

Fairway Estates Board Meeting Minutes – Date: -March 12, 2025 ---FINAL

Meeting held at the Dunedin Community Center and called to order at 6:30 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 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 type="checkbox"/> Deb Timko, New Residents |
| <input checked="" type="checkbox"/> Dave Lindsey, Lake Saundra Liaison | |

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

Beautification Committee Chair

Members/Guests:

Larry Burleson, a resident living on Middlecoff Dr., was introduced by Kathy O'Leary. Larry has expressed an interest in being a member of the City Liaison committee to attend the Dunedin Council of Organization meetings held at the Highland House at the Golf Club and to report on subjects presented.

Residents' comments (pre-meeting):

Dave Lindsay wanted to ask Don Lemmon, Sheriff Liaison, to thank the Sheriff for their traffic monitoring of our neighborhood roads.

Officers Reports:

Secretary's Report – Betsy Morgan

- Motion made by Kelly Dixon to waive reading of the January 8, 2025, **FECA Board Meeting** minutes and accept the January 8, 2025, **FECA Board Meeting Minutes** "as written". 2nd by Mary Lyons. Motion carried.

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

Report Covers January and February

- The Bank Account for Fairway Estates was compromised in January of 2025. Checking and Savings accounts were closed, and a new checking account was opened by President Todd Brooks and Treasurer Kelly Dixon. No new savings account was opened because for all of 2024 the savings account earned less than \$2.00. All fraudulent charges were reversed and any fees charged were credited back to the new checking account. All online banking sign on information was reset. The bank didn't explain the fraud's origin, but Todd and Kelly followed all recommendations to secure FECA's assets. The CD will be renewing soon.
- \$22,880 has been deposited representing 352 homes. The next newsletter will list all those households that have paid dues to date. This published list often spurs a few folks to send in their payments. The Welcoming committee does a great job of getting new residents to pay dues.
- We have received \$860.00 in sponsorship funds for our events. These funds are not used for the Spring Fling as we have not met our income goal yet for dues payments.
- Our annual report was filed with the state and our tax return was completed. Both required financial tasks came in under budget.
- The sign company has not yet been paid for the new Brady Monuments. Once the Board gives authorization to pay this invoice when the sign on Sarazen is straightened to their satisfaction, the check will be sent. We may owe them for bank charges incurred on their end from the first check getting caught up in the Fraud event.
- 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 352 homeowners 68.0%**
- 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 March 12, 2025, **FECA Treasurer Report** "as submitted". 2nd by Kathy O'Leary. Motion carried.

Vice President's Report – Matt Stevens

The Little Library Box needs repairs or more likely replacement. The wood is rotting. An Email blast and newsletter article will highlight this need and ask for assistance from residents who may have skills necessary to build a new box. Mary Lyons asked Jim Riley if he could help, but he was not able to do so.

President's Report – Todd Brooks

- Concerns about the actions of committee chairs must go to President Todd Brooks and not directly to the Committee Chair.
- The Beautification Committee Chair has been vacated. The continuity manuals that are being written by committee chairs will be of great help to the next person to step into the Beautification Chairman role as well as others who take up the Committee Chair roles in future.
- Todd anticipates that he will have manuals from all Chairmen by the April Meeting.
- Contact with President Brooks during school breaks and holidays for extreme emergencies will go to Michelle Brooks at 727-743-6758. Additionally, it was suggested that Todd create an email account that is separate from his personal account to keep FECA matters from getting intermingled with School related ones.
- According to Robert's Rules of Order the motion to accept as written and approve the minutes must be two separate motions. The Secretary will follow this protocol in future.

Board Committee Reports:

Nominating Committee – Don Lemmon

- Don will be replaced by Betsy Morgan as Nomination Committee chair because Don's board membership is up for renewal in 2026. Don is the only member up for renewal in 2026.

Newsletter – Kathy O'Leary

- Newsletter will go out on May 3rd. The deadline for information and articles is April 20th. Sabrina Hackett has joined the newsletter committee.

Website Administration – Kelly Dixon

- NONE

Yard of the Season – Kelly Dixon

- There were no nominations received. Kelly will work with her committee to drive the neighborhood and will make the announcement of winner on or about March 30th.

City Liaison – Betsy Morgan

- Betsy attended the STATE OF THE CITY event at City Hall. The presentation highlighted the extreme hurricane damage and how far we have come with repairs and reconstruction.

Dunedin Golf Course Liaison – Don Lemmon

- NONE

Non-Board Member Committee Reports:

Beautification –

- NONE – Todd asked that suggestions for people to contact for this role be sent to him. Board members commented that there should be symmetry on the Palm Blvd monument plantings.

Todd commented that planting of any long-term growth plants or trees should be passed along to the board for approval before planting takes place. These suggestions will become part of the continuity manual for this committee chair to follow.

Welcoming - Deb Timko

- Todd reported in Deb's absence that 10 bags for new residents are ready for delivery.

Lake Sandra – Dave Lindsey

- The Iris is blooming at the south end of the lake.
- Water quality testing is ongoing.
- Dave continues to pick up stray plants and stuff that rolls to the park edge.

Events – Kelly Dixon

- Garage sale for Spring took place on March 8th
- Spring Fling is April 12th. Kelly has the goody bags, and the bar tender is hired. Lake Sandra Soaker is ready for dousing volunteers and the water will be supplied by Matt Stevens. Kelly is reaching out to the community to solicit volunteers to go under the bucket. Food will include Sub platters from Publix and donations from residents.

Old Business:

- **Martha Donald Grant** - Bill Greenwood reported that all that 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. The attachment is level the monument base structure is not. He will report back at the April meeting.
- **Sprinkler system** - Todd Brooks reported that he will fix the sprinkler line at the Palm Blvd end during Spring break. \$80 extra money for additional donuts for sprinkle heads is in question on the installers' invoice. Todd needs to rotate south Sprinkler head to achieve fuller coverage.
- **BOIR** – Kelly Dixon reported that this is no longer an issue for us as enforcement has been suspended by the state.
- **Maggie the Magnolia Tree** – Kathy O'Leary will come back to the board with cost of a new sign that will include Maggie's name.
- **Spectrum Marketing Agreement** - Todd Brooks asked the board for a decision to seek an attorney review of the contract or to terminate consideration of the offer. After discussion, the board decided not to terminate consideration and not move forward with this offer.
- **Lake Sandra Alligator sign #2** - Derrick Beland will install the sign when the water temperature gets warmer.

New Business:

- **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.
- **Committee Chair reporting Schedule** – Todd Brooks suggested that we adopt a schedule of when committee chairs would report to the board rather than have them all on the agenda for each board meeting. Following a discussion, it was determined that the agenda list for committee chairs will remain unchanged, and no specific schedule for reports will be established.

Resident's comments (post meeting)

Concern about tree stump grinding needs and tree trimming needs resulted in a decision to seek advice from the City of Dunedin Arborist, Rick Warner, and then to proceed as needed to get estimates from Oneil's tree service who did this work for FECA in 2021 at a cost of \$4200. Dave Lindsay said he can offer help with plant recommendations for the beautification committee. Endangered plants should be a consideration if they help to support wildlife. He also mentioned that keeping low branches on trees makes them stronger in high winds. He offered Sherwood Tree Company as an additional company from whom to seek advice and bid for work needed.

Adjournment:

- Motion to adjourn at 8:10 PM was made by Todd Brooks and seconded by Kelly Dixon. Motion carried.

Respectfully submitted by Betsy Morgan, Secretary