

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

Meeting held at the Dunedin Community Center and called to order at 6:30 p.m. by Vice President Matt Stevens.

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 Burseson, 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 Sandra Liaison

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

NONE

Members/Guests:

NONE

Residents’ comments (pre-meeting):

Mary Lyons brought to the Board’s attention a false Community Association notice that was posted on her neighbor’s door. Online research by Kelly Dixon during the discussion of this issue showed that the notice was based on rules of a different association than ours. The rules quoted were from an HOA in Oregon. The Board recommended that Mary tell her neighbor to just ignore this notice and that The Board is unable to discover who sent this notice.

Officers Reports:

Secretary's Report – Betsy Morgan

Betsy Requested a motion to waive the reading of November 12, 2025, Minutes.

MOTION: Motion was made by Kelly Dixon to waive reading of November 12, 2025, FECA Board Meeting Minutes and 2nd by Mary Lyon. Motion Carried.

Betsy requested a motion to accept the minutes as written.

: Motion Made by Kelly Dixon to accept the November 12, 2025, FECA Board Meeting Minutes “as written”. 2nd by Kathy O’Leary. Motion carried.

Secretary Comments:

Betsy thanked Board members who replied to her email of the Draft Minutes. She counts on their input for accuracy of the minutes.

Treasurer's Report – Kelly Dixon

- 2026 New Count will begin at January Meeting
 - 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%
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- Report covers month(s) of November 2025
 - No additional money was received and any additional funds presented for annual dues payments 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 (5 homes) but we will end 2025 year 5 short of last year.
 - The envelopes for mailing the annual meeting and dues notices were bought
 - Postage was bought to use the balance of the budget for Newsletter; a full roll was bought and the excess not used for Newsletter was charged to the account for annual dues notices.
 - Deb Timko was reimbursed for additional welcoming kit expenses.
 - Poinsettias were purchased as part of Beautification for \$160.24.
 - Committee Chairs are asked again to review their remaining budget and submit receipts for expenses no later than the December meeting. Funds leftover in their account do not roll over to them for future use. Excess funds roll to the general contingency fund.
 - Routine Watering, Electric, Lawn & Lake maintenance were paid.
 - Our ending checking & CD balances can be found on the attached Balance Sheet

Refer to full reports online.

- **Treasurer's Comments:**

This year we have a surplus net income of approximately \$3000 due to generous donations and funds from Martha Donald Grant. We can use that to cover the donation to the Sheriff Office and other items like the permanent signage for the Magnolia tree before the end of the year. Paying a deposit on the tree trimming work could also use a big portion of the income. Any unspent funds will go to the Contingency Reserves. Water Bill will be increasing to \$65 a month for 2026. The discussion was tabled until the end of the meeting for suggestions of items that could be addressed using the surplus. Kelly Dixon presented the 2026 Budget for consideration. The final Minor changes for the Budget will be voted on at the January Board Meeting. No need for an increase in dues for 2026.

MOTION: Motion made by Betsy Morgan to approve the 12/10/2025 FECA Treasurer Report "as submitted". 2nd by Mary Lyon. Motion carried.

Vice President's Report – Matt Stevens

- NONE

President's Report – Todd Brooks

- Matt Stevens was acting for President Todd Brooks as chair of the December Board Meeting. There was no Report.

Board Committee Reports:

Nominating Committee – Don Lemmon

- Derrick Beland has put his name forward for a 3-year Board Member term and will be on the slate of Board Member nominees presented at the Annual Meeting in February 2026.

Sheriff Liaison – Don Lemmon

- Don Lemmon and Larry Burleson will meet with Sheriff's representative on December 12, 2025, and Larry will report the results of that meeting at the January 2026 Board Meeting.
- Matt suggested that the Board approve a \$100 donation to the Charity of the Sheriff's choosing in the names of and in thanks to the two officers who brought vehicles for display at the Fall Festival. A note of thanks has already been sent by Don.

Dunedin Golf Course Liaison – Don Lemmon

- Don had no report but reminded the Board that the Golf Club fund raising auction will be held January 10th -11th. Don, Diane and Kathy have a meeting set up with Manager of Highland House. Don will continue as Golf Course Liaison after his board term expires in January.

Website Administration – Kelly Dixon

- NONE

Yard of Season – Kelly Dixon

- December 13th the request for nominations will be sent by email to residents to nominate homes and signs will be placed at monuments. The committees drive by will be done between the 16th-18th of December. The Resident's vote will be open from 19th-20th of December and the winner will be announced on December 23rd. To be eligible to win the resident must be current on their dues and have not won in the past 3 years.

