

Fairway Estates Board Meeting Minutes – Date: - May 14, 2025 - FINAL

Meeting held at the Dunedin Community Center and called to order at 6:33 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 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 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 checked="" type="checkbox"/> | Dave Lindsey, Lake Sandra Liaison | | |

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

Members/Guests:

Larry Burleson

Residents’ comments (pre-meeting):

None

Officers Reports:

Secretary’s Report – Betsy Morgan

- Motion made by Mary Lyon to waive reading of the April 9th, 2025 **FECA Board Meeting** minutes, 2nd by Todd Brooks. Motion carried.
- Motion made by Mary Lyon to accept the April 9th, 2025 **FECA Board Meeting** minutes “as written”. 2nd by Todd Brooks Motion carried.

Treasurer’s Report – Kelly Dixon

Report Covers April

- An additional \$585 has been received for a total of \$23,920 or 368 Houses representing 71.5% of the community. 4 of the payments were from New Residents so thanks Deb Timko and the Welcoming committee! We are \$455 short of our budget “need” and 17 houses behind the total received in 2024. The Newsletter went out recently but as of this morning no additional funds had been received. Wondering if it would be worth trying to email those who have not paid but have provided an email address to see if they were interested in still supporting the association this year.
- We have received an additional \$130 for a total of \$990 in sponsorship funds for our events.
- Deb Timko submitted receipts for \$30.80 for her welcoming kits.
- The PO Box rental was paid for.
- A roll of stamps was bought for Newsletter.
- Spring Fling – Sandwiches were paid for but the entire budget for the event was not used. \$457 was not used and could be used to cover the budget “shortfall” if needed.
- Routine Watering, Electric, Lawn & Lake maintenance were paid.
- The ending checking and CD balances can be found on the attached Balance Sheet.

Percentage of households paid historically:

○	2025	368 homeowners	71.5%
○	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 Mary Lyon to approve the **FECA Treasurer Report** “as submitted”. 2nd by Matt Stevens. Motion carried.
- There was discussion about sending out an email to the residents we have emails addresses for that have not paid their dues. Kelly will draft/frame the emails and Todd will refine /polish it and it will be sent out to encourage those who have not yet paid to consider still paying their dues.

Vice President’s Report – Matt Stevens

- No report

President's Report – Todd Brooks

- Todd spoke about emails and the historic problems we have had. He reminded everyone when sending communications to all board members and/or committee chairs to please try to always use both our official email addresses and everyone's personal email addresses.
- Todd discussed a concept he heard from his parents and something fun they do in their home city up in Michigan. Residents are invited to decorate Scarecrows for the community and Todd was thinking this might be a neat initiative to bring to Fairway Estates at Lake Saundra Park. The response from the board was favorable so Todd will put something more formal together for the June meeting.

Committee Reports:

Golf Course Liaison – Don Lemmon

- They are starting to hang the historical photos back up and they will be revamping the display cabinets.
- The Donald Ross room still needs to be completed as well.
- Breakdown of golfers – they do not have any data yet on the breakdown of who is golfing, members vs. non-members, instate vs. out of state etc.
- Don is still trying to get with Zach to give constrictive feedback on the restaurant.
- Don is positioning himself to be placed on the City's Golf Course Advisory Board.

Lake Saundra – Dave Lindsey

- No report

Nominating Committee – Betsy Morgan

- Don Lemmon, the former Committee Chair, has forwarded his outline to Betsy.
- Betsy was not present and shared no report with Todd.

Sheriffs – Don Lemmon

Don met with Corporal Travis **Roberts on May 7th** to discuss Traffic Patrol and Other Items.

- The period from Feb 1 – April 30 saw:
 - 123 violations.
 - 14 Citations were written and 109 warnings were given.
 - Of the 14 Citations, 10 were stop sign citations and the other 4 general citations.
 - 30 of the 123 were from Fairway Estates
- Don brought up the issue of Paula Washburn nearly being struck while getting her mail and also the car hitting and dragging the garbage can down the street that was caught on Video.

- The issue with kids driving golf carts, motor bikes, scooters go carts etc, in unsafe and possibly illegal manner was discussed. Most are motorized, not battery powered.
- There was an incident with Cathy Greenwood and Becky Stein approaching young kids driving and the father was following on a golf cart. It got heated.
- We should get names of parents whenever possible and these can be turned over to the Corporal so that he and Don can work together to follow up.
- It was requested that Todd draft an email to notify residents of these incidents and what to do when this type of behavior is witnessed. An immediate call to the Sheriff's non-emergency line 727 – 582-6900 should be made and they will try to send an officer out to investigate.
- Soliciting – there have been many complaints again about door-to-door solicitors and some that have gotten belligerent with residents. Residents should again call to report this to the non-emergency line 727-582-6900.

