

Fairway Estates Board Meeting Minutes – Date: - June 11th, 2025 - FINAL

Meeting held at the Dunedin Community Center and called to order at 6:31 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 |
| <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 Large | <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 type="checkbox"/> Diane Garcia, Newsletter | <input type="checkbox"/> Deb Timko, New Residents |
| <input type="checkbox"/> Dave Lindsey, Lake Sandra Liaison | <input checked="" type="checkbox"/> Larry Burleson, City Liaison |

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

Members/Guests:

Raven Stevens

Residents’ comments (pre-meeting):

None

Officers Reports:

Secretary’s Report – Kelly Dixon on behalf of Betsy Morgan

- Motion made by Mary Lyon to waive reading of the May 14, 2025, **FECA Board Meeting** minutes, 2nd by Don Lemmon. Motion carried.
- Motion made by Matthew Stevens to accept the May 14th, 2025, **FECA Board Meeting** minutes “as written”. 2nd by Todd Brooks. Motion carried.

Treasurer’s Report – Kelly Dixon

Report Covers May 2025

- An additional \$260 has been received for a total of \$24,180 or 372 Houses representing 72% of the community. I did send an email out to people who have paid in recent years that may have intended to pay this year but didn’t. 2 residents responded that they forgot and would pay. Only 1 of them paid. 1 New resident paid as a result of Deb Timko’s efforts. We are 3 under the need for the budget and still 13 behind last year’s total.
- There is a postage increase coming, so I pre-bought the 5 rolls of stamps needed for later this year for the 2026 Annual Meeting and Dues notices
- Larry Bureson was reimbursed \$60 for the DCO annual fee and 2 breakfast meetings
- Peller Print Shop was paid \$3691.50 for the new signs at our Brady entrances, including the wedge for the Sarazen sign. The cancelled check and invoice were sent to Bill Greenwood to submit for the Martha Donald grant.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Our ending checking & CD balances can be found on the attached Balance Sheet

Percentage of households paid historically:

○	2025	372 homeowners	72.3%
○	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”. 2nd by Mary Lyon. Motion carried.

Vice President’s Report – Matt Stevens

- No report

President’s Report – Todd Brooks

- Todd apologized for the lateness of the agenda for this meeting. Summer Vacation has started which means Todd will not likely be checking email daily. Contacting his wife Michelle is still a good option if it is urgent.
- Kelly Dixon inquired about when we should expect the agenda and if he hasn’t sent one out to the Board by Monday a reminder should be sent including reaching out to Michelle.

Committee Reports:

Lake Sandra – Dave Lindsey

- No report.
- Mary Lyon asked if anyone else had noticed any film on the lake. Matt Stevens said sometimes if there was tree work or something being done usually more noticed on the park side of the lake that comes from the south to the north. No one else seemed too concerned overall.

Nominating Committee – Betsy Morgan

- Todd did not receive any other update from Betsy.
- Don Lemmon announced that he would not be seeking renewal of his 3 year term on the Board.

Sheriffs – Don Lemmon

- Don meets with Corporal Travis about every 3 months.
- Sheriff's presence still noted at a variety of times per day
- No real difference noted by Don, people still speed and don't stop.
- Don has suggested it is time to stop writing warnings and start writing tickets.

Beautification – Todd Brooks

- Todd presented an update from the private Endower
- The Palm Blvd entrances have been replanted.
- The Endower has asked for permission to add landscape curbing at the Palm Blvd entry monuments and around the Butterfly garden to create better definition to all landscape areas.
- A motion was made to approve the curbing by Todd and 2nd by Kelly but during discussion, there were too many questions to hold a vote and Todd agreed to withdraw his motion to get answers and an electronic vote would then be held. Questions below:
 - What type of curbing?
 - Would the old curbing currently at the Butterfly garden be hauled away or would the Board be responsible for that?
 - Would there be any risk to the electrical/lighting at the Palm entrances?
- There were also questions about if the Endowment would cover the Brady entrances as well. Todd will clarify that too.
- Vote results should be reported at the September meeting for recording in the Meeting Minutes.

Yard of the Season – Kelly Dixon

- In late August Kelly will begin to drum up interest for the next YOS contest which will happen in September. Dates and deadlines as below:

FALL YOS - SEPTEMBER	REQUESTED	COMPLETED BY
SEPTEMBER		
Nomination Accepted	6th	13th
YOS Committee Judging Done	13th	20th
Top 5 Sent to Residents To Judge	20th	27th
Winner Announced	30th	

City Liaison – Larry Burleson

- Larry sent Todd the report. No one else received it. He inquired if his report should be sent to everyone?
- Todd asked Larry to send it to everyone and to cover all the highlights for the meeting.

City parks office:

- **The Fall Citizens Academy** - is accepting applications through June 20th. 24 applicants will be selected for a nine-week course starting September 2nd.

