

Continuing FECA's efforts to maintain full transparency and provide information in a timelier manner, we are posting the meeting minutes from the 2026 Annual Homeowners Meeting well in advance of the 2027 Annual Meeting where these will be approved.

We hope you continue to find the information from the 2026 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 in Feb. 2027.

Fairway Estates Board Meeting Minutes

Date: 02-02-2026

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):

- Todd Brooks, President, Beautification
- Matthew Stevens, Vice President
- Kelly Dixon, Treasurer, Events, Webmaster, Beautification/Yard of Season
- 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 Burlison, 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:

Fairway Estates Residents (85 individuals representing 56 homes).

Pledge of Allegiance

Guest Speaker Presentations:

- **Mayor Maureen Freaney –**
- **Response to Questions from the Community**
 - Mayor Maureen Freaney brought Jennifer Bramley the City Manager along. She reiterated that she is available anytime and that residents should reach out with any questions or concerns by phone or email, but absolutely not via Facebook.
 - The Mayor acknowledged that we provided her with a list of questions from the residents and she would do her best to respond.
 - **Water Main Replacement on Fairway** – both lines are completed but work has begun on Lift Station 17 on the east end of Fairway Dr
 - **Speed Bumps to control speeding** – this topic has been brought up before and the answer from the city is a HARD NO. Since 2013 it has been the policy of the City to not do speed bumps. That is not the method of traffic calming they use. They still will suggest directed patrols by the sheriff and speed studies.
 - **Sidewalks on Palm/Fairway** or Converting Palm to one lane with the other dedicated to walking and biking – She envisions Palm being more like Skinner is now (without the roundabouts). Either option is a capital improvement project and she would have to make sure everyone really wanted it. Sometimes when they really dive deep into this topic people actually do NOT want sidewalks and it gets very complicated. This would involve long term planning and they would have to look for a grant to assist. The city has about \$1.5M for streets so it would be an expensive project.
 - **Stop Signs** – Could Mangrum and Hagen become a 3 way stop and does the city have any thoughts of making Burke & Palm a 4 Way stop. These are Traffic Control Questions. When it involves traffic signals or signs there is a list of criteria that have to be met. She doesn't know if either of those would meet the criteria. Trevor Bacon who is at the City would be the contact for what the rules and criteria are. Trevor.Bacon@Dunedin.gov
 - **Schedule for future repaving projects in Fairway Estates** – there is a multi year plan for streets but it is flexible and reviewed scientifically to determine if it needs complete repaving or something more like an overlay. There is nothing scheduled for Fairway Estates in 2026. Burke, Jones, Demaret and Fairway are some of the older streets that might be scheduled next but it is always being reviewed.
 - **Bridge over Curlew Creek** – This continues to be a hot topic that is really wanted over at the Townhomes on Curlew but it is a hard project. A review has been done to determine the cost to fix it to the tune of \$880k. It is also not a small project. Right now, the Townhomes are willing to do easements for people to legally cross their property. Originally the bridge was done by the developers. This City inherited it. But replacing it or repairing it is really about the money. The city doesn't have it to earmark for this project at this time. Might have to wait for the next Penny for Pinellas in 2028 and would start in 2030. The city isn't opposed to it but it comes down to the money.