Beautification – Todd Brooks and Kelly Dixon

- Kelly bought Poinsettias cost \$160 and paid for them from the budget. She is letting the Poinsettias stay in the ground to see how they grow.

MOTION: Motion to reimburse Kelly \$589.76 for what she had spent to re-do the monument plantings and add plants.

- The Butterfly Garden still needs attention, and Kelly will do more planting after the new year.
- Brady entrance Beach Sun flowers are too weedy and needed cut back and smaller beach sun flowers will be bought to add to the plantings.
- The Curbing company that installed curbing at the corner of Palm and Burke at Janiga's house is no longer in business. It appears that the material may have been of an inferior quality and has been damaged most likely by the mowers. We will need to redo the curbing. Kelly has curbing to be done at her house and will get that company to take care of new curbing at the Palm and Burke monument.

Events – Kelly Dixon

- The Holiday Party had to be postponed due to rain until the 14th. The man who plays Santa is unable to attend but another neighbor's son was willing to take the role and his mother bought a Santa suit.

MOTION: Kelly Dixon made a motion to reimburse the mother for up to \$150 for the suit and the suit will become the property of the Fairway Estates Community Association. Motion was 2nd by Mary Lyons. Motion Carried

- Goody bag contents and gift cards for contest winners cost \$298.83

MOTION: Kelly Dixon made a motion that she be reimbursed for \$298.83. Motion was 2nd by Betsy Morgan. Motion Carried.

- Photo booth will be there, and Pam will be tending bar. Kelly will order fewer Pizza's this year due to expected lower attendance due to change of date.
- March 14th is the Spring Garage Sale
- March 28th is the Spring Fling

City Liaison – Larry Burleson

Larry Attended the Dunedin Council of Organization meeting December

Christmas program featured the Choral group from Dunedin High School. No regular agenda was followed except for the County Report: Commissioner Dave Eggers

- State asked that metropolitan planning organization merge to maximize Federal and state money for infrastructure, etc. That is going well.
- Currently we are considered a debt free county. With interest rates low as there are, it doesn't make sense to our commissioners not to use them for intergenerational projects. For example, the county is building a state-of-the art campus east of 19 on Ulmerton road. It will contain a judicial building, an administrative building, and a building services building. For this large expenditure they plan on utilizing the current low interest rates to spread payment over several generations.
- Next year, Dave Eggers will be the chairperson for the County Commissioners.
- Dave mentioned a company called infinity (builds electrical boxes, etc, ???). A young startup that is doing well that looked to the county for additional resources as they had just landed a 40 million contract. The county is assisting them with identifying individuals what will be moving from lower paying jobs to higher paying jobs.
- For our industrial properties, the state presses for additional housing, while the county's priority is to focus on attracting business for jobs that will allow folks to live here.
- Along the same lines, the county is working with our universities to insure we have the technical schools needed to support industry.
- Dave mentioned that our Trail is probably our 2nd most important asset just behind our beaches and some of our museums. Under Tourism development Dunedin is always mentioned prominently.
- Dave mentioned the impact of showing our Canadian Snowbirds hospitality. One way was opening our stadium up for the playoff events. It is the little things that make a difference.
- Dave mentioned how our county self-funded the renourishment of our beaches. They are not wider and whiter. This was done purely be bed tax. Our 50/50 relationship with the Corp of Engineering is absent currently, but they are working to get it back.
- Dave mentioned a Dunedin Causeway project. Initial studies have been completed, but no money has been found. 2 applications for funding have not been acted on yet. There

is a resiliency study due in the spring. There is some working being done on the south side under the Causeway Management plan

- Plans for changes on the intersection of Curlew and Alt 19 have been completed. Construction to begin in the Summer of 2026.
- Looking at the Merger point on 580 at the intersection of Main/Bass.

Lake Sandra Memorials – Todd Brooks

- Matt Stevens reported in Todd's absence that the Memorial Committee met and discussed the idea of memorial options at Lake Sandra Park. They concluded that this would not be in the community's best interest and we should not proceed with a memorial plan. The 4 existing benches will remain. The committee will talk individually to those 4 who donated the original benches to establish a document for each person describing who will be responsible for the cost of future repairs or replacement to keep the memorial name on the bench. These agreement documents will be attached to future minutes as they are received.

Welcoming - Deb Timko

- NONE

Lake Sandra – Dave Lindsey

- Dave was not in attendance but sent his report that he removed invasive plants along the shore and took samples of the water to be sent for testing.

