Fairway Estates Board Meeting Minutes – Date: October 14th, 2026

Meeting held at the Dunedin Community Center and called to order 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 is obtained. Request that phones be set to vibrate during the meeting and that sidebar conversations be eliminated.

Board Members in Attendance (X = in person –or– BPV = By Phone or Video Conf):

☒ Matthew Stevens, President
☒ Derrick Beland, Vice President
☒ Kelly Dixon, Treasurer, Special Events & Beautification/Yard of the Season Chair, Webmaster
☒ Dawn Galasso, Secretary
☒ Bill Greenwood, Member At Large
☒ Mary Lyon, Member At Large
☒ Kathy O'Leary, Member At Large, Newsletter Chair
☒ Larry Burleson, Member At Large, City Liaison, Sheriff Liaison, Nominating Committee Chair
☒ 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 Saundra Liaison
☐ Lani Norman and Jody Llanes, New Resident/Welcoming
☐ Debra Tully, Women's Club
☐ Don Lemmon, Golf Course Liaison

Members/Guests:

None noted.

Residents' comments:

None.

Officers Reports:

Secretary's Report – Dawn Galasso

- Dawn requested a motion to waive the reading of the September 2026 Meeting Minutes.

MOTION: Motion was made by Kelly Dixon to waive reading of the September 2026 Meeting Minutes and 2nd by Matthew Stevens. Motion carried.

- Dawn requested a motion to accept the September 2026 Meeting Minutes as written.

MOTION: Motion was made by Kelly Dixon to accept the September 2026 Meeting Minutes as written and 2nd by Derrick Beland. Motion carried.

Treasurer's Report – Kelly Dixon

- Kelly reported that $24,180 in annual dues had been received from 372 homes. The final 2026 dues total was three homes short of the budget.
- Kelly stated that she was disappointed because the amount collected was short of previous years and speculated it could be because of a few factors: turnover of homes which causes a lag between the previous owner paying dues and then introducing the new owners to the association via the welcoming committee, as well as the previously discussed (last month meeting notes) request for different payment options.
- Directors and Officers insurance came in $589 under budget.
- Event expenses are expected to be under budget due to sponsorships.
- The contingency reserve has been used minimally.
- Kelly expects to have a draft of the 2027 budget available for the November meeting.

MOTION: Todd Brooks made a motion to accept the Treasurer's Report. 2nd by Kathy O'Leary. Motion carried.

Vice President's Report – Derrick Beland

- Derrick complimented Matthew on his leadership and the way the Board has been conducting its meetings. No further report was provided.

President's Report – Matthew Stevens

- Matthew thanked the Board members and committee chairs for their continued work and contributions to the community.

Committee Reports:

**Welcoming – Lani Norman/Jody Llanes - not in attendance **

- They sent a note that the committee has one additional welcome to complete.
- Three new neighbors are expected to move into the community.

City Liaison – Larry Burleson

- Larry reported that the City voted to prohibit jet ski launches from the causeway.
- Landscaping work along Skinner Boulevard continues.
- The Flats on Main affordable housing project reportedly includes 78 units.
- The marina continues restoration.
- Fire-Rescue activity totaled 834 incidents.
- A candidate forum was held for the upcoming election.
- The Board discussed potential Tallahassee changes involving property taxes and the possible implications for residents and City services.
- Larry reported that FECA's membership with the Dunedin Chamber of Commerce (DCO) had been upgraded to the nonprofit membership level. Kelly provided the membership check.
- The next DCO meeting was expected to take place within the next few days.

Sheriff Liaison – Larry Burleson

- No new issues were reported.
- Larry expects to meet with the Sheriff's Office representative again in December.

Yard of the Season – Kelly Dixon

- The Fall Yard of the Season winners were Bob and Becky Stein.
- The next recognition will be the holiday selection in December.

Events – Kelly Dixon

- The Fall Festival is scheduled for Sunday, October 25th.
- Planned activities include a bartender, photo booth, costume contest, and goodie bags.
- Approximately four to seven residents may participate in the chili event.
- The group discussed volunteer coordination and photography for the event.
- The neighborhood garage sale is planned for November.

Webmaster – Kelly Dixon

- No report.

Beautification – Kelly Dixon

- No report.

Fairway Estates Women's Club – Debra Tully

- No report was provided.