- **Any plan for another dog park?** - No the city has no plans for another one. The Achieve Dog Park is what they have now. Opportunities are always being evaluated but there no plans to add another one including the lot where the old city hall was.
- **Grand Oak Park** - Old City Hall lot now officially Grand Oak Park due to the Grand Oak in the park that they have spent forever protecting/saving. The new park will be built around the tree. The History of the tree was covered in an article in the Beacon that the women were trying to protect all the oaks down the middle of main street. The town manager at the time who was a man, told the ladies go ahead and go home the workers are gone and the men came back and took out all the trees. Mayor Freaney heckled the other on the dias with 4 men she that it was all their fault... https://www.tbnweekly.com/north_county/article_98400505-9b40-4e0c-82dd-1b42a34e73dc.html
- **Is the city working with county and state authorities on issues of safety on the Pinellas trail – ebikes/motor bikes etc.** She said YES YES YES. This is a huge issue county wide and our area is the most popular leg of the trail so it is an even bigger issue for us. The Sheriff comes to their meetings to review what can be done to educate on the differences in the different bikes. E-bikes are considered bikes by Florida State law so you can't differentiate them. The Mayor was not a fan of letting anything motorized on the trail at all. A lot of directed patrols happening on the trail. Residents should call the Sheriff Non Emergency Line to report unauthorized usage. The Sheriffs have also gotten E-Bikes to compete with the others during their patrols.
- **Pinellas Trail Safety near downtown**-The city has put in for a grant with Forward Pinellas which is a Transportation Land Use Planning Countywide group. 7 county commissioners as well as many city representatives are on it. Grant submitted for study to look at the immediate downtown area to expand the trail in a way that will help to slow things down and be safer for all. Voted in favor for reserve Pinellas Budget money and one suggestion was to hire a transportation planner for 3 years that would do other things but mainly they would look from a big picture at the Pinellas Trail for what improvements could be made to make it safer. The trail is totally controlled by Pinellas County.
- **Travel Lanes at Curlew and Alt 19 – Is the city involved?** Yes the city has to pay to move the utilities around but overall it is a DOT project. It will be started in March or April. Travel lanes will be added at Alt 19 to help the flow. Sidewalks and Bicycle lanes will be improved and the bus stop will be adjusted.
- **New Crosswalks Coming to Alt 19** - Separate from the above project DOT is also going to add cross walks at Tradewinds & Curlew Landings, San Jose, San Salvador and Marker 8.
- **Marina** – Projects take a long time because you have to bid out the jobs to do it right to then be eligible for FEMA money. Project is moving along. The eastern bulkhead is making such a mess right now, but is due to be completed summer 2026. The pier is being worked on at \$1.7 million. Expecting to have the Boat Parade this year and pier should be done in time. 2027 they will deal with A & B docks and floating docks etc. FEMA money will be available to make the marina more resilient.
- **Parking garage start date?** The commission requested 3 consultants to send back proposals for design and construction. Construction should start Summer/Fall 2026 so long as approved by the commission. \$10m project paid for mostly through CRA, about 50% of which comes from Pinellas County.
- **Main Street Exchange/Former Ocean Optics Project** – It went to the LPA (Local Planning Agency – citizens group) and was approved unanimously by that board so now it comes to City Commission. There will be 2 Public Hearings for it. Mayor expects no matter what they do it's

going to seem big. There are 55 parking spaces that everyone uses. The Mayor remarked that she isn't allowed to voice an opinion on it since it is quasi judicial but the commission has always been passionate about making sure that it is going to fit, but no matter how much they consider it is going to seem big. She shared a little history that back in 2005 you could have built an 8 story building "by right" ...but now with a lot of work thru the commission at that time it was reduced to 4 stories "by right" and now it is only 3 stories "by right" with a lot of different set backs etc... A lot of work still to balance public, city and property rights. Public hearings are where residents should convey their thoughts.

- Mayor Freaney then went on to her own comments/topics
 - Tallahassee – Mayor, City Manager, VM Walker, Commissioner Sandbergen went to Tallahassee to see the senators and our representatives. The mayor wanted to hear about the thoughts and plans about property taxes. Primary source of income for cities is property taxes. The mayor wants a property tax decrease too but it needs to be well thought out. It has been touted at the state level that many areas homesteaded homes represent only 30-35% of homes but in the City of Dunedin it is more like 45-50% homesteaded so our financial hit would be bigger than other areas with more second homes/investment properties etc. Impact could be about \$9m cut to city revenue. City gets approximately \$18m currently. If they go to the extreme with the proposed changes to taxation, the city expects they will protect police and fire services but parks/rec/events budgets will be cut. The Mayors request to the residents is to make sure they are voting on full facts with regards to any changes to property taxes. She wants the residents to understand what the taxes actually pay for.
- Toronto Blue Jays
 - American League Champions last year, 2 outs away from being World Champions
 - They have been in Dunedin doing Spring Training for all 50 years they have been in existence. The only team in the league to have stayed in the same city.
 - The Mayor and Commissioner Sandbergen went to the first 2 games of the series (on their own dime) and were chatted up by so many in Toronto. The Canadians love Dunedin.
 - Dunedin goes Blue – they are working with the Blue Jays on logos and banners etc for the upcoming Spring Training season to hype up everything in the city.
 - There will be a golf cart parade February 14th
 - After the parade will be a welcome back event at the Stadium
 - Opening day is Feb 21. The Mayor throws out the 1st pitch.
- Water/Sewer Rate Increases
 - Difficult decision to raise the water/sewer rates.
 - Rising operational and maintenance costs/inflation
 - Significant increases in Construction costs for capital improvements projects and the requirement to stay in compliance with federal and state mandates regulations and environmental standards.
 - A bill in Tallahassee right now affects the handling of biosolids at the wastewater plant will be an additional \$500k annually operationally, with an initial outlay of \$5m.
 - When they visited Tallahassee, the mayor conveyed that the city supports the environment, but they asked that the state help with federal and state grants to cover this especially for a city our size of 38k residents

