

Fairway Estates Board Meeting Minutes – Date: September 10, 2025 ---FINAL

Meeting held at the Dunedin Community Center and called to order at __6:30__p.m by President Todd Brooks.

Unanimous approval to permit recording of the FECA Board Meeting said recording to be retained until the corresponding written meeting minutes are approved. Individuals will state their name when making and seconding a motion. Video Recording is prohibited unless prior approval.

Board Members in Attendance (X = in person -or- BPV = By Phone or Video Conf):

- Todd Brooks, President, Beautification
- Matt Stevens, Vice President
- Kelly Dixon, Treasurer, Events, Webmaster, Beautification/YOS
- Betsy Morgan, Secretary
- Bill Greenwood, Member At Large
- Mary Lyon, Member At Large
- Kathy O’Leary, Member At Large, Newsletter
- Don Lemmon, Member At Large, Nominating, Sheriff Liaison, Golf Course Liaison
- Seat Vacated by Derrick Beland, Member At Large

Non-Board Member Committee Chairs (X = in person -or- BPV = By Phone or Video Conf):

- Diane Garcia, Newsletter
- Deb Timko, New Residents
- Dave Lindsey, Lake Saundra Liaison
- Larry Burleson, City 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 _Kelly Dixon to waive reading of the - **June 11, 2025, FECA Board Meeting Minutes** and 2nd by _Todd Brooks. Motion Carried.
- Motion Made by _Kelly Dixon to accept the **_June 11, 2025, FECA Board Meeting Minutes** “as written”. 2nd by _Mary Lyons. Motion carried.
- Betsy thanked Kelly for stepping into the Secretary role while Betsy was unable to fulfill the duties of that position in May and June.

Treasurer's Report – Kelly Dixon

Note: I have been including a running count of FECA membership throughout the year to monitor participation status:

- **2025** 380 homeowners 74.0% - Five short of last year
 - 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%
- Report covers months of June – August 2025
 - Additional \$520 has been received for total of \$24,700
 - Payments will be accepted until the end of September but any that come in after that will be returned to owners
 - The Directors and Officers insurance was paid and came in under budget
 - The two required bonds were paid and came in under budget
 - Routine water, electricity, lawn and lake maintenance were paid
 - The ending checking and CD balances can be found on the attached Balance Sheet
 - Refer to full reports online.
 - Treasurer's Comments
 - There does not appear to be any reason for the association to increase dues for 2026.
 - Motion made by _Mary Lyons to approve the **June through August 2025 FECA Treasurer Report** "as submitted". 2nd by _Todd Brooks. Motion carried.

Vice President's Report – Matt Stevens

- NONE

President's Report – Todd Brooks

- NONE

Board Committee Reports:

Nominating Committee – Betsy Morgan

- Betsy Morgan had been the replacement for Don Lemmon as Nominating chair, but since Don is not running to renew his term, he can now perform the role of nominating committee chair for the 2026 elections at the annual meeting.

Sheriff Liaison – Don Lemmon

- Don meets about once every 3 months with a member of the Sheriff's department to discuss traffic and any other issues that effect Fairway Estates community.

- There is a new corporal, Blaine Loring, who has taken over the traffic team and that team will continue to monitor the speeding and other violations in Fairway Estates. They are writing more tickets.
- Blaine offered to come to one of our Lake Saudra events with a display of sheriff information and vehicles to acquaint the residents with the close relationship we have built with the sheriff's office.
- The board discussed this offer and will consider moving forward for either the October or December event. Finalization of the plan will be completed at a later date.
- When reporting a traffic violation or speeder it is best to get the license plate number. Without that there is little the Sheriff can do to contact the offender.

Newsletter – Kathy O’Leary

- October 13th is the date for the Fall newsletter.

Website Administration – Kelly Dixon

- NONE

Yard of the Season – Kelly Dixon

- The nomination period is currently running, and the committee will be voting soon to provide a winner by the end of September.

City Liaison – Larry Burleson

- Larry attended the last Dunedin Council of Organizations meeting in May. There were no meetings from June – August.

Dunedin Golf Course Liaison – Don Lemmon

- The Dunedin Golf Club Foundation are raising funds to purchase and install a tall metal clock at the first hole. The Golf Club manager is working with the City of Dunedin to fund the placement of the cement pad and to fund the electricity necessary to run it.
- The Dunedin Golf Club Foundation is running an auction of vintage golf memorabilia as a fund raiser on January 10 and 11, 2026.
- The Dunedin Golf Course received the Renovation for the Year award for 2025 which has given the course both local and national advertising attention.
- Neighbors may notice some additional work being done on the course to correct issues related to sand traps holding water and grass growth issues.

Beautification – Todd Brooks and Kelly Dixon

- In June of 2025, some days after the June Board meeting, the Board of Directors took an electronic vote to approve the placing of new landscaping curbing. Voters for the project

included: Kelly Dixon, Bill Greenwood, Don Lemmon, Betsy Morgan, Matt Stevens, and Todd Brooks.