Newsletter – Kathy O'Leary

The next newsletter will be out in the middle of January. Any content submissions must be in by January 2, 2026. Kathy O'Leary, Diane Garcia and Don Lemmon met with the Manager of the Highland House to find out what is going on at the Highland house and discuss ways that the Board can cooperate with the management to help increase neighborhood awareness of what events are happening there. The Manager seemed pleased by our offer of help, but no specifics have come back to the committee. He mentioned that the Feinstein Group although highly successful in other types of restaurants, had never run a golf course restaurant before, so they have a learning curve. The Highland House will be offered the opportunity to purchase a separate ad for the upcoming directory for 2026.

Old Business:

- **Order of the Agenda** Items Betsy requested that the Order of the agenda for Committee reports stay static to allow Minutes as submitted for December, that would be very helpful. Secretary to save time when writing them. If the agenda order could mirror the order of the Minutes format for December 2026.

- **Martha Donald Grant Application status** – Bill Greenwood – Reimbursement has been received
- **Tree trimming at the park** – Matt Stevens
Matt has not reached out to anyone else for additional quotes but will do so after the new year.
- **Annual Meeting Guest Speaker** - Betsy Morgan
Betsy will edit the list of topics for Mayor Freaney and send copies to Todd and Matt. Remove the dog park item. Make sure that topics not under the control of the City be addressed as “Is the City involved with State and Local authorities about items not under City’s control”.
Add Gladys Douglas Park
- **Annual Meeting Location** – Don Lemmon/Kelly Dixon

Highland House has been reserved
- **Permanent Marker for Maggie Bob**- Kathy Oleary
Photos are attached as exhibits of a suggested marker for Maggie-Bob that would be attached directly to the tree. These markers for made for outside use.

MOTION: Motion made by Kathy to approve purchase of a sign for Maggie Bob made of metal not to rust plaque including the bolts. 2nd by Mary Lyons. Motion not Carried.

The Motion was not carried because discussion included concern that we needed more information from Kathy and 2 actual quotes before approving the a motion to approve a sign for the tree. It was suggested that wording on the sign plaque should include “do not climb”

Matt suggested we buy a 2nd set of Screws in case they rust or deteriorate.

- **Maggie -Bob’s current state** – Larry Burleson
Larry has nothing to add to this topic. Matt still wants to check on bracing for the limbs.

New Business

- **Face to Face meeting with Spectrum – Todd Brooks – Any Volunteers?**
No one wants to meet in person with the representative. We have continuously rejected this type of offer from Spectrum and other providers. Kelly believes we should get an attorney’s opinion for guidance. Kelly will be the one person who contacts an attorney and will bring back her findings to the Board so they may reply to Spectrum.

Resident's comments (post meeting):

Matt Circed back to the budget concerning the Surplus for 2025. Approximately \$3000 to \$3500 may be left to transfer to contingency fund if not spent prior to December 31, 2025.

- Have the Tree trimming company "A Absolute" bill us and pay a deposit of \$2500 toward the \$4000 quote before January 31, 2025.
- Donate to the Sheriff Dept in the amount of \$100 each (total \$200) in the names of each officer who attended our Fall Festival to demonstrate vehicles used by the department.
- Reimburse Resident \$150 for Santa Suit

Cost of the Santa Suit and the Donation will be expensed to the Events Budget.

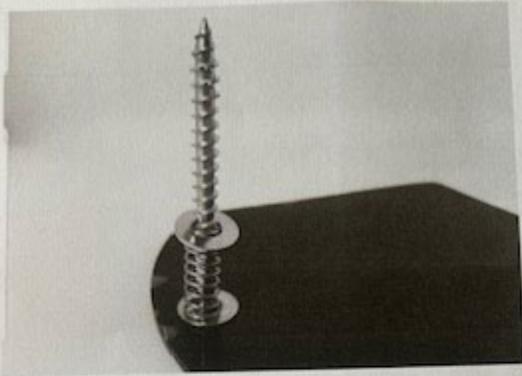
MOTION: Motion was made by Betsy Morgan to spend \$2500 deposit on the tree trimming at Lake Saundra using the contingency funds for 2025. Motion 2nd by Kelly Dixon. Motion Carried

Adjournment:

Matt Stevens adjourned the meeting at 8:23 PM.

Exhibit A – Photos of Plaque Sample for attachment to our Magnolia Tree Maggie-Bob.





Tree screw



tree screw holding sign away from trunk