- They had a projected deficit for utility enterprise fund FY 2026 so this paves the way for us to 2030.
- The mayor understands it is a big hit at one time.
- Current water and waste waters plants built in the 90's but it is time for them to be rehabbed.
- Lift stations are being redone to be higher the closer they are to the water for better response during storms.
- Reclaimed water has been a hot topic again. Reclaimed started back 35 years ago. Rates were low about .50 per gallon for the 1st 15k gallons and if you used more it went down to .25 per gallon from 16k-125k gallons which never made any sense. The mayor prepared a comparison of homes in Fairway Estates for an average sized lawn. Previously paying about \$12 for 33k gallons per month, now paying \$49.50 for that same volume. If you didn't have access to reclaimed water and had to use potable water, it would cost \$357.60. So reclaimed is still a bargain and Fairway Estates is lucky to have it as it is not available everywhere in the city. She reminded that our bills cover not only the water for our house, but also sewer, solid waste, storm water, trash pick up.
- Dunedin Golf Club given an Honorable Mention in 2025 for best municipal golf club, only municipality in the nation to receive that honor.
- Citizens Survey – Come out every other year. Should be going out end of March.

Resident Questions –

- Resident asked – what is the cities position/involvement on restriping the roads and using reflectors on the road? Any timeline for this to be done? City Manager Bramley responded that it depends on the streets, some are under city care, some are not. She asked the resident to name off some streets that were problematic and the resident couldn't name any specific streets. Mayor Freaney is on Forward Pinellas (Transportation Planning) and may be able to address the restriping and reflectors.
- Resident commented that in the future reclaimed water may become our drinking water. CM Bramley clarified that reclaimed water IS potable water. California is leading the charge on drinking reclaimed water. Dunedin has this on their radar to look farther into.
- Resident asked for more clarity on Grand Oak Park and why it seems so expensive to bring in a restroom? The Mayor responded that the bathroom facility will consist of 2 unisex bathrooms and a family bathroom. And it is at a cost of \$450,000. CM Bramley responded that she will be addressing it with the city commission on the price per square foot for those restrooms. They are working on getting the proper price per square foot. The facility is manufactured elsewhere and transported to the site. The residents were still concerned about the overall cost of adding a restroom at the park.
- Resident asked if there is any other revenue source that could be initiated to replace the lost property tax revenue for events/parks/rec etc. Mayor responded that sales tax could be affected by going that route leaves more control at the state level than the local level. Potentially levy a fire fee rather than having it be part of the taxes. The Mayor is frustrated that the people doing the loudest talking about the benefits of the tax cuts are not presenting workable solutions for the change in revenue to the cities.
- Resident asked if there is anything being done to expand reclaimed to other areas? Mayor responded that the city has a storage issue already for those already connected and that prevents expansion to new areas. A new reclaimed storage tank is being planned for the land being donated by Coca Cola.

Other than that the major issue with expanding reclaimed is having space to put another storage tank. But some areas aren't even piped for it outside of the "figure 8".

