

Continuing FECA’s efforts to maintain full transparency and provide information in a timelier manner, we are posting the meeting minutes from the 2025 Annual Homeowners Meeting well in advance of the 2026 Annual Meeting where these will be approved.

We hope you continue to find the information from the 2025 meeting timely and useful. We also welcome and encourage resident feedback on this draft. This document is in “Draft” version and is “Edit Protected.”

Any suggested edits/recommended changes should be submitted to the FECA Secretary at secretary@fairwaystates.org, and please be specific to the area you are providing inputs. Voting on the minutes will still be done at the next annual meeting (Feb 2026).

Fairway Estates Board Meeting Minutes

Date: 02-03-2025

Meeting held at the **Highland House** at the Dunedin Golf Club and called to order at 7:00 p.m.

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"/> Derrick Beland, Vice President |
| <input checked="" type="checkbox"/> Kelly Dixon, Treasurer | <input checked="" type="checkbox"/> Betsy Morgan, Secretary, City Liaison |
| <input checked="" type="checkbox"/> Bill Greenwood, Member At Large | <input checked="" type="checkbox"/> Mary Lyon, Member At Large |
| <input checked="" type="checkbox"/> Matt Stevens, Member At Large | <input checked="" type="checkbox"/> Kathy O’Leary, Member At Large, Newsletter |
| <input checked="" type="checkbox"/> Don Lemmon, Member At Large | |

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Diane Garcia, Newsletter | <input checked="" type="checkbox"/> Deb Timko, New Residents |
| <input checked="" type="checkbox"/> Gerry Boock, Beautification | <input type="checkbox"/> Dave Lindsey, Lake Sandra Liaison |

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

None

Members/Guests:

Fairway Estates Residents (127 individuals representing 86 homes).

Pledge of Allegiance

Guest Speaker Presentations:

- **Zach Feinstein – Highland House Restaurant**

The Feinstein Group owns the Living Room in Dunedin and the one in Wesley Chapel, The Black Pearl, The Sonder club, and the Highland House. Zach has lived in Dunedin for 33 years and his mother is a resident of Fairway Estates. He was remarkably familiar with the culture of the city and of Fairway Estates before he started the process with the city to take over the club restaurant and event facilities.

At the start of discussions with The City of Dunedin those management companies who applied were to spend a minimum of half million dollars on site renovations. The Feinstein Group has spent 1.4 million dollars so far. The extension and permanent outdoor amenities like fire pits was put on hold but is still in future planning.

The goal of the restaurant is to be a part of the Fairway Estates community and the City of Dunedin offering tasty food, venue space and welcoming atmosphere as a good neighbor. Zach wants to make the city proud. As part of his commitment to Fairway Estates, he waived the previously agreed cost of the meeting room venue for tonight's annual FECA meeting.

- **Blair Kline – General Manager Dunedin Golf Club**

One year ago, Blair spoke to our association about the plans for the golf course renovation and what we should expect during the period of reconstruction. Blair believes that TDI construction company worked diligently to stick to the redesign plan as intended and he thanked the community for their patience through dust, noise and construction traffic. Now the redesign is mostly finished. Items still to be completed are golf cart paths, maintenance building, driving range, and short game course, which would attract junior and senior golfers. There are still a few drainage issues to solve but the course itself now reflects the spirit of the 1926 design by Donald Ross. Blair expressed appreciation for the calls from residents about disturbances from kids and trail walkers on the course that allowed him to act to protect the course and keep people safe.

A public relations firm has been hired to advertise the course to draw golf tours which bring significant tourist dollars into the city's hotels, restaurants, and shops. Golf Digest has notified Blair that the course is under consideration for the award for best golf course renovation for 2025. Blair also noted that the videos of the work in progress that were posted on the website were watched by folks both near and far.

- **Jennifer Bramley – Dunedin City Manager**

Mayor Freaney was supposed to be our speaker, but she had a family emergency, and Jennifer came in her place. Jennifer covered the list of topics which the FECA Board had provided to the mayor's office.

Hurricane recovery status –

There were two Lay-down sites for collected debris, one at Highlander Park and one behind the emergency building on Belcher. Both sites have now been cleared of debris, the Highlander one has been graded and filled. The sprinkler system is being installed at Highlander. The site will be ready for the Highland Games. FEMA rules were followed with great care so that reimbursement will be coming to the city for the cost.

Dunedin Marina was severely damaged. The first storm took out the bulkhead wall and the second storm tore the Edgewater Arms pier off its anchors, and it floated into our fishing pier and part of the harbor master building.

900 Individual building units were significantly damaged by the two storms humorously referred to as “HILTON” by the city staff. Storm damaged home permits have priority over non-storm related building permit requests.

Lift stations were flooded and must be raised and increased in capacity in several locations.

