

**Fairway Estates Board Meeting Minutes – Date: March 11, 2026 - FINAL**

Meeting held at the Dunedin Community Center and called to order at 6:30 p.m. by President Matthew 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):**

- Matthew Stevens, President
- Derrick Beland, Vice President, Beautification
- Kelly Dixon, Treasurer, Events, Webmaster, Beautification/YOS
- Kelly Dixon, Secretary (Interim)
- Bill Greenwood, Member At Large
- Mary Lyon, Member At Large
- Kathy O’Leary, Member At Large, Newsletter
- Larry Bursleson, Member At Large, City Liaison, Sheriff Liaison
- Todd Brooks, Member At Large

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

- Diane Garcia, Newsletter
- Dave Lindsey, Lake Sandra Liaison
- Don Lemmon, Golf Course Liaison

**Unfilled Seats/Committee Chair Positions (could be a board member but not required to be)**  
Secretary, Nominating Chair, New Residents/Welcoming

**Members/Guests:**

William Pulos, 1254 Nelson St

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

William Pulos spoke that he and his family have lived in the neighborhood since 1977. His Mom passed away 18 months ago and he and his brothers would like the board to consider allowing the family to donate another memorial bench at Lake Sandra Park. Matthew advised that this topic would be addressed later in the meeting under committee reports.

Derrick Beland brought up the house on 2376 Armour Drive that is being offered for short term rentals. The owner reached out to Derrick and another neighbor to advise that she was planning to offer weekly rentals at her house during Spring Break. Derrick advised that short term rentals are not allowed per City of Dunedin Codes. The owner then referenced a 10 day provision that the government will allow this. Derrick has already observed 2 different out of state vehicles in the driveway. Several other residents have been communicating on this and a report was made to Code Enforcement. Unfortunately the city's response was that unless we have proof of the offering for short term rent online there is nothing they can do.

Kelly commented that there is an IRS provision that would allow something regarding their taxes.....but that doesn't override the Dunedin code. <https://www.irs.gov/taxtopics/tc415>

◆ AI Overview

Under IRS rules (specifically IRC Sec. 280A(g), often called the Augusta Rule), if you rent your primary residence for **14 days or fewer** during the year, you do not need to report the rental income on your tax return. The income is 100% tax-free, but you cannot deduct any rental-related expenses. [IRS \(.gov\) +1](#)

Key details:

- **Income Exclusion:** Rental income (e.g., from Airbnb, VRBO) for 1–14 days is tax-exempt.
- **No Expense Deductions:** You cannot deduct operating costs, depreciation, or rental-specific expenses.
- **Homeowner Deductions:** You can still claim standard deductions like mortgage interest and property taxes on Schedule A.
- **Threshold:** If you rent for 15 days or more, all income must be reported, and rules for mixed-use rentals apply.
- **1099-K Reporting:** Even if tax-free, platforms like Airbnb may report your income to the IRS on a 1099-K, which you may need to report and then adjust out on your tax return. [IRS \(.gov\) +7](#)

Kathy O'Leary wondered if this was something we should try to reach out to a City Commissioner about? Matthew doesn't feel that it is the board's responsibility to be involved with this as we do not have deed restrictions etc. Residents should reach out to their City Council Member of choice or attend a city council meeting.

## Officers Reports:

### Secretary's Report – Kelly Dixon (Interim Secretary)

Brief statement by Matthew Stevens about Betsy stepping down and the need to fill her role not only on the board but also as the secretary. Kelly has agreed to step in on an interim basis while a permanent replacement is found.

Kelly Requested a motion to waive the reading of January 2026, Meeting Minutes.

**MOTION:** Motion was made by Mary Lyonto waive reading of January 2026 Meeting Minutes and 2<sup>nd</sup> by Derrick Beland. Motion Carried.

Kelly requested a motion to accept the minutes as written.

Motion Made by Mary Lyon to accept the January 2026 Meeting Minutes “as written”. 2<sup>nd</sup> by Derrick Beland. Motion carried.

**Secretary Comments:** Kelly reiterated that she can fill in temporarily but not permanently in this role and that she already has a resident in mind to chat with about taking over this role. Matthew reached out to Ed Kelb to see if he was interested in coming back but he was not. Matthew asked all at the meeting to keep an eye out for potential candidates.

### Treasurer's Report – Kelly Dixon

- Report covers month(s) of January 2026 – please refer to full report in the attachments for the standard monthly report with details. See Exhibit B
- A total of \$22,610 or 348 Houses representing 67.7% of the community has paid so far in 2026.
  - 2026 348 homeowners 67.7%
  - 2025 380 homeowners 74.0% -
  - 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%
- **MOTION:** Motion made by Mary Lyon to approve the January 2026 Treasurer Report “as submitted”. 2<sup>nd</sup> by Derrick Beland. Motion carried.