Golf Course Liaison – Don Lemmon

- Don was not in attendance.
- The Dunedin Divot was distributed electronically.

Lake Saundra – Dave Lindsey

- Additional mangrove swamp lily and blue flag iris plants have been added around the lake.
- The County's Adopt-a-Pond program has been defunded, which is a shame as they provided some signs and the idea of chicken wire for the young plants to protect them.
- The committee continues to remove fishing line, hooks, and other trash from the lake area.
- Sprayed the torpedo grass as part of the ongoing vegetation maintenance.
- The committee discussed the annual Lake Watch meeting and a statewide mercury study.
- Continued removal of unwanted vegetation was reported, including maple, camphor, and Brazilian pepper.
- Two maple trees at the north end of the lake need additional attention.

Newsletter – Kathy O'Leary and Diane Garcia

- The newsletter has been emailed to residents.
- Mary volunteered to assist with mailing printed copies.
- The printed mailing list has been reduced to approximately 40 copies, with about 30 currently being mailed.
- Printed newsletters are sent to dues-paying residents
- The newsletter software previously used is no longer supported following an acquisition and is not adapted to updated operating systems
- Kathy is exploring the free version of Affinity by Canva as a possible replacement.
- A paid Canva subscription may need to be considered in the next budget.
- Kathy will provide Kelly with an estimated cost for a paid subscription.

Old Business:

Park Bench Memorial for the Pulos Family (George & Maria Pulos)

- The memorial plaque has arrived and was delivered to the Pulos family.
- The family expressed appreciation for the memorial.
- The plaque did not include hardware.
- The family will arrange installation, with assistance from Ron and Rika Randolph, who agreed to share their bench memorial with the Pulos family.
- The item is now considered completed.

Park Planning / Tree Maintenance Plan – Matthew Stevens and Larry Burleson

- Matthew's draft of the park maintenance plan was reviewed and received positive feedback.
- Larry will take the lead on the plan and work with Matthew on revisions.
- The plan will incorporate the arborist's recommendations and include a section addressing the Maggie-Bob area.
- The discussion included whether a qualified tree professional should remove branches or whether gradual pruning could encourage healthier growth.
- No immediate danger was identified. The trees will continue to be monitored annually.
- The Board discussed treating the document as a longer-term park plan, potentially making it available on the FECA website and sharing information with residents at the Annual Meeting.
- The agenda item will be renamed **Park Planning / Tree Maintenance** to reflect the broader scope.

Annual Meeting – February 2027

- The Board continued planning for the February 2027 Annual Meeting.
- Highland House offered to waive the $3,000 room rental fee and the $3,000 food-and-beverage minimum.
- A $400 setup and teardown fee would still apply.
- Tuesday, February 16th, 2027, was discussed and agreed upon as the proposed meeting date.
- A 25% deposit of $100 would be required to hold the date.
- The date was to be held through October 30th.
- A bar would be available at the venue, but FECA would not promote or sponsor alcohol.
- Matthew will follow up on finalizing the agreement and submitting the deposit.

Annual Meeting – Speaker and Topic Discussion

- The Board discussed potential topics and speakers for the February 2027 Annual Meeting. A final decision was deferred to the November meeting.
- Potential topics included:
    - Amendment 3 and the potential impact of property-tax changes on City services.
    - City services and priorities, including streets and paving.
    - Underground power lines.
    - Hurricane preparedness and lessons learned from Hurricanes Helene and Milton.
    - The proposed data center in Oldsmar and the surrounding area.
- Potential speakers included Ron DeSantis, City Manager, Mayor, City Commissioners, other City representatives, and the Sheriff.
- The Board discussed whether to invite one or two speakers and the importance of identifying a primary speaker and a backup.

- Board members will speak with neighbors to gather input on topics of interest.
- The Board would like to extend invitations before Thanksgiving.
- The topic and speaker selection will be revisited at the November meeting.