Economic development:

- **Parking garage** - design is for a precast concrete parking structure to be built at the northwest corner of Douglas and Scotland. The project's going to include 190 parking spaces, EV charging stations, golf cart parking, public art. Slated to begin in early 2026, and finishing in early 2027.
- **The Skinner Boulevard Project** - Constructing two roundabouts at Douglas and Highland, it's going to include 10 foot sidewalks, seven foot wide Bike lanes and mast arm traffic signals (much more sturdy during storms). Project is actually currently ahead of schedule. Expecting it to be open for traffic sometime around October. The city is having Duke energy and other Utilities route equipment underground, making the area a lot nicer. There will be lighting consistent with what is throughout the downtown area.
- **The downtown pocket park** (former city hall site) - Planning to go out to bid this summer.
- **Ocean Optics project** - currently being called the Main Street Exchange, is a mixed use project offering about 35,000 square feet in retail restaurant, market, and outdoor dining, combined with 28 apartments and 40 boutique hotel rooms
- **Flats on Main** - Project is affordable housing, 2 three story garden style apartment buildings for low income individuals. The development consists of 42 one bedroom units and 36, two bedroom units for a total of 78.
- **Main Street Exchange** - Proposed five unit townhome project with a parking underneath.
- **Zul Avenue Rentals** - Proposed 22 short term Unit Rental project.
- **New Largo Medical Center** - On Main
- **New Chase Bank**

- **Causeway Boulevard** - Recently approved mix use project that includes townhomes, a Winery and annexed to the J Hotel.

Parks and Recreation:

- **The Aquatic complex** - In the process of developing a financing plan and while the consultant Barellian associates works on giving us 90% plans and cost estimates prior to review and subsequent advertisement.
- **The Glass Douglass Preserve Phase two** - Going to include a Pier, a kayak launch, Restroom facilities, picnic and shelters, with wildlife observation platform.
- **Edgewater and Weaver park** playground resurfacing projects are nearing completion
- **Highlander Tennis Courts** - Design for refurbishment. Will consist of resurfacing, structural repairs, new shelters, benches, fencing, fabric.

George Ann Bissett from the Dunedin History Museum was there to talk about the museum and all that it offered. Encouraged all to visit.

Special Guest Speaker was Bobby (The Chief) Taylor. Ex NHL Player and current commentator for the Lighting. Funny guy, lots of good stories. No real news though

Events – Kelly Dixon

- Fall Festival will be Sunday Oct 26th
- Fall Garage Sale will be November 8th
- Holiday Party will be December 7th
- More details will be provided in September.

Welcoming - Deb Timko

- No report

Webmaster – Kelly Dixon

- No report.

Golf Course Liaison – Don Lemmon

- Our course is getting recognition about the restoration in several places including in Forbes as well as national events being scheduled.
- Natalie Gulbis from 18 Holes, came out and played and filmed the course. Links here: <https://www.golf18holes.com/dunedin-golf-club/> and <https://www.youtube.com/watch?v=GTBAEATnXdw>
- LPGA event at club on June 9th
- June 16th, the FSGA Boys Jr Championship Qualifier will take place
- June 30-July 1st West Central Chapter of the Dr PGA Championship will take place in the morning both days.
- DGC awarded the Renovation of the Year by Golf Inc

Newsletter – Kathy O’Leary

- Kathy and Diane will be working on the Fall Fairway Focus over the summer. They are always interested in new ideas and open to guest writers.

Old Business:

- **Martha Donald Grant** – Bill Greenwood submitted the invoice and canceled check for the Brady signage last week to Rick Warner, the person in charge with the City of Dunedin. Bill followed up today via text and the department is working on it. Matt asked if planting new trees would be considered eligible for the grant. Bill will check and see and get back to us in September
- **Open Board Seat** - Todd asked if anyone objected to us tabling this until September. Because our Bylaws allow the Board to operate with no less than 4 members (In officer roles) and up TO 5 Directors at large Todd does not see reason to rush to fill the seat vacated by Derrick Beland but understanding Don Lemmon will be vacating his seat at the end of his 3 year term in early 2026 we may want to discuss in more detail in the Fall when we resume meetings.
- **Rebuilding the Lending Library** -
 - Don Lemmon reported that Tony Odoriso completed the construction of the new Lending Library to include painting it and it was reinstalled at Lake Saundra Park. He sent an email out but not everyone got it and Todd wasn’t able to open them.



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- **Lake Saundra Alligator sign #2** - Todd still has not heard a word from Derrick about this. Kelly asked if we should inquire about taking this project over from Derrick so we can close this item out on the agenda
- **Scarecrows at the Park** – Todd brought a few example photos but the concept still needs more fleshing out. Todd waiting on his parents to share more details. They make these scarecrows that line the main road into the town. Structure is basically the same and faces are similar but slightly different just decorated differently. Goal to have them out in October at Lake Saundra Park.

New Business:

- **Memorials (Trees/Benches/Bricks at Lake Saundra Park** - We as a board need to formalize a plan and response when people make a request for a memorial that is fair and equitable to all.

Todd had done some research in the past for brick pavers.....Kelly was able to pull up Todd's prior research on this from Dec 2019 and it there appeared to be no vote or resolution at that time and it was dropped off of the agenda. The board should ponder all of the pros and cons and considerations this summer as there are lots of questions to be discussed and answered. Todd will have more details in September that also includes the current bench sponsors such as What happens when resident that sponsored a bench moves out and it needs to be replaced? There should be some formal agreement with the sponsor on what happens.

Resident's comments (post meeting)

Adjournment:

- Motion to adjourn made by Kelly Dixon and seconded by Matthew Stevens. Motion carried. Meeting adjourned 7:34.

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