

## **Fairway Estates Board Meeting Minutes – Date: October 8, 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
- Larry Bureson, Member At Large, City Liaison

### **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

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

NONE

### **Members/Guests:**

Derrick Beland

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

Derrick reported that he reinstalled the second alligator sign. He commented that the butterfly garden and the tree signs for Maggie-Bob look good

### **Officers Reports:**

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

- Motion made by \_Kelly Dixon to waive reading of the **\_September 10, 2025 - FECA Board Meeting Minutes** and 2<sup>nd</sup> by \_Mary Lyon. Motion Carried.
- Motion Made by \_Kelly Dixon to accept the **September 10, 2025 - FECA Board Meeting Minutes** “as written”. 2<sup>nd</sup> by \_Kathy O’Leary. Motion carried.

- **Secretary Comments:**

- a new version of the September minutes was sent by email to the board with a change in the formatting of the attendee list from two columns to one line for each member or committee chairman. The remainder of the text of the minutes remained the same as was accepted by the two motions above.

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

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

○	<b>2025</b>	<b>380 homeowners</b>	<b>74.0% - Five short of last year</b>
○	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 month(s) of September 2025.
  - No additional money has been received since the last board meeting and any funds received for the remainder of the year will be returned to the owner per FECA policy. A total of 24,700 or 380 houses representing 74% of the community paid this year. We were \$325 over budget by 5 homes, but we will end the year 5 houses short of last year.
  - Routine Watering, Electric, Lawn and Lake maintenance were paid.
  - Our ending checking and CD balances can be found on the attached Balance sheet.
- Refer to full reports online.
- **Treasurer's Comments:**
  - In preparation for the discussion on Tree Trimming costs and our annual budget line item for "contingency reserves" Kelly put together some numbers to show year end balances for Fairway Estates prior to establishment of the contingency reserve and in all years since. From 2015-2019 the year-end balance for FECA ranged from \$12,400 to \$14,700. In the years since the reserve was intentionally increased it has ranged from 17,000 to 19,400.
  - Question was raised by new Board Member Larry Burleson about what our goal was in establishing reserves and what the target amount was. Kelly explained that it was the goal of the board to ensure we had enough to essentially cover the costs to maintain and replace as needed the items that must be tended to by the board and also to have enough on hand to cover a major catastrophe where we take a hit from a hurricane and are faced with the cost of major tree trimming or even removal to the tune of many thousands of dollars. Matt Stevens chimed in to confirm his agreement and understanding as well and mentioned part of this also came to be during the discussion of revitalization of our Deed Restrictions in 2018 and the threat of legal defense etc.

- ⊖ Kelly created a spreadsheet to allow her to quickly see at a glance the big ticket items meant to be covered by the contingency reserve in terms of when they were last done and what the cost was.
  - Deb Timko, New Residents Committee chair and Dave Lindsay, Lake Management Committee chair still have unused funds from the 2025-year budget.
  - Kelly will buy stamps on this year's budget for coming needs for Newsletter that will extend into 2026.
  - Kelly asked all committee chairs to send her their budget projections for the 2026 budget prior to the November meeting so she can include them in the first draft of the 2026 budget. If nothing is submitted by committee chairs, last years budgeted amount will be used for 2026
- Motion made by\_ Mary Lyon to approve the \_October 10, 2025, **FECA Treasurer Report** “as submitted”. 2<sup>nd</sup> by \_Kathy O’Leary. Motion carried.

**Vice President’s Report – Matt Stevens**

- NONE

**President’s Report – Todd Brooks**

- Todd sent out to board members email invites to a group email system used through his High School account. He was testing to see if we could use that system to have a group email available for board members to communicate without having to write in individual emails when sending messages to all. There was no clear decision about using this account from the discussion that followed his presentation of the idea. Main concern was that if Todd is no longer a board member his personal account would no longer be available to the board for use. Kelly confirmed that she did NOT get this email from Todd via this system, and she expressed concerns about using such a system.

**Board Committee Reports:**

**Nominating Committee – Don Lemmon**

- Don will request an email and article in the coming October Newsletter to alert residents that we are seeking involvement on the board from interested parties. The message encourages resident participation to have a better understanding of what the board does for the community and to help in various ways with that work.

**Sheriff Liaison – Don Lemmon**

- Larry Burleson will be taking on the role of Sheriff Liaison after the 2026 Annual meeting. In the meantime, he will attend meetings with Don when Don meets with the sheriff’s deputy.
- The Sheriff department will be displaying two of their work vehicles at the Fall Festival and Deputy Maddox and Deputy Shorts will be there to provide information and to answer questions. We will need to block off space along the street for safe access by attendees.

### **Newsletter – Kathy O’Leary**

- Kathy is sending out a draft of the newsletter to the board members for review. The Newsletter is scheduled for distribution to the community on Wednesday October 15.
- Kathy asked for recommendations of residents who might be of interest for the newsletter spotlight section for coming months.

