

## **Fairway Estates Board Meeting Minutes – Date: November 12, 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 Burleson, 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):**

NONE

### **Officers Reports:**

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

- Motion made by **Kelly Dixon to waive the reading of the FECA Board Meeting Minutes of 11/12/2025** and 2<sup>nd</sup> by **Mary Lyon. Motion Carried**
- Motion made by Kelly Dixon to accept the **11/12/2025 FECA Board Meeting Minutes** “as written”. 2<sup>nd</sup> by **Mary Lyon. Motion carried.**
- **Secretary Comments:**
- Betsy asked the board members to please reply to the emails sent with minutes drafts and Final version even if you have no comments or corrections

## Treasurer's Report – Kelly Dixon

- **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 month(s) of October 2025:
    - No additional money was received and any additional funds presented for annual dues payments will be returned to owner per FECA policy.
    - A Total of \$24,700 representing 380 houses (74% of community) was paid this year.
    - Annual Website hosting was paid and was under budget.
    - Dog waste station bags were bought under budget.
    - Dave Lindsay submitted receipts for his Lake Saundra plantings and is under budget.
    - Expenses of Fall Festival including food, photo booth, and ordering 4 brand new signs were paid totaling \$905.
    - Printing of Fall Newsletter was done under budget.
    - Committee chairs are asked again to review their remaining budget and submit receipts no later than the December Board meeting. Funds left over in their account do not roll over to following year for use. Unused funds roll to the general contingency fund.
    - Routine watering, electric, lawn and lake maintenance were paid.
    - Our ending checking & CD balances can be found on the balance sheet.
  - Refer to full reports online.
    - **Treasurer's Comments:** Treasurer Kelly presented the first draft of the 2026 budget
  - Motion made by **Mary Lyon** to approve the **11/12/2025, FECA Treasurer Report** "as submitted".  
2<sup>nd</sup> by **Matt Stevens**. **Motion Carried.**

## Vice President's Report – Matt Stevens

- **NONE**

## President's Report – Todd Brooks

- Creation of the group email program for the board did not work.
- We will continue with our current method of communication.

## Board Committee Reports:

### Nominating Committee – Don Lemmon

- Don will have the nominee list by next meeting. No one contacted Don so far.

### **Sheriff Liaison – Don Lemmon**

- Sheriff did a great job with the attendees at the Fall Festival. Don sent them a thank you note, and Kelly suggested we send one from the Board with photos of the event. Kathy and Kelly will work with Don to get this note written and sent.
- Larry Burleson will be taking over Sheriff Liaison position for 2026 when Don leaves the Board in February. Don and Larry have a transition meeting scheduled with the sheriff in December. Sheriff department is open to attending other events. Board members like the idea of them bringing a police dog to one of the events.
- Fire Dept will come to events as well and Derrick is willing to make contact for future. Kelly will earmark money for cookies as thank you for the station after an event.

### **Newsletter – Kathy O’Leary**

- Newsletter is really packed with material this time. Do suggest topics and residents of interest.
- Don set up a meeting with the Newsletter team Kathy and Diane and himself to meet with Robert Scott general manager at Highland House to discuss ways to promote the restaurant and provide FECA residents visibility to the restaurant’s activities.
- The Board wants to support Highland House, and we need their help to get an article for each Newsletter.

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

- NONE

### **Yard of Season – Kelly Dixon**

- Looking for more\_official judges for December 15<sup>th</sup>. Kelly will put out an email notice to residents for nominations and volunteers.

### **City Liaison – Larry Burleson**

Dunedin Council of Organizations (DCO) 10/17/2025

City Report by Tom Dugard, City Commissioner

- Midtown parking garage is in RFQ phase.
- Skinner Road is open. The only thing that there is left to do is landscaping, which will occur in the spring.
- Main Street Exchange Mixed Use Project previously known as Ocean Optics is in design review.
- The former City Hall Park site is going out for bids for the new park
- Sales tax revenue. Latest report point of sales receipts are of 2.2%. City only budgeted for 1.1.
- Reconstruction in the East wall of the Marina has begun.
- Clearwater Ferry is now operational.