- Resident asked about speed bumps to control speeding on Fairway Dr. – The speeding problem gets better when the sheriff has been in the area but once they leave the speeding drivers are right back at it. Does the city have any other plans? The Mayor responded – In keeping with the prior comment about the city not supporting speed bumps, the long term solution would be toward more "smart streets" that makes the roads skinnier with walkways and bicycle paths like they added to Skinner. That is an expensive solution that requires support in a lot of different ways.
- Resident asked about the excessive water usage by the golf course. CM Bramley responded that more water is required on the golf course altogether but that the golf course is watering with potable water as well. They have a consumptive use permit (This refers to how much potable water can be pulled out of the ground). It is a balance of how much water at a minimum is needed to maintain the course. She also mentioned that just because the course is watering doesn't mean they are always using reclaimed. Residents won't know when the golf course is running on reclaimed or potable.
- Resident asked if there is a fund set up to replace public utilities. CM Bramley responded that this is part of the change in the water rates. Reserve funds were set up on a 5 year basis.
- Resident asked if the city could inquire with the state to research the timing of the traffic lights on Alt 19. Mayor responded that they could investigate that. She sees the head of the DOT for our region and will inquire.

Matthew extended his thanks to the Mayor and CM for taking the time to show up and answer questions.

- **Zach Feinstein – Highland House Restaurant**

- Zach spoke on several topics including new "Community Activations" such as new events they are looking forward to hosting for Valentines Day and Spring Fling. They are also excited to roll out some new dinner options.
- The first year was spent learning how to operate a restaurant in a "country club" setting. GM Rob has a great team working with him so in addition to new menu items they are looking forward to daily specials.
- They were nominated for the Best Hamburger in Pinellas County. Wednesday is \$10 burger night.
- He wanted to reiterate that he is always available and eager to hear from us with any questions or input.
- A resident asked if efforts were being made to better communicate what is happening and Zach said he was working with the FECA Newsletter team to communicate and placing an ad in our FECA Directory.
- Another resident inquired about who to communicate with for tournaments and making sure the restaurant is properly staffed up and Zach said to keep in touch with GM Rob or Aria the banquet manager.
- A resident asked if there were any plans to expand the patio and Zach commented that it is on their LONG range plans but not likely to start until late 2027.

- Zach also commented on overcoming the stigma of previously being a semi private club and the challenges of getting the word out that they are open to the public. He is encouraged by increasing numbers of diners who are not golfers.

REPORTS:

President’s Report – Matthew Stevens, Vice President on behalf Todd Brooks

Matthew filled in as in Todd’s absence. The Board Members and Committee chairs were introduced. Matthew encouraged residents to attend one our monthly Board Meetings to see what is going on and get involved.

Vice President’s Report – Matt Stevens

No Report

Secretary’s Report – Betsy Morgan

- Motion made by Mash Sutton to waive the reading of the **Feb 2025 Annual Homeowners Meeting. 2nd** by John Medieros. Motion carried.
- A Motion was made by Mash Sutton to accept the **February 2025 Annual Homeowners Meeting Minutes** “as written”. Second by Mary Carroll. Motion carried.

Treasurer’s Report – Kelly Dixon

- Annual Dues received:
 - 2026 315 paid to date
 - 2025 380 homeowners 73.9%
 - 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 \$24,700 gross income from membership fees.
- FECA ended the year with most line items under budget.
- New signage was completed on Brady with nearly half of it reimbursed from the City with Martha Donald Grant funds.
- Tree trimming was done at Lake Sandra park.
- Water rate increases caused the yearend total for the water bill to be over budget.
- Highland House’s generosity of not charging us for the Annual Meeting last year helped us to finish under budget.
- Resident inquired if insurance costs are shopped for and the answer is yes. Overall, the insurance costs for Fairway Estates have increased 90% since 2015. Partly because they did not have us categorized correctly and didn’t know we had a lake and park etc.
- Resident asked why we have to have insurance, Kelly responded that it is required by our Bylaws.