Beautification – Todd Brooks

Palm Blvd Entry Monuments

The installation of the previously proposed plants is scheduled to happen on Wednesday May 21st at the Palm Blvd Entry Monuments and is being done by Wilcox Nursery.

As Todd is still teaching, he has coordinated with Kelly Dixon to be onsite to supervise the installation. As previously offered, Todd & Kelly will help with the routine watering to get the plants established.

Don Lemmon asked if we should try to solicit others to help with the watering and Todd told him he would get back to him after confirming with the corner residents about the regular irrigation schedule they may have their yards set up on.

Unfortunately, Wilcox informed our private benefactor that they will be unable to provide the routine maintenance hoped for so the benefactor is seeking out other quotes at this time for that work

Yard of the Season – Kelly Dixon

- No report

City Liaison – Larry Burleson

- Larry gave his report on the last DCO Meeting he attended in April.
- During the last meeting they focused on the 131st Anniversary of the Library.
- Larry said at the meeting he sat with a DCO director who talked about the breakfast meetings being at the Scottish American Center now since they had issues with the Highland House and being able to have meetings there. He thought Don Lemmon would be interested in hearing that about the Highland House.

- Larry Burleson has been working with DCO to solve the mystery of why he was not getting emails from DCO. He has been working with Larry Franklin (the DCO member in charge of **emails.**) Apparently, the emails were going to his Spam so it may no longer be a problem.
- Mailchimp can have problems with email groups.
- For the time being no further action will be taken by the Board to address the email issue and emails from DCO will still be automatically forwarded from Kelly Dixon's email address via Mailchimp and Larry might start to get them both that way and now he should also get them to his gmail account.

Events – Kelly Dixon

- **No Report**

Welcoming - Deb Timko

- Deb reported 5 new residents since the last meeting and letters have been sent out. Of the previous batch that was sent out, 7 have not responded but Deb and Dora are sending a follow up letter to let them know we still want to hear from them to get them in the directory and get them the appropriate information about our community.
- Typically, they wait to give the gift bags until after the new resident has responded but they are going to go ahead and drop bags off to those who have not yet responded.

Webmaster – Kelly Dixon

- Kelly brought up the question of whether Larry Burleson and Sabrina Hackett should be added to the website in their roles helping with City Liaison and Newsletter.
- Newsletter is going to let me know if they want to add Sabrina
- For now we are going to wait to add Larry until further discussion with Betsy about if she is officially stepping down from that role or not.

Newsletter – Kathy O'Leary

- Diane spoke on behalf of Kathy that the next newsletter isn't coming out until October. They have their spotlight person picked out.

Old Business:

- **Sarazen Monument** – Matt met with the sign company to install the wedge to make the top of the sign appear more level with the monument and confirmed the job is completed so Kelly can write a check.

- **Martha Donald Grant** – Kelly will provide Bill Greenwood with the invoice and canceled check for payment of the new Brady Entry signs once it has cleared.
- **Open Board Seat** - It is Todd's position to keep the Board Seat Open for now but if any Board Members have a concern with that they should reach out to Todd to discuss.
- **Rebuilding the Lending Library** - The library has been completed but no volunteers have stepped forward yet to paint it. Don has been collecting books left by residents while the library is being rebuilt
 - Don suggested that we have a new dedication sign created to honor Tony Odorisio for building it and the as yet named Artist who paints it.
 - Kelly made a motion to approve spending up to \$50 on the new sign for the book library, Mary seconded the motion. Motion carried
 - Matt will research sign prices
 - Todd will create a social media post to generate interest and Kelly shared the contact information for 2 residents she thinks would be great potential candidates to paint the library.
- **Lake Saundra Alligator sign #2** - Todd has not heard back yet from Derrick about when this sign may go up.
- **Lake Saundra Sign** – The Lake Saundra sign was reattached last month prior to the Spring Fling.

New Business:

None

Resident's comments (post meeting)

Matt Stevens had a little further discussion on Book Library and wondered if we can't find a volunteer to paint the Library if we should consider hiring an artist to paint it. Discussion also included maybe having the neighborhood kids paint it. Todd Brooks also mentioned perhaps having some of his students paint it. First course of action will still be to find a resident artist to volunteer to paint it and see where it goes from there.

Adjournment:

- Motion to adjourn at 7:37 PM was made by Todd Brooks and seconded by Kelly Dixon. Motion carried.

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