Nominating Committee – 2027 Board Election

- Five Board seats are up for election at the February 2027 Annual Meeting, as their current three-year terms are ending. Those seats are presently held by Matthew Stevens, Dawn Galasso, Todd Brooks, Bill Greenwood, and Mary Lyon.
- All five current Board members have expressed interest in continuing to serve.
- Larry Burleson agreed to chair the Nominating Committee, which is responsible for considering interested candidates and selecting the slate of five nominees to be presented for election at the Annual Meeting.
- Residents interested in serving on the Board should contact Larry and attend at least one Board meeting prior to December 1. Board members are also encouraged to refer potential candidates to Larry.
- The slate must be finalized by approximately December 10 to accommodate printing of the Annual Meeting and dues notices before the printer's holiday closure. The notices, including the slate of nominees, will be distributed in January 2027.
- Larry will provide an update at the November Board meeting.

New Business:

None.

Residents' comments:

- The Board discussed a resident's letter from a solar company. Other Board members had not received the same letter.
- A resident shared a positive experience with a solar installation, reporting an electric bill of approximately $35 per month, that the system had been paid off, and that there had been no insurance issues.
- Dave Lindsey reported spending approximately two hours removing seedlings and unwanted vegetation around Lake Saundra.
- The two maple trees at the north end of the lake were again noted as needing attention.

Adjournment:

MOTION: Kelly Dixon made a motion to adjourn the meeting, and Todd Brooks seconded. Motion carried. Matthew Stevens adjourned the meeting at 7:41 p.m.

The next meeting is November 9th, 2026.