- Kelly is the benefactor who funded the monument and curbing landscaping, and she has been maintaining the monuments herself. If someone in the community wishes to assist her with this ongoing work, they should contact Kelly.
- A committee will be formed to create a standard of practice and consistency for what is permitted to be planted or placed on the property (example: memorial benches) and for maintaining the grounds which are owned by the Fairway Estates Community Association. This document will become part of a Continuity Manual for the Board of Directors which is being created by President Todd Brooks and his committee chairs.

Events – Kelly Dixon

- Fall Festival – Sunday October 26, 2-5 PM
 - Photo booth
 - Costume contest
 - Chili Cookoff
- Yard Sale – Saturday November 8
- Holiday Party – Sunday December 7, 2-5 PM

Non-Board Member Committee Reports:

Welcoming - Deb Timko

- The committee is all caught up on new resident contact and is working on a new presentation package.

Lake Sandra – Dave Lindsey

- Dave was not in attendance, but he had reported earlier to Todd that he is pleased with the way the lake is thriving with the plantings and the water testing.

Old Business:

- Filling the Board seat vacated by Derrick Beland - **Todd** Brooks
 - Todd identified two committee chairs who would like to be considered for seats on the board of directors. Deb Timko and Larry Burleson. Deb declined to put her name forward in favor of choosing Larry.

MOTION: Mary Lyons made a motion to select Larry Burleson to replace Derrick for the remainder of Derrick's 3-year term which ends in 2028. The motion was seconded by Don Lemmon. Motion Carried.

- Martha Donald Grant Application status – Bill Greenwood
 - Bill reported that the delay in reimbursement of approximately \$1400 from the city of Dunedin for the Sign replacement at Sarazan and Mangrum was due to miscommunications with Mr. Warner who oversees the grant assignment program for

the city and was new to that position this year. Bill Greenwood will follow Mr. Warner's instructions to resubmit our application after October 1st so that it hits the 2026 budget as it did not get funded under the 2025 budget. Mr. Warner by email assured Bill that we will receive reimbursement.

- Lake Sandra Alligator sign - Todd Brooks
 - Todd reported that Derrick Beland expects to have the sign installed in two weeks. Derrick is waiting on the purchase of a specific type of signpost that will withstand the elements better than the last one.
- Scarecrows at the Park - Todd Brooks
 - Todd is creating a scarecrow for outside display and is encouraging other residents to do the same and to place them at the park to celebrate the fall season.
- Memorials at the park – Todd Brooks
 - A committee was formed to create rules for the application for memorials or bench installment at the park. This application will contain a set of regulations that must be followed to keep the number of benches limited and the expectation of funds from the donor for installation and future maintenance of the bench. Mary Lyons, Kelly Dixon, and Todd Brooks are the current members of this committee.

New Business:

- Tree trimming at the park – Matt Stevens
 - Matt met with the city arborist this summer. The arborist did not specify any exact limb that needed to be removed but recommended a general cleaning of dead limbs. "Overall, the trees look healthy but need to be trimmed." Based on the amount of dead limbs in the trees Matt requested and received a quote from Absolute Tree Service to clean up and thin out dead limbs and remove debris. Matt asked Gene of Absolute what if our budget is not sufficient to cover cost of the quote. Gene responded that they would reduce the amount of work down to the priority limb removal until funds to the available funds or do a section of the park at a time. He advised against the second option as it might have dangerous limbs in place in other sections.
 - As background on previous tree trimming, we received three quotes in 2019 from Stevens \$4000, Boens \$2500 and Absolute \$2000. As Absolute was then the lowest, I asked them for a current quote. They are scheduling about 3-4 weeks out from the date of any order. The total of the bid came in at \$4000.
 - Matt in his submitted report made a motion to Secure Absolute to do the work within our 2025 budget. That motion was not seconded and was not carried forward.

MOTION : Mary Lyons made a motion which was second by Todd Brooks to hire Absolute Tree service to begin the tree work within our 2025 budget. The motion was defeated.

- After discussion of the board, it was decided that we would wait until next year to fund the 2026 budget for this tree work and get it done in January.

- Pulos Memorial Bench - Todd Brooks
 - Todd received a request from the Pulos family to install a memorial bench at the park for their mother who resided in Fairway Estates since 1977. As discussed earlier in the meeting there is a need for a set of rules to govern memorial benches, and a committee has been set up to do so. Todd will communicate with the Pulos Family about this process so that when the committee has finished its work, he can address their request with certainty about how such a request can be met.

- Annual Meeting Guest Speaker – Todd Brooks
 - Betsy Morgan will contact Dunedin’s Mayor Moe Freaney and report back to the board in October.
 - The Sheriff’s office is a second option for a speaker.

- Annual Meeting Location – Todd Brooks
 - Todd will contact Zach Feinstein at Highland House about having the meeting there.