### **Website Administration – Kelly Dixon**

- Kelly made several changes to the website to show the committee chairs headed by Don Lemmon, Larry Burleson and Betsy Morgan correctly. She also reactivated some broken hyperlinks.

### **Yard of Season – Kelly Dixon**

- The winners of the Fall Yard of the Season are Terry and Brenda Saturday of 2130 Mangrum Drive. Official Committee Judges were Susan Romei, Deb Timko, Derrick & Nicole Beland and Kelly Dixon. One additional vote was also added to the official judges’ decision as a result of votes from the residents of Fairway Estates
- Kelly will be shortening the public voting time for the Winter Yard of the Season to give more time for the winners to be photographed and interviewed before Christmas

### **City Liaison – Larry Burleson**

#### **City Report: (Mayor Maureen Freaney)**

- Skinner is totally open for business. Still some landscaping to be finished. Roundabouts have 20% less chance of accidents. Completed 5 months early.
- Final public hearing on the budget is coming up on Tuesday. It's a balanced budget with reserves over the 15% target level. It keeps the mil rate remaining at 4.1345 mils, where it's been since 2016.
- City still expecting to get a lot of reimbursement from FEMA. Factors in the budget include inflation, labor costs (60% of the budgets), health care costs, etc. A large capital expense for the coming year is the Highlander Pool complex.
- Continuing to look at the parking garage for downtown, and critical infrastructure,
- Restoration of the Marina is a slow process, but it is high on the agenda.
- Overall citywide recovery continues.
- The second reading of the historical preservation ordinance will be on October 9th. The purpose of the update of the historical preservation is to simplify the process for those that voluntarily made their home historical.
- The city will be taking over the Mardi Gras celebration for this year only to avoid it going away. The city will take over doing the parade and then handle some costs. Other parties will do the street festival and all the alcohol.
- Next year is the 50th year of the Toronto Blue Jays franchise and it'll be 50 years with spring training,

**Sponsor: GFWC North Pinellas Woman's Club (Lois Larsen)**

- There are 50,000 members nationwide. The one for Pinellas County began in 2002. In 2024 alone members contributed more than 22,000 hours in volunteering in our community.
- For 2025 partner sharing with a rotary Club and the Public Library to distribute more than 1,000 free books to underserved families; this month, joining with the library in promoting their library card campaign.
- Members are also supporting the friends of Hammock Park. Volunteer with friends of the Island Parks and help clean up and maintain a part of the Pinellas trail and intercoastal islands.
- Partner with Keeping Pinellas beautiful efforts.
- Caring for families here in Dunedin by creating NICU journals for parents of babies at the Dunedin Hospital. Volunteered for the Dunedin Theaters fundraising events.
- Mentoring students at San Jose Elementary. Awarded \$2,000 grant to the library for middle school robotics program. Hosting our 49th annual Christmas Under the Oaks Holiday Market on November 9th at the Drew Street campus of St. Pete's College.

Sponsor: Lotz of Blessings - Heather Lotz

- Their Mission is to get youth engaged in giving back to the community but also teaching them life skills that will ultimately make them better humans. Began in 2018. Their Projects include packing over 200 snack bags every week that they deliver into the Pinellas County school system for children who may have food insecurity or not have food on the weekends. Provide a group of Student Advisors made up of 29 children between the age 10- 13 who help find opportunities to help others and to do fund raising. The biggest item this year is Mary Market. Helping families shop for children at the end of the year who might not be able to do so in a way that they can provide a great Christmas or a great holiday.

Program Presentation: Hurricane Awareness (Spencer Shaw)

- Spencer covered a lot of material focusing on the 3 storms last year and the differences/impacts of each. The first part of his overall message was that we are not out of the woods yet last year at this time we did not yet experience Helene or Milton. Debbie was only a minor hurricane. The main focus though was on this year's preparedness theme: **Ready, Set, Protect!**
- **Ready:** Know your risks. Dangerous winds, life threatening storm surge and flooding. Know the storm strength resistance of your type of home construction. Obtain hurricane supplies. How will you operate medical devices? Have a plan and review it regularly.
- **Set:** Secure your home and property (Anchor, Brace, Cover, Strap). Know your Shelter Options. Evacuate from designated Flood zones.
- **Protect:** The storm is here. Shelter in Place (move to a center location in your home). After the storm, there will be hazards everywhere. Do not venture out unless absolutely necessary. Treat inoperable traffic lights as 4 way stops. Stay away from flood waters. Follow City notifications/Websites. (For questions during an emergency, call the County Information Center which is staffed 24/7 by County employees) Call 911 for life emergencies only.

Dunedin Golf Course Liaison – Don Lemmon

- Don will remain as the Golf Club Liaison when he goes off the board in February until someone else in the community wants to take over.