Exhibits

A – Meeting Agenda

B – Treasurer’s Report

C – DCO Agenda

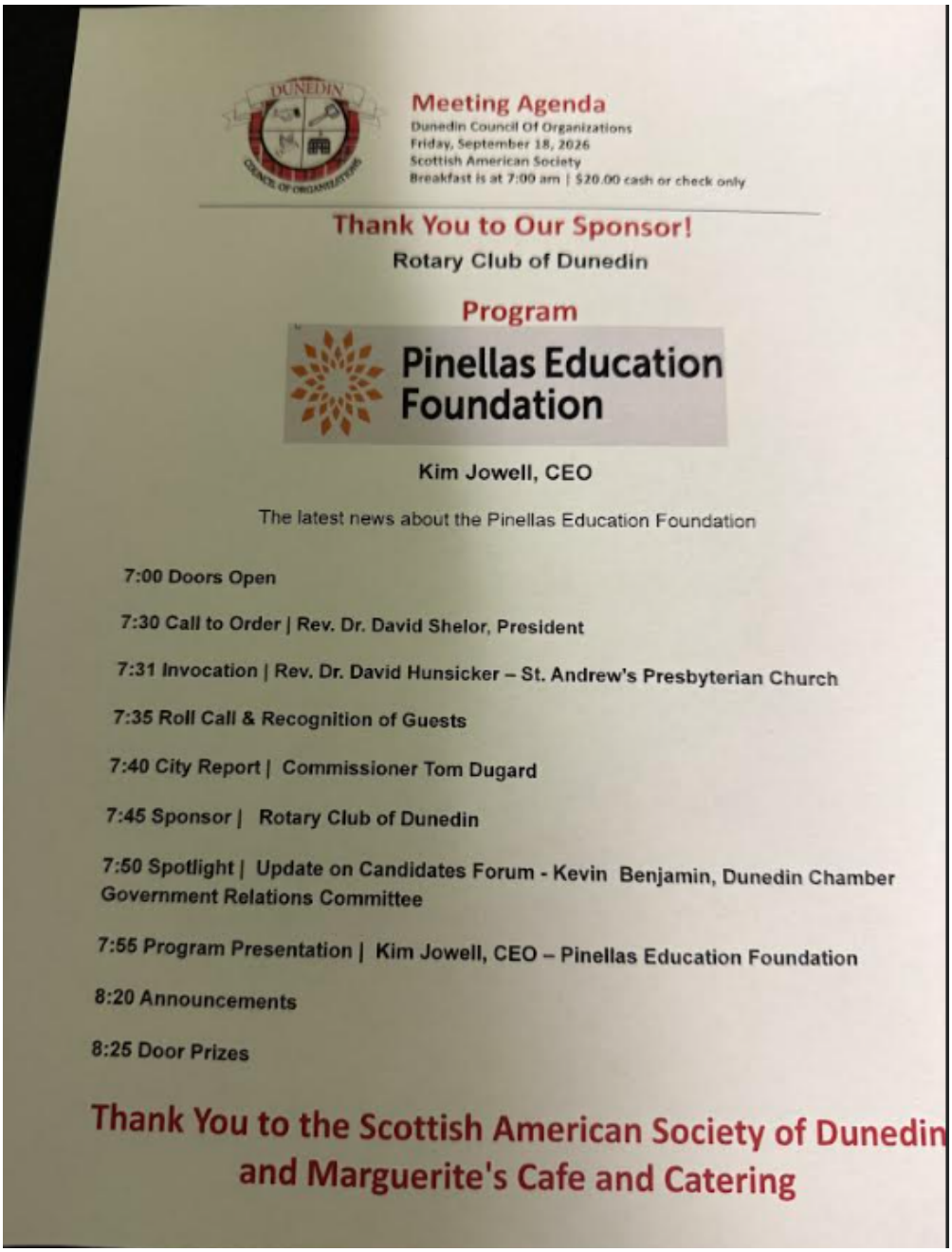
D - DCO Report

FAIRWAY ESTATES BOARD AGENDA
Oct 14th, 2026

Note – Meetings are held in accordance with Robert's Rule of Order.
Note – Meetings are voice recorded to assist the Secretary. Phones on vibrate and refrain from sidebar conversations. Individuals will state their name when making and seconding a motion. Video recording requires prior Board approval.

- **Resident Comments** *(Residents will be recognized by the President to voice comments/concerns that the board can take under consideration. Each should be no more than 3 min)*
- **Board Director Reports** (*a concise update as appropriate & no longer than 7 min. In accordance with Roberts Rules, any discussion/votes will be limited to Directors.)*
    - Secretary - Dawn Galasso
    - Treasurer's Report - Kelly Dixon
    - Vice President's Report - Derrick Beland
    - President's Report - Matt Stevens
- **Committee Reports** *(a concise update as appropriate & no longer than 7 min. In accordance with Roberts Rules, any discussion/votes will be limited to Directors.)*
    - Welcoming – Lani Norman and Jody Llanes
    - City Liaison – Larry Burleson
    - Sheriff's Liaison – Larry Burleson
    - Yard of the Season – Kelly Dixon
    - Events – Kelly Dixon
    - Web Master – Kelly Dixon
    - Beautification – Kelly Dixon
    - FEWC – Debra Tully
    - Golf Course Liaison – Don Lemmon
    - Lake Saundra – Dave Lindsey
    - Newsletter – Kathy O'Leary and Diane Garcia
- **Old Business** (open/on-going efforts*. In accordance with Roberts Rules, any votes (and their discussions) will be limited to Directors.)*
    - Park bench memorial for the Pulos' (George & Maria Pulos) (Matt Stevens)
    - Maggie-Bob's current state – Larry Burleson
    - Discussion on annual meeting (location, guest, agenda, etc…)
- **New Business**
- **Resident Comments** *(Residents will be recognized by the President to voice comments/ concerns that the board can take under consideration. Each should be no more than 3 min)*

Matthew Stevens
President
Fairway Estates Community Association
Summer break - Next meeting Nov 11th, 2026



Meeting Agenda

Dunedin Council Of Organizations
Friday, September 18, 2026
Scottish American Society
Breakfast is at 7:00 am | $20.00 cash or check only

Thank You to Our Sponsor!

Rotary Club of Dunedin

Program

Pinellas Education Foundation

Kim Jowell, CEO

The latest news about the Pinellas Education Foundation

7:00 Doors Open

7:30 Call to Order | Rev. Dr. David Shelor, President

7:31 Invocation | Rev. Dr. David Hunsicker – St. Andrew's Presbyterian Church

7:35 Roll Call & Recognition of Guests

7:40 City Report | Commissioner Tom Dugard

7:45 Sponsor | Rotary Club of Dunedin

7:50 Spotlight | Update on Candidates Forum - Kevin Benjamin, Dunedin Chamber Government Relations Committee

7:55 Program Presentation | Kim Jowell, CEO – Pinellas Education Foundation

8:20 Announcements

8:25 Door Prizes

Thank You to the Scottish American Society of Dunedin and Marguerite's Cafe and Catering

City Report by Tom Dugard (City Commissioner)

Projects/Issues:

- Causeway Motor craft Launch – The city voted to ban launches from the causeway.
- Skinner Boulevard - The project is coming along nicely. Landscaping is in progress. Community still adapting (learning) to the Roundabouts.
- Affordable Housing Front – The city broke ground on the Flats on Main Street. This project brings 78 units to our community with portable housing.
- The Marina - The marina is progressing to full restoration while operations continue.
- Brando Park – The project is nearing completion.
- City Services - 834 fire rescue incidents. The Sheriff's office probably had twice that.
- Events: October 1st is the Candidate Forum, September 19 is the World Car Free day,
- Tallahassee – Governor and Legislature passed a constitutional amendment. The city states that this is probably the most dramatic change to the municipal and county tax system. Request that everyone get updated on this item and the potential impact to the community.