- WOW Agreement – Todd Brooks
 - Wow has approached Todd with another offer of funds to allow them to be the selected internet provider for Fairway Estates advertising at resident events like those at Lake Sandra if they reach a certain percentage of business from our residents. We refused a similar type of offer from Spectrum last year that had no requirement for usage percentage due to concerns about the legal issues such an agreement could create for the board and the community.
 - Todd asked if he should refuse such offers in future without involving the board, but the Board felt Todd should continue to bring any offers to the board for final decisions.

Resident’s comments (post meeting): NONE

Adjournment: Meeting adjourned at _8:16 p.m.

Exhibit A
TREE BID

ESTIMATE



Prepared For

Fair Way Estates/Matt
Palm Blvd
Dunedin , Florida 34698
(937) 825-4290

A Abco Tree Services

1611 Cardinal Dr
Dunedin, Florida 34698
Phone: (727) 482-8597
Email: Lbcarma@gmail.com
Web: absolutetreetrimming.com and TreeCology.us

Estimate # 42621
Date 08/18/2025
Business / Tax # 47-3154835

Description Total

Please Read. \$4,000.00

***Please read the scope of the work described in this Estimate after you read it, if anything is missing, don't sign the contract and call Gene to correct the issue.

This job description is the *work that our company will perform for the price quoted. Any additional work outside the scope of the work described within this estimate will result in an upcharge, with *no Exceptions.

By signing this estimate, you agree to these terms as described.
Thank you.

DETAILS OF THE WORK TO BE PERFORMED

1. **Only the work on this list will be performed for the price quoted, any ad-on will be an upcharge, with no exceptions so please ask the price before you add anything to your job *as it Will be added to the total at the time of payment.
An employee can't authorize any extra cuts or work to be added to this job, only Brett Or Gene can give you the price and authorize the work.
2. Workers' compensation & General Liability provided - see attached.
3. See the pictures for a partial description of the work.
4. All related debris will be removed unless otherwise stated.
5. Elevate the perimeter or the tree except over the water, and remove the large deadwood.

Subtotal \$4,000.00

Total \$4,000.00

PLEASE READ

*INSURANCE

*All Employees are covered with Workers Compensation for any injury.
For Your Protection, Your Property Is Covered With One Million Dollars Commercial General Liability insurance for any damage, except irrigation lines and heads.
We have included copies of both insurances for your peace of mind.

*ACCEPTANCE

To move forward with this estimate, click on the View Estimate tab to open the estimate and, at the top right of the page click on the sign here tab and type in your name. The last thing, call Gene Weldon at 727-482-8597 to be put on the schedule. Thank You. SENDING A EMAIL OR TEXT WILL NOT GET YOU ON THE SCHEDULE.

* FYI - BUYER BEWARE* Any tree service that you consider should provide you with Both types of valid insurance. While some companies are exempt from having to carry workers comp insurance YOU ARE NOT if someone gets hurt on your property YOU ARE LIABLE if there is no workers comp, so do your due diligence!

\$\$ PAYMENT - THERE IS NO MONEY UPFRONT, AND YOU PAY UPON COMPLETION AND SATISFACTION!

\$ Please speak to Gene about how to make your check out

\$\$\$ Payment due upon completion and any invoices not paid or postmarked within seven days of Completion will be charged an additional 10% Late Fee of the overall total.

\$ We accept major Credit Cards, a fee of 3.5% will automatically be added.

\$ CREDIT CARD PAYMENT - Please call Brett Clark at 727-789-4500 to pay with a credit card.

*Our company is not responsible for damage to underground irrigation caused by operating the stump grinder, We will take all Preventive measures to try and keep this from happening.

*Our company will keep an open line of communication and update you with any changes to the scheduling of your project. Please keep in mind that due to the nature of our profession and the weather in Florida, the schedule of your project is subject to change and your patience and flexibility are much appreciated.

**Our company reserves the right to cancel this contract at any time.

*All questions regarding the scheduling of your project should be directed to Gene Weldon at 727-482-8597

Exhibit B

Timeline of Martha Donald Grant Application

BRADY SIGNS

10-1-24 Matt email to Signs USA Re. Quote

NOV 24 - Waiting for QUOTES!

1-17-25 Sent application

Quote	Peller Print	12-30-24	\$ 3424
	Signs USA	1-8-24	3582
	Fast Signs	12-24-24	2817

1-26-25 Emailed application

1-27-25 Warner says misprice OK \$3424

1-9-25 Peller Print Invoiced 3692

5-14-25 Peller invoice paid - \$3692

6-4-25 Sent reimbursement form

6-11-25 R Warner acknowledges receipt

6-12-25 R. Warner approves 50% of Low Bid from Fast Signs $2817 \times 50\% = 1408$

6-13-25 R. Guilfoile informs Warner that NO FUNDS Remaining in Budget for 2025

6-16-25 Greenwood ~~to~~ email Warner that no application acceptance ever made / Funds should have been allocated in January

6-18-25 Warner says to submit after Oct 1

At Least getting \$1400