### Vice President's Report – Derrick Beland

- NONE

### President's Report – Matthew Stevens

- Matthew appreciated the vote of confidence to come back as our President.

## Committee Reports:

### Welcoming - Deb Timko

- Deb has had to step down for health reasons. She will try to complete the welcome process on what she has out there right now. Kelly will reach out to Deb to try and shore that up and get an understanding on who still needs to be reached etc. in the interim. Kelly has a couple of people in mind already for this role. Kathy has someone in mind also. The board and committee members are asked to look around and see if any ideas come to mind.

### City Liaison – Larry Burleson

City Report – Vice Mayor Rob Walker

Hurricane Recovery/Resilience - Over the past year, there has been a lot of talk about the impact of the various Hurricanes. Today, the city is looking forward and making investments in business and sustainability. The city is still repairing it but the city sees growing evidence all around the investments, and the impact of those investments on the recovery.

Mardi Gras - By all accounts, our Mardi Gras was a huge success, with lots of Dunedin organizations pitching in and volunteering.

Toronto Blue Jays – The mayor joined late as she was doing a Blue Jays interview. Celebrations of the 50 years of Spring Training are in high gear. The Blue Jays, City of Dunedin and local businesses are in full swing with various aspects of the celebration.

Hope Spot – Next weekend, we are celebrating the Florida Gulf Coast Hope spot. Dunedin is home to the Florida Gulf Coast Hope Spot and is one of 168 Hope Spots in 115 countries. It was founded by our very own, Dr. Sylvia Earl, and is focused on ocean health.

State of the City - Mark your calendars, March 12th, 6 p.m. City Hall. The city will be doing the 2026 state of the city. And the state of the city is good.

Main Street Exchange – Dunedin events are uniquely Dunedin. They are an economic engine for our community. They bring our Canadian visitors, our tourists, snowbirds, and they in turn, make our season. They visit our restaurants, our breweries, our shops, and our parks include Honeymoon and Caladisi. These events allow the city to showcase our connected community, our history, our Scottish heritage, and our coastal lifestyle. The season is in full swing. The city continues to invest in our downtown area. The city recently approved the first reading of the Main Street Exchange design, and this promises to be a vibrant, walkable, artisan hub, lending local boutiques, creative workspaces, and community gathering in our arts, in downtown.

Dunedin Marina/Pier - Starting next month, efforts will begin and the city will be driving to a December 1st completion.

**Sheriff Liaison – Larry Burleson**

Larry is trying to get Corporal Blaine Loring to meet on a more set basis quarterly but Corporal Loring would prefer something more casual like twice a year with the next meeting set for May. We are to keep bringing up issues to Larry as needed to discuss as needed.

Kathy commented about the Sheriffs patrolling the Pinellas Trail and the improvement in behavior. Larry will let Corporal Loring know next time he sees him.

**Yard of Season – Kelly Dixon**

Spring YOS – being moved from March to April this year since the Newsletter goes out in May now.

SPRING YOS - APRIL	REQUESTED	COMPLETED BY
<b>APRIL</b>		
Nomination Accepted	5th	10th
YOS Committee Judging Done	11th	17th
Top 5 Sent to Residents To Judge	18th	25th
Winner Announced	April 26th	

**Events – Kelly Dixon**

- March 14<sup>th</sup> is the Spring Garage Sale
- March 28<sup>th</sup> is the Spring Fling – I did go ahead and book the photo booth for this event in lieu of doing the Bucket Drop this year. I will have sandwich platters from Publix. Not sure yet if the Easter Bunny will appear or not. Kids goody bags will be available.

**Website Administration – Kelly Dixon**

- Updates were made after the annual meeting to reflect changes to Board Members/Committee Chairs/Officers. Kelly asked people to read their own Bios and make sure they are still accurate and that they still like the photos online.

**Beautification – Kelly Dixon**

- Val has planted a bunch of new plants at the Butterfly garden and between her and Kelly, they are making sure they are getting enough water.
- The entrances at Palm Blvd were trimmed back and new mulch added
- The entrances at Brady have been partially trimmed back but a bit more cleanup will be done soon.

**Dunedin Golf Course Liaison – Don Lemmon**

Don was unable to attend and shared the following update with Matthew Stevens

**DUNEDIN GOLF CLUB UPDATES**

The City of Dunedin has approved moving forward on the resolution to establish the Golf Club Advisory Committee. The Committee shall consist of seven members who would serve for terms of three (3) years. The Committee would consist of three (3) Dunedin Golf Club members, three (3) non-golf club members (but residents of Dunedin) and one (1) member from the Board of Finance. Applications for the Committee should be available by the end of March 2026. The City of Dunedin will be planning a celebration event to commemorate the 100th anniversary of The Dunedin Golf Club, January 1927 - January 2027. More to come as we get closer to January 1, 2027.