THE DUNEDIN DIVOT

OCTOBER/NOVEMBER
2026 ISSUE

THE OFFICIAL NEWSLETTER OF DUNEDIN GOLF CLUB

A MESSAGE FROM THE GENERAL MANAGER



Welcome to the fourth edition of the Dunedin Divot newsletter.

It feels like we've made it through the heart of summer and are now moving toward fall. Halloween is just around the corner, and before we know it, all of our winter visitors will be back. Take advantage of the great weather and come out and play some golf!

The Men's Member-Guest will be held in October, and on December 13–14, we will host the Dunedin Cup, a two-man scramble championship that we hope to build into an annual event on the amateur golf circuit in Florida.

Based on the success of the Public Links Championship that the FSGA held at Dunedin Golf Club this year, the FSGA is bringing its Hickory Championship to Dunedin Golf Club on November 15–16, 2027. Players will compete using clubs with wooden heads and wooden shafts! This should be a great event and a perfect fit with the rich history of Dunedin Golf Club.

Be sure to see John's tip for hitting out of the bunkers, it will make you hungry!

Here is a link to an article that mentions Dunedin Golf Club along with several other government-owned golf courses.

FROM THE PRO SHOP TEAM

Calendar of Events

October 22-24 ~ Member/Guest Tournament

- October 22nd — 8:00am ~ Open Play Shotgun

Afternoon start to Men's Member/Guest

- October 23rd — Closed for Member/Guest
- October 24th — Closed for Member/Guest

Driving Range Hours

7:00am to 6:00pm daily

Balls will be on the range until 2:00pm ~ after 2:00pm, you will have to come to the Pro Shop to get a range token.

*__Please note the range will be closed October 22-24 for the Men's Member Guest Tournament__

HOW TO BLAST IT CLOSE FROM THE SAND

With the flagstick representing 12 o'clock, open your stance to about 11 o'clock, so your feet, hips, and shoulders are open to the target.

Aim the leading edge of your sand wedge at the flag.

Spread your feet a couple of inches wider than normal. A wider stance helps quiet your legs, allowing you to swing more with your arms. These adjustments will help you attack the ball from the inside, with the clubface working toward the target.

Imagine a cheese danish with the ball in the center, and simply knock out the entire danish. That's how big your divot should be.

FROM THE GROUNDS TEAM

Over the last month, we have treated the greens for fungal diseases and established an ongoing fungicide program to help prevent them from returning.

We have also started a new recovery fertilization program on the greens. This program is specifically designed to encourage lateral growth, helping fill in thin areas while also promoting deeper root growth.

We are aggressively applying sand to the greens once a week. This process, known as topdressing, is an important part of the recovery process. It also helps smooth and level the putting surfaces. The sand can also help control algae that develops on the soil surface in areas where the turf is thin.

Our goal is to fill in all of the thin areas and, if necessary, sod a few spots so that we have complete turf coverage on the greens before growth slows down for the winter.

The fairways, roughs, and tees have been treated for weeds, and we plan to make one more application before winter. We expect this additional application to eliminate most of the weeds currently present. Along with the weed treatment, we will apply fertilizer and a pre-emergent to help suppress the germination of new weed seeds.

We are also fly-mowing the bunker faces and plan to complete all of them before winter. This will keep the bunker faces short and well maintained throughout the season.

We appreciate your continued support as we work to maintain and improve course conditions.



MEN'S GOLF ASSOCIATION

2026 LOOP SHOOT OUT - SEPTEMBER 13, 2026

Champion: Charlie Olson

Congratulations to Charlie Olson on winning the 2026 Loop Shoot Out!

On September 13th, we completed our 8th DMGA event of the season, the Loop Shoot Out. Congratulations to Charlie Olson on becoming the Loop Shoot Out Champion! We had 35 players competing for the Loop championship.