Paying for the \$20 million in damage to city property will happen in steps. Collecting from insurance, borrowing from the city’s own Enterprise fund accounts and reimbursement from FEMA. The City can borrow from its own funds for 3-year terms at 3% interest. The City is in exceptionally good financial condition and their credit rating did not drop. Other cities were in much worse shape financially.

Dead Palms on Palm Blvd - The dead palm trees on Palm Boulevard will be replaced by Parks and Recreation Department with sabal palms. There are no road projects planned this year in Fairway Estates.

Roundabouts on Skinner Blvd. – That road work is in progress now. There will be 2 roundabouts, a middle median and on street parking with sidewalks. This type of road redesign is known as Complete Streets. The project is funded and planned with the cooperation of FDOT and Pinellas County. The purpose is to slow traffic, beautify the area and expand business opportunities.

Curlew and Alt 19 intersection – Work is to begin in 2025 to widen the intersection and add turning lanes to manage more traffic capacity. Not a huge project. Federal funds are being used.

Causeway Bridge replacement - \$9 million has been approved for design fees. This process will take two years, then another two years for the bidding process to be completed.

Mayors Goals for the City - these will be presented at the State of the City meeting at City Hall on February 27th starting at 6:00 PM

Hurricane EXPO – May 3rd - Presenters will include Home Depot, Lowes, FEMA, and source providers for Tiger Dams and flood mitigation. There will be a raffle for a home generator.

Questions from Residents -

Road work is needed on Palm Boulevard after storms and construction traffic. Jennifer will investigate getting this looked at by the road dept.

Natural Gas piped into Fairway - Jennifer said she had no answer for that. Todd Brooks and Derrick Beland related what the FECA Board had discovered about such a project. First it would take 153 contiguous houses starting on Sarazen and Brady to hook up and pay the costs involved. For every house in the line that did not sign up, 2 additional homes would have to sign on. Second, a community storage tank option is not possible in Fairway as there is not any land available for such a tank. Lastly, individuals may contact the gas company about installing gas tanks in their own yards.

City plans for resiliency – raising lift stations, looking at creating flood plains and berms and putting utilities underground are all part of the plan. An attorney has been hired for grant writing for resiliency grants available.

Speeding in Fairway – This has been a repeated concern. There is no easy solution. Don Lemmon, a board member, meets with the sheriffs dept monthly and has learned that they have stopped 76 cars and given warnings and have given citations to 6 since Don began working with the Sheriff's office over a year ago. The warnings do go on the drivers record. The intent of the sheriff is to educate drivers, and a second stop will result in a citation. Speed bumps are not an option. Emergency vehicles do not want them on major traffic roads and our community has 3 such roads. One resident asked the residents not to announce the presence of the sheriff deputies in Fairway on Face Book not even if you are thanking them for being there.

When will Weaver Park pier be fixed - the Marina has priority, Weaver Park Pier was already in need of replacement before the storms and is on their radar for funds to be allocated.

Bridge over Curlew Creek in Weybridge Woods - the bridge is a foot path built to go over a water main. It aged and became unsafe for pedestrian traffic some years ago. An agreement is in progress with the Town houses on Curlew to create an easement from the west side of the bridge heading to Curlew Road. Their board has hired an attorney and seems willing to proceed.

Ferry Stop in Dunedin – this will happen when Marina is rebuilt.

Coca Cola Property - the City has no ownership share in this land and no plans to fund such a purchase. Coca Cola has kindly dedicated one of its reclaimed water tanks to the city which needs it because they run out of reclaimed water. Land use attorneys are involved to determine the highest and best use which currently is light industrial and worker housing.

Marina – Rebuild of the Marina considerations include build within the existing site or build into the master plan if expansion is considered. The first is optimal as the second would necessitate involving the Corp of Engineers. February 28th the Manager's office will make a presentation to the Commissioners about this and getting Electric to the pedestal.

Officers Reports:

President's Report – Todd Brooks

Todd Introduced Board Members and Committee chairs.

Todd has been a resident of Fairway Estates for 25 years and expressed his pride in being a part of such a caring community of neighbors. This attitude was very noticeable during the back-to-back hurricanes as people helped one another with debris pick up and shared electricity.

The Board has been busy over the past year. Don Lemon, as a Sheriff liaison, has worked with the Sheriff's office to provide officers to set up traffic stops for speeders and to give the board information about traffic slowing options.

We replaced the entire sprinkler system at Lake Saundra due to pressure on the old lines from enlarged tree roots. There is a need for residents and their guests to be careful now that sprinkler lines and heads run close to the curb.

The butterfly garden has been rejuvenated, and we held a naming contest for the magnolia tree to raise awareness of its age and fragility. The magnolia tree's name is MAGGIE, and she is 70 years old, making her the second oldest magnolia in Dunedin. Currently there are cracks in her lower limbs due to the children climbing on the ends. The Dunedin city arborist says there is nothing we can do to repair the limbs but if no new weight stress occurs, the cracks may heal themselves. There is a sign at Maggie's side that says do not climb on tree and it would be good if residents spoke to climbers and parents that they see to remind them of the care needed to protect this beautiful neighborhood tree.