**DUNEDIN GOLF CLUB FOUNDATION**

The Dunedin Golf Club Foundation has been working on the following projects which will not only enhance the Club but also the surrounding communities.

**The Dunedin Golf Club 100th Anniversary Clock**

The DGC Foundation has worked with the DGC members, local businesses and Dunedin residents to gather donations for the cost of this clock. The Foundation has also worked with the Verdin Clock Company to have the clock manufactured and installed prior to January 1, 2027. The scheduled delivery date will be between March 13-16, 2026 with installation scheduled for mid-April. (100% of the cost of this prestigious Verdin clock is from donations.)



The “B-Y-O-B” Project (Buy Your Own Brick)

The DGC Foundation will be re-establishing this program. It started back in the 1960’s to give individuals the opportunity to give something back, in appreciation for years of enjoyment of our Donald Ross designed course. This program allows individuals to purchase a brick, to be engraved with their name or a person they wish to memorialize. This brick would then join the many that make up the walkway to the front entrance of the club and become part of the rich heritage of the Dunedin Golf Club...the original PGA Headquarters golf course.

THE HIGHLAND HOUSE

As the Dunedin Golf Club liaison, it is our responsibility to update our residents on everything that is happening in and around our neighborhood. I remember, prior to the restoration, the restaurant was filled with many Fairway Estates residents. My goal is to bring back that relationship with the restaurant and our community. Attached is March’s 2026 calendar. (Please disregard the typo at the top of the calendar.) Your feedback is welcome.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>Sunday Brunch</b> Full Breakfast and Dinner menu \$25 unlimited Bloodys / Mimosas / Domestic pitchers	<b>Monday</b> 6pm-close \$10 wings \$10 Pitchers	<b>Dunedin Residence night</b> 30% off food 6pm-close	<b>Burger Night</b> \$10 Double Smash Burgers 6pm-close Music Bingo 6-8pm	<b>Ladies Night</b> \$5 Martinis \$5 Snacks Karaoke 6-10pm	<b>Fish Fry Friday \$12</b> Live music 6-9 <b>Lanny Z</b>	<b>Prime Rib Saturday</b> 4pm-till supplies last Live music 6-9 <b>Eric Will</b>
<b>Sunday Brunch</b> Full Breakfast and Dinner menu \$25 unlimited Bloodys / Mimosas / Domestic pitchers	<b>Monday</b> 6pm-close \$10 wings \$10 Pitchers	<b>Dunedin Residence night</b> 30% off food 6pm-close	<b>Burger &amp; Bingo Night</b> \$10 Double Smash Burgers 6pm-close Music Bingo 6-8pm	<b>Ladies Night</b> \$5 Martinis \$5 Snacks Karaoke 6-10pm	<b>Fish Fry Friday \$12</b> Live music 6-9 <b>Kimi Tortuga</b>	<b>Prime Rib Saturday</b> 4pm-till supplies last Live music 6-9 <b>JennEric</b>
<b>Sunday Brunch</b> Full Breakfast and Dinner menu \$25 unlimited Bloodys / Mimosas / Domestic pitchers	<b>Monday</b> 6pm-close \$10 wings \$10 Pitchers	<b>Dunedin Residence night</b> 30% off food 6pm-close	<b>Burger &amp; Bingo Night</b> \$10 Double Smash Burgers 6pm-close Music Bingo 6-8pm	<b>Ladies Night</b> \$5 Martinis \$5 Snacks Karaoke 6-10pm	<b>Fish Fry Friday \$12</b> Live music 6-9 <b>Matt Zitwer</b>	<b>Prime Rib Saturday</b> 4pm-till supplies last Live music 6-9 <b>Sara Nelms</b>
<b>Sunday Brunch</b> Full Breakfast and Dinner menu \$25 unlimited Bloodys / Mimosas / Domestic pitchers	<b>Monday</b> 6pm-close \$10 wings \$10 Pitchers	<b>Dunedin Residence night</b> 30% off food 6pm-close	<b>Burger &amp; Bingo Night</b> \$10 Double Smash Burgers 6pm-close Music Bingo 6-8pm	<b>Ladies Night</b> \$5 Martinis \$5 Snacks Karaoke 6-10pm	<b>Fish Fry Friday \$12</b> Live music 6-9 <b>Edwin Rodriguez</b>	<b>Prime Rib Saturday</b> 4pm-till supplies last Live music 6-9 <b>Spring Fling, Swing dancing lessons \$10</b>
<b>Sunday Brunch</b> Full Breakfast and Dinner menu \$25 unlimited Bloodys / Mimosas / Domestic pitchers	<b>Monday</b> 6pm-close \$10 wings \$10 Pitchers	<b>Dunedin Residence night</b> 30% off food 6pm-close		<b>March 26th March Madness Deals Begin!</b>		

### Lake Saundra – Dave Lindsey

Dave was unable to attend and shared the following update with Matthew Stevens:

The biggest thing that's happening along the shore of the park of Lake Saundra is we are seeing recurrence of swamp hibiscus, Carolina iris, duck potato, arrowhead, and new clusters of pickerel weed. Should be some nice flowers popping up soon. Yellow canna lily is doing quite nicely! Cross your fingers and toes, the turtles don't eat everything!

