where she was almost hit by someone who failed to stop. She called the News about it and thinks that helped with the Sheriffs commitment to more patrols.

## **Beautification – Todd Brooks**

- Over the past few weeks Todd has been meeting with a resident that wants to remain anonymous. This resident would like to fund an endowment for 2025 to replant the entry monuments on Palm Blvd. The image below is the plan that was discussed and would be implemented. Todd mentioned wanting to provide better continuity between the entrances on Brady and Palm and requested that Dwarf Pygmy Date Palms be used as well as other more drought tolerant plants like the Blue Porterweed.



- 
- This resident will fund all of the new plants for Palm as well as the installation of them.
- This resident is also proposing to bring the Butterfly Garden back to more of the plants that were originally planted when it was first developed.
- This resident is working with a landscape company to also take over the routine maintenance of all 4 entrances and both areas at Lake Sandra Park.
- The goal of this is to establish a better estimate of the annual maintenance cost to see if it would be worked into the budget so that the community has to rely less on volunteers to do the work and manage a “committee”.
- The Resident is asking that the Board still provide the Beautification Budget of \$750 towards the overall costs of this project but the Resident will cover all other costs for 2025 over and above that.
- Todd will meet with both Shirley Ludwig (Ben Hogan/Palm) and Tammi Janiga (Burke/Palm) about the proposed design to ensure they were both agreeable to the plan and don’t have any concerns or questions that we should be considering.
- Irrigation is always a concern especially with new plantings. Shirley is planning to get her irrigation system fixed and mentioned we could use her water spigot on the front of the house to water in the new plants as needed as well. Todd & Kelly Dixon both said they would be happy to help with ensuring the new plants get sufficient water while they are getting established.
- Kathy O’Leary brought up that it might be wise to wait until the rainy season to do all this planting so that mother nature could help out.

- Todd made a motion to move forward with the plan as proposed by the private resident, assuming Shirley Ludwig and the Janiga's also have no issue, including using the \$750 2025 Budget from Beautification towards the overall plan. Motion 2<sup>nd</sup> by Kelly Dixon, no further discussion needed. Motion carried.

### Yard of the Season – Kelly Dixon

- The Spring Yard of the Season contest resulted in a tie. The committee was not prepared for a tie and despite several efforts to break the tie it kept on coming back as a tie so it was determined to just honor BOTH yards this time. Moving forward a fool proof plan has been established to break any ties.
- Kelly thanked the Newsletter editors for interviewing our Co-Winners for the Spring Yard of the Season.

### City Liaison – Betsy Morgan/Larry Burleson

- Betsy reached out to Larry and confirmed that he will take over the responsibility for attending the Dunedin Council of Organization Meetings. She will share her continuity manual with him.

### Events – Kelly Dixon

- Spring Fling is April 12<sup>th</sup>. Lake Sandra Soaker is ready for dousing volunteers and the water will be supplied by Matt Stevens. Volunteers include Kelly Dixon, Todd Brooks and Matt Stevens, and Ed Kelb. Each will take a 15 minute shift under the bucket starting about 2:30.
- Food will include Sub platters from Publix and donations from residents.
- Dr Travis Fisher offered to sponsor the Kids goody bags and his wife Sarah will plan to be at the event to help pass them out.
- Kathy O' Leary plans to make an announcement at the Spring Fling with the official name for our magnolia tree "Maggie Bob".
- Sabrina Hackett, a new resident who is also helping with the Newsletter, is a designer and she offered to design the new signs at her cost and pay for them! These will be at the park temporarily to help residents understand how amazing this tree is and provide opportunities to further education and hopefully foster more respect for the tree



### Welcoming - Deb Timko

- Deb has recently sent out 12 letters to new residents. She has welcome gifts bags all ready to go as well!

### Newsletter – Kathy O’Leary

- Newsletter will go out on May 3<sup>rd</sup>.
- Most of it is all written just need the Spring Fling content and Presidents Letter.
- Efforts made to speak to someone at the Highland House about doing a write up but not having much luck getting a response or interest from them.

### Old Business:

- **Martha Donald Grant** - Bill Greenwood reported that all that still needs to be done is to submit the final proof of payment with the application.
- **Sarazen Monument** – Matt Stevens reported that he has met with the sign company, and they are using a small piece of appropriate material to correct the impression of crooked look to the sign attachment. It should hopefully be all set in the next couple of weeks.
- **Sprinkler system** - Todd Brooks reported that he reached out to Charlies wells to confirm that \$80 extra money for additional donuts for sprinkle heads should not be getting billed as it was supposed to be included in the original project. No additional bills have been received either by Todd or Kelly Dixon (in the PO Box).
- **Maggie the Magnolia Tree** – Kathy O’Leary discussed the temporary signs under the events.
- **Replacement for board position created after resignation of Derrick Beland** - Todd Brooks stated that there is no immediate need to fill Derrick’s 3-year term as it will be a board decision not a full community vote as per the by-laws.
- **Book Library**– Don Lemmon mentioned that he has been contacted by a Resident who is willing to build us a new Book Library for the Park. Short discussion about the link that Dave Lindsey sent out a few weeks ago that would allow purchase of a Book Library that was more maintenance free (Trex/Poly type wood) . Discussion favored real wood and soliciting any resident artists who might want to paint the new Library. Todd mentioned creating a Facebook Drive to generate interest from resident artists. Todd Brooks made a motion to move forward with the plan to remove the Book Library to rebuild it. Seconded by Kelly Dixon. Motion Carried
- **Lake Sandra Alligator sign #2** - Derrick Beland said it is too cold still.

### New Business:

- **Lake Sandra Sign** – Kelly Dixon brought it to Todd Brooks and Matt Stevens attention that the Lake Sandra sign had fallen off the posts. Todd and Matt volunteered to reattach it prior to Spring Fling.

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

Todd Brooks commented that the “self planted” trees at/near the Butterfly Garden have been removed. He was also curious about what was in the Chickenwire in the Butterfly Garden. No one at the meeting had any idea what was growing in it and who put it there which is yet again another comment about unifying control of all planting areas within the community.

### **Adjournment:**

- Motion to adjourn at 7:52 PM was made by Todd Brooks and seconded by Kelly Dixon. Motion carried.

**Respectfully submitted by Kelly Dixon on behalf of Betsy Morgan, Secretary**