The Board took a lot of time to consider repair options for the Brady Monuments at Sarazen and Mangrum and in the end the best solution was the full replacement of the panels with sturdier materials. The Board carefully considered vendor bids and applied for the Martha Donald community improvement grant from Dunedin which we anticipate will pay half of the cost.

Vice President's Report – Derrick Beland

None

Secretary's Report – Betsy Morgan

- Motion made by Mash Sutton to waive the reading of the **Feb 2024 Annual Homeowners Meeting. 2nd** Emily Buric. Motion carried.
- A Motion was made by Sharon Herman to accept the **February 2024 Annual Homeowners Meeting Minutes** "as written". Second by Jim Barber. Motion carried.

Treasurer's Report – Kelly Dixon

- Annual Dues received:

○ 2025	316 homeowners to date	61.4%
○ 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%
- FECA finished out the fiscal year with no net income which is always the plan so we do not have to pay income taxes. We had to borrow from our reserves for the Sprinkler system \$459.31. Part of each annual budget includes setting aside money for reserves for items like this.
- FECA has \$19,001.96 in our combined savings and CD funds.
- The budget for 2025 is based on 375 paid households at the new dues amount of \$65. We need to replace borrowed reserves, plan for tree trimming expense and increased cost of services.

- Refer to full reports online.
- Motion was made by Bill Greenwood to approve the **2025 FECA Annual budget**. Second by Anita Freudenthal. Motion carried.

Board Committee Reports:

Nominating Committee – Don Lemmon

- Don presented the slate of nominees to be approved for FECA director positions in 2025:
 - Derrick Beland
 - Kelly Dixon
 - Kathy O’Leary

Todd Brooks called for a vote to Approve slate of nominees. Vote carried unanimously.

Newsletter – Kathy O’Leary

- Kathy provided an overview of the Newsletter that she and Diane Garcia produce three times a year. With the ability to provide an online edition, the Newsletter Committee can provide an extended online edition that includes color photographs. Online editions also reduce printing and postage costs. Additionally, only paying households who have not provided an email address will receive a printed copy of the newsletter. Non dues paying households will no longer receive a copy. Those actions steps saved us \$400 this past year.
- Kathy and Diane encouraged residents to continue to send them comments on the newsletter and to consider submitting the names of neighbors who might make excellent candidates for the “Neighbor Spotlight.” It is amazing to learn about the backgrounds of people who reside right here in Fairway Estates. We have had several new neighbors move here in the past year.

Old Business:

- None

New Business:

- None

Resident’s comments (post meeting):

- Kids speeding on mini motorcycles and motorized bikes and golf carts is a hazard to them and others and should be reported to the Sheriff. The Sheriff has been very responsive to our calls and can only help if they get to the perpetrators. Todd reminded the group that legally there is no difference between the laws governing bicycles and motorized bikes.

- Matthew Stevens asked residents to be aware that the new sprinkler system has a line that runs parallel to and close to the curb edge. Golf carts and cars should not drive up onto the grass.
- The DO NOT CLIMB sign at Maggie's base should be changed to include her name and the board might consider seeking advice from a botanist or arborist to see if there is any kind of non-toxic, environmentally safe topical substance that could be sprayed on the tree that would deter kids who climbed on it from doing so a second time.
- Please pick up and properly dispose of poop when using to park to exercise your dogs. There is a waste station at the park that was originally given to the community some time ago from funds raised through an eagle Scout project. That station rusted and Kelly Dixon paid for a replacement. The refill of bags is paid for in our annual budgets.
- **Adjournment:**
Meeting adjourned at 8:209:02 p.m.

Supplemental: 2025 FECA Board Officer Nominations.

Attendees:

- Todd Brooks, President
- Derrick Beland, Vice President
- Kelly Dixon, Treasurer
- Betsy Morgan, Secretary
- Bill Greenwood, Member At Large
- Kathy O'Leary, Member At Large
- Mary Lyon, Member At Large
- Don Lemmon, Member At Large
- Mathew Stevens, Member At Large

Motion from Betsy Morgan to nominate Todd Brooks to serve as FECA President for the next 12 months. 2nd from Mary Lyons. Motion carried.

Motion from Derrick Beland to nominate Matthew5 Stevens as FECA Vice President for next 12 months. Second by Todd Brooks. Motion carried.

Motion from Derrick Beland to nominate Kelly Dixon as FECA Treasurer for the next 12 months. 2nd by Kathy O'Leary. Motion carried.

Motion from Derrick Beland to nominate Betsy Morgan as FECA Secretary for the next 12 months. Second by Kelly Dixon. Motion carried.

Derrick Beland resigned from the Board. A replacement to fill his term is determined by a vote of the Board of Directors.