### Lake Saundra Memorials (Todd Brooks/Matthew Stevens)

Matthew spoke of the committee meeting we held late last year. The committee discussed benches, trees, pavers, picnic tables etc. Pros and cons were discussed and evaluated for expanding the program. It was decided in December that it was not in the best interests of the Community and this Board to expand the program beyond the current 4 benches. Matthew still needs to communicate with each of the 4 current owners of benches to establish a memorandum of understanding on how they will be maintained in the future. IF a current bench sponsor was unwilling to contribute to the maintenance and upkeep or left the Fairway Estates, that could create an opportunity to reach out to the community to see if anyone else had an interest.

Matthew asked meeting guest, William Pulos, if he wanted to be slotted into 1<sup>st</sup> position on a waiting list for one of the 4 current benches if one should become available in the future and he said yes of course. William brought up that he felt there was plenty of space to add a new bench. Matthew reiterated that we need to keep space for planting new trees etc. He also reiterated the concern over allowing residents to just make donations or sponsorships without a plan in place. William and his Mother used to enjoy walks to the park. He and his brothers would be deeply appreciative of anything the board would consider to honor his late Mother.

### Nominating Committee – Open

- The board all agreed that there wasn't a major need to have a nominating committee chair person at this time.
- It was reiterated that residents who go to the Fairway Estates Website and click the email to "get involved", those inquiries go to both the President AND whoever is in the role as the Nominating Committee Chairperson.
- Kathy also inquired if Todd Brooks still had all of the Continuity Manuals and he said he had them on his computer. He did not have them in hard copy format.

### Newsletter – Kathy O'Leary

Next newsletter out mid May. May 1<sup>st</sup> deadline for content. Spot light will be on Frank Delargey. They are considering a write-up on how to traverse the new Round-A-Bouts.

### Old Business:

- **Directories – Kelly Dixon** - The Directory is off at the printer being put together now and is anticipated to be done and ready for delivery by that last week of March.
- **Tree trimming at the park – Matthew Stevens** – A Absolute did \$2500 of trimming last December and the trees seem to be in good shape. Recent winds have not created large debris to pick up. Matthew will reach out to the city arborist to see what he thinks of the status of the trees before we have more work done.
- **Annual Meeting Follow Up – Matthew Stevens** – Matt thought the meeting went well and will send out a thank you note to the guest speakers.
- **Permanent Marker for Maggie Bob- Kathy Oleary – See Exhibit C** - Kathy shared information from the 2 vendors she got quotes from for the signs. There was one option from The Print Shop and 2 versions from a vendor on Etsy. After discussion, Kathy pushed for the Copper look acrylic sign. Discussion as well about concern if squirrels will chew on the signs. Motion made by Derrick Beland to go with Black Brushed Nickel 2<sup>nd</sup> by Mary Lyon, Motion did not carry. Motion made by Derrick Beland 2<sup>nd</sup> by Kelly for Brushed Copper Acrylic for \$150. Motion carried. Kathy is hoping to have it done and installed by Spring Fling.
- **Maggie Bobs current state – Larry Burluson** – Larry asked if when Matthew speaks to the City arborist about the overall state of trees at the park if further clarity could be sought regarding the split limb. Larry would like to be present for any meeting with the arborist if possible.
- **Spectrum Marketing Agreement/Access Management – Matthew Stevens/Todd Brooks** – They are still reaching out to Todd about access. Matthew asked if this should stay with Todd or if it should become Matthews burden now as the NEW PRESIDENT. Todd asked Matthew to take it over as President.

### New Business

- **Secretary Position – Matthew Stevens** – Discussed previously during meeting

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

- Larry referenced prior repaving projects in the community that also redid the drainage curbing in front of everyone's houses. Recently curbing in front of a house on his street was done but not the entire street and it has now relocated a low spot with poor drainage to in front of his house from where it used to be in front of his neighbors house. He asked if we had any contacts with the city to help with the issue in front of his house now. Derrick mentioned he had contacts from when they were doing Armour Dr.
- Matthew thanked Todd Brooks for his service as the President.

**Adjournment:**

Kelly Dixon made a motion to adjourn the meeting. 2<sup>nd</sup> by Derrick. Matthew Stevens adjourned the meeting at 8:14 PM.

Next meeting is April 8, 2026.

**Exhibits**

**A – Meeting Agenda**

**B – Treasurers Report**

**C – Maggie Bob Permanent Sign (3 images)**