### **Beautification – Todd Brooks and Kelly Dixon**

- No plantings will be done for fall season. Poinsettias will be planted for winter season.
- Bald spots on lake side of butterfly garden will be filled.
- Last Spring when the Board agreed to accept the offer from the Private Endower, they also agreed to provide the endower with the 2025 budget as credit towards what the Endower was investing in. Kelly Dixon, who has since been revealed as the Private Endower, paid for all of the new plantings at the Palm Blvd entrances, new plants at the butterfly garden and all of the new landscape curbing, she will be reimbursed from the balance of the beautification budget in December after the cost of the poinsettias and backfilled plants at the butterfly garden are accounted for.

### **Events – Kelly Dixon**

- Kelly had to order new Fall Festival event signs. Old ones were in poor shape and last year one disappeared.
- Fall Festival is Sunday October 26 - 2-5 PM. The photo booth and costume contests will be back and she and Todd hope to have enough interest for the Chili & Cornbread Cookoff. Kelly worries that the Dunedin Goes Carting Halloween Parade that night might draw some folks away from the event earlier than usual and it may be worth adjusting to an earlier start time next year.
- November 8 – Garage sale. The City of Dunedin has started more rigorous enforcement of the sign ordinance even on the weekends so directional signs will not be put out at Alt 19 and CR1 as in years prior. Kelly will send out an email advising those who wish to participate to place their own signs in community AT THEIR OWN RISK.
- Holiday party is Sunday December 7 - 2-5 PM. Santa and the photo booth will be the feature attractions.

### **Non-Board Member Committee Reports:**

#### **Welcoming - Deb Timko**

- All new residents who have moved in have been contacted. Those still working on remodeling their homes will be contacted after they move into their homes.

#### **Lake Sandra – Dave Lindsey**

- None
- Board members commented on the grass being too high on the edges for the lawn lady to cut effectively. Also, a sapling is growing in one area of Dave's plantings. Todd will give this information to Dave.

### **Old Business:**

Martha Donald Grant – Bill Greenwood

- Bill emailed a new application and message to the City Arborist who handles this grant process and expects we will receive the funds promised. We may not receive funds until next year.

Lake Sandra Alligator sign – Derrick Beland

- Sign has been reinstalled and looks good.

#### Pulos Memorial Bench request – Todd Brooks

- MOTION: Todd Brooks made a motion to allow for one new bench to be added to the park. Motion was seconded by Matt Stevens. Motion not carried.
- Discussion during the motion included the need to create a set of rules relating to memorial benches and an application form before determining how many benches could be allowed and who would be eligible to pay for a memorial bench and its future maintenance and what style of bench could be installed. Additionally, it needs to be determined what happens if a donor reneges on maintenance payments when notified of such need. Another topic brought up during discussion was should we consider other types of memorials like donated trees and create a set of rules to follow for those.  
It was also brought up that the point of the previously created committee of Mary Lyon, Kelly Dixon and Todd Brooks was to come back to the board with a draft proposal of rules to govern the placement of memorial benches so as not to take so much time discussing options at the Board Meetings.
- After the vote, Todd asked anyone interested in joining the committee for a visit to the lake to look at locations and further discuss the project of creating a Rule Book.
- Todd suggested that we might consider creating a brick pathway around the Lake Sandra sign and sell memorial bricks. The board would need to investigate cost, and construction needs to move forward on such a project.

#### Tree Trimming at the park – Matt Stevens

- After looking over the previous years' costs for tree trimming the board agreed that Matt should seek a bid from Oneil's Tree Service to compare to the one for \$4000 from Absolute Tree service. We will wait until after hurricane season to proceed with the work.

#### Annual Meeting Guest Speaker – Betsy Morgan

- Mayor Moe Freaney is confirmed as the speaker. She asked for a list of topics of interest to the residents. Board will create such a list at the November meeting. Betsy will ask Moe if she wishes to bring any heads of departments with her like Jennifer Bramley did 2 years ago.

#### Annual Meeting location – Todd Brooks

- Todd has attempted to reach the manager of Highland House but has not heard back. Betsy suggested that he contact Zach Fienstien directly through his office on Highland Ave.

#### WOW Agreement – Todd Brooks

- MOTION: - Betsy Morgan made a motion to refuse the WOW offer. Motion was seconded by Kelly Dixon. Motion Carried.

#### Scarecrows at the Park – Todd Brooks (tabled)

### **New Business:**

NONE

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

Diane Garcia – Who is going to decide who gets the right to donate a memorial bench or tree? She expressed that she is not in favor of continuing with allowing more memorials.

Matt Stevens - Matt asked if anyone had seen alligators in the lake. No one had.

Derrick Beland - Relating to funding our budget reserve Derrick commented that a standard he has experienced with other boards is 3- 6 months of expected expenses. He commented on how very slippery the edges of the lake are. He also mentioned that for future events we might consider having EMTs come like we are having the Sheriff Dept at this year's Fall Festival. Lastly Derrick told Matt that he had more reasonably priced tree service options than the two mentioned in the Tree trimming report and would send them to Matt.

**Motion to Adjourn:** Motion made by Todd Brooks to adjourn the Meeting and seconded by Kelly Dixon. Motion Carried. Meeting adjourned at 8:18 p.m.

Minutes Respectfully submitted by Betsy Morgan, Secretary