Other speakers included:

- Rob Walker – Rotary Club

- Anthony Degin – Clearwater Free Clinic
- Erin Johnson – St Pete/Clearwater International Airport Operations Manager – Very insightful presentation.

### **Dunedin Golf Course Liaison – Don Lemmon**

- NONE

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

- Kelly reported that she will not remove the vincas but will place potted white Poinsettias instead of red ones so they don't clash with the pink vincas. There will be more lights this year. The Butterfly Garden will get more attention at better time of year.

### **Events – Kelly Dixon**

- The Holiday Party December 7 from 2-5 at the Lake will include an appearance by Santa, The Photo Booth and a Sweater contest
- Golf Cart parade will be on the 23<sup>rd</sup>. Meet at Stirling Links Course Parking Lot. The City of Dunedin has approved use of the parking lot for this event.

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

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

- NONE

#### **Lake Saundra – Dave Lindsey**

- Everything is going well. Shore line looked a bit weedy and he did have some areas sprayed. Good communication with residents who own along the lake edge. He will using some more chicken wire to protect plants from the Turtles. A young resident Max Lokey is helping Dave with lake maintenance from the canoe. Dave is focused on saving the Swamp Hibiscus. It takes constant oversight to keep the newly planted plants growing. Lots of wildlife and fish in evidence.

### **Old Business:**

#### **Martha Donald Grant Application status – Bill Greenwood**

- City inspector saw the signs and the City of Dunedin has approved the Grant. Money will come to us this year.

### **Memorials at the park** – Todd Brooks

- Todd Created a map of Lake Sandra to help decide where memorial benches and new trees might be placed if we decide to move forward with a memorial program. See Attachment.
- Todd suggested creating a memorial brick walkway around the Lake Sandra Sign.
- A committee is meeting later in November to make final decisions on how to move forward with a memorial program and create rules that would apply.

### **Tree trimming at the park** – Matt Stevens

- Tabled for later time.

### **Annual Meeting Guest Speaker** – Betsy Morgan

- Betsy has confirmed Moe Freaney as speaker and is just waiting for list of topics. Zack wants to speak at the opening.
- Final List will be available at December meeting. Then Betsy will contact Moe.

### **Annual Meeting Location** – Don Lemmon

- All set at Highland house for first Monday February 2, 2026. Kelly will be involved with the setup for the meeting.

Note: Annual meeting line items will be combined in future agendas.

### **New Business:**

#### **Spectrum offer for money for exclusive marketing** – Todd Brooks

- We've said no to this type of offer before from other cable providers.
- **MOTION:** Todd Brooks made a motion to accept the offer from Spectrum. Motion 2nd by Kathy Oleary. **Motion Failed**

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

- Matt said the Arborist made recommendation for types of trees to plant to replace aging trees.
- Kathy wants to put back on the agenda the purchase of a permanent sign for Maggie-Bob Magnolia. Kelly responded that there is money available and that all she needs is estimates.
- Larry asked if we should summarize the risks of the cracked limb of the magnolia tree. Todd responded that the arborist said it will eventually fall and he believes that our insurance will cover us should someone be under it when it falls. Matt explained that the limb is a live limb and cutting it would be a shock. Stabilizing methods could be done but it will not help the tree any. Larry stated that we could be at risk of liability if we know of a risk and do nothing about it. We do have previous newsletter articles, park usage guidelines, and the Board minutes that demonstrate our community awareness and what we have done to notify residents of risks. Kathy offered to include an article in the January newsletter winter issue that specifically addresses the damaged branches.
- We need to review what can be done to protect the limbs. This needs to be a new Agenda item.

**Adjournment:** Motion to Adjourn made by Todd Brooks. 2<sup>nd</sup> by Kelly Dixon at 7:54 PM.  
Motion Carried.

**Exhibit A: Bench Placement Map of Lake Saundra Park**