- FECA finished the year with \$20,072.70 in our combined checking and CD funds. This is our contingency reserve, and it hasn't fluctuated by more than a few thousand dollars over the last many years.
- The budget for 2026 is based on 375 paid households at the dues amount of \$65.
- Contingency reserve set aside for 2026 is \$1600
- Refer to full reports online.
- Motion was made by Kevin Janigato to approve the **2026 FECA Annual budget**. Second by Derrick Beland. Motion carried.
- Kelly also wanted to thank residents who send in a little extra with their annual dues. The extra is earmarked for special events. It allows her to bring things like the photo booth to the events as the main budget doesn't provide enough for that.

Board Committee Reports:

Nominating Committee – Don Lemmon

- Don presented the slate of nominees to be approved for available FECA Director positions in 2026:
 - Derrick Beland
- Derrick said a few words before the vote and encouraged residents to attend our monthly meetings and to consider getting more involved. He mentioned it being impressive the amount of work our board gets done from a month-to-month basis. You might find a new passion after attending.
- Matthew asked for a nomination to accept the Slate of Nominees – Motion made by Betsy Morgan 2nd by Diane Garcia. Motion carried.
- Matthew thanked Don Lemmon for his 3 years on the Board. Don reminded that he IS staying on as the Golf Course Liaison committee chair.

Newsletter – Kathy O'Leary

- Kathy started by asking if anyone has heard of the Fairway Focus
- She reiterated that most people are getting it via email now due to cost saving measures to save on direct mail and printing as well as the ability to publish an expanded full color version.
- She introduced Co-Chair Diane Garcia and gave kudos for her work each edition on the Resident/Neighbor Spotlight. It's a great way to appreciate the amazing people we have in the neighborhood.
- She said they try to keep them relevant to our neighborhood and other matters around Dunedin.
- She welcomed input on topics from the residents.

Old Business:

None

New Business:

None

Resident's comments (post meeting):

Larry Burluson mentioned that there has been a lot of discussion over e-bikes, golf carts and overall safety. He brought some pamphlets from the Sheriff's Department for residents to take with them.

Resident comment about young kids on motor bikes or go carts zipping around and not stopping at stop signs. Very concerned and doesn't understand why the parents aren't more concerned about the welfare of their kids. Don Lemmon suggested if you can find out where the child lives and let Don know and Don will contact the Sheriffs who will approach the parents. Or residents can call Sheriffs non emergency number. Resident who lives on Palm by lake is also very worried as she sees them speeding by her house frequently as well. Matthew commented that he has seen the Sheriffs follow them home presumably to have a chat with the parents. Matthew suggested that residents perhaps take a photo rather than try to confront the young person directly. Another resident followed a kid home and spoke with the parents directly. Matthew said this is not a new topic much of this with the speeding by all types of vehicles has been going on for years.

A resident inquired about the work that was done to the Palm Blvd entrance planting beds last year. Matthew responded that it was initially intended to be just an anonymous donation last year due to a vacancy in the Beautification role, but as the work was being done and maintained last year, word eventually started to get out that it was in fact Kelly Dixon that sponsored the new plants/palm trees and concrete curbing at both entry monuments on Palm Blvd.

Closing Remarks

Matthew is proud of our community and our ability to always get great speakers.

Adjournment:

- Motion made by John Medioros to adjourn, Devin Shepherd 2nd, Motion carried
- Meeting adjourned at 8:38p.m.

Supplemental Meeting of Board of Directors: 2026 FECA Board Officer Nominations.

Attendees:

- Matt Stevens, Vice President
- Kelly Dixon, Treasurer
- Betsy Morgan, Secretary
- Derrick Beland, Member At Large
- Larry Burluson, Member at Large
- Kathy O'Leary, Member At Large
- Mary Lyon, Member At Large

Motion from Mary Lyon to nominate Matt Stevens to serve as FECA President for the next 12 months. 2nd from Kelly Dixon. Motion carried.

Motion from Kelly Dixon to nominate Derrick as FECA Vice President for next 12 months. Second by Mary Lyon. Motion carried.

Motion from Derrick Beland to nominate Kelly Dixon as FECA Treasurer for the next 12 months. 2nd by Besty Morgan. Motion carried.

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

Post Meeting Board Elections Meeting Adjourned at 8:57PM

Meeting Minutes transcribed by interim Secretary Kelly Dixon

DRAFT