It was a hot, humid morning with thunderstorms in the area. Unfortunately, a lightning storm halted play around 11 a.m., with play resuming just before noon. The course was playing long, with soft conditions and slow greens.

Doug Truchan posted the low net score of 70, followed closely by Joe Bankard with a net 71. Unfortunately, neither player could stick around for the Shoot Out. It took a net score of 74 to qualify for the Shoot Out competition.

The five Shoot Out contestants were Charlie Olson (73), Nick Brozovich (74), Matt O'Nuallain (74), Jason DeBonis (74), and Matt Putnam (74).

On #10, Brozovich and DeBonis made double bogeys, with Brozovich winning the chip-off. On #11, Brozovich hit his shot into Curlew Creek and made another double bogey, allowing the other three players to advance.

On #12, Putnam and Olson were receiving handicap strokes. All three players hit the green in regulation. Putnam hit a beautiful short iron to 10 feet, while O'Nuallain hit a sand wedge over the pin to 15 feet. Putnam made a natural birdie to advance.

Olson left himself a 40-footer for birdie and three-putted for a 5 (net 4), while O'Nuallain made a natural par. Olson won the chip-off by a couple of feet.

Olson and Putnam advanced to #13 for the Loop Shoot Out championship. Olson hit his drive left into the woods and had to chip out. Putnam hit a nice drive down the fairway and knocked a short iron to the back left of the green, about 45 feet from the hole.

Olson hit a sand wedge to about 12 feet behind the hole, leaving a tricky right-to-left breaker for par. Putnam left his first putt 10 feet short and then missed his follow-up putt to make a 5. Olson also missed his par putt and tapped in for a 5.

A chip-off ensued behind the #13 green, over the bunker. Putnam hit first and hit his chip too firmly, sending it down into the "trench." Olson followed with a delicate chip to about 8 feet to win the Loop Shoot Out Championship!

WOMEN'S GOLF ASSOCIATION



WOMEN'S GOLF!



We are excited to welcome four new members to our Women's Golf Association!

Whether you're a longtime member, a new face on the course, or simply interested in becoming more involved, we are thrilled to have you as part of our golf community.

Our Women's Golf Association is about more than just playing golf—it's about bringing women together to enjoy the game, build friendships, participate in fun events, and create a welcoming sense of community both on and off the course.

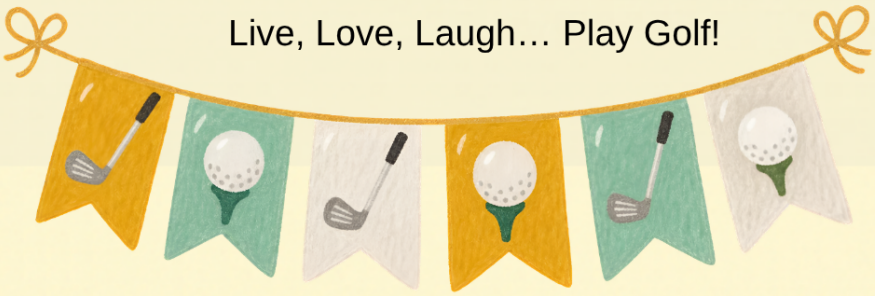
As we move into our busy season, we will be offering a variety of opportunities to play, compete, socialize, and get involved. Every skill level is welcome!

From October 2026 through April 2027, we will be hosting monthly fun golf events and charity tournaments. Our seasonal residents will also be returning to enjoy some great golf and time with friends.

Come join us, play some golf, meet some great women, and most importantly… have fun!

For more information on how to join the WGA, please contact Michelle Messier, Women's Golf Association President, at womensgolfassociation@gmail.com or 727-542-8815. We look forward to hearing from you!

Live, Love, Laugh… Play Golf!



A NOTE FROM THE DUNEDIN GOLF FOUNDATION:



The Commemorative Brick Project

Sponsored by the DGC Foundation

Our Commemorative Brick Project will be closing soon! We encourage you to become a part of the Club's rich history by ordering a personally engraved brick that will be permanently installed along the beautiful walkway leading to the Highland House.

Applications are available in the Pro Shop, locker rooms, and main foyer of the Highland House. Simply complete the application and submit your payment, then mail the completed application to the Foundation's address provided on the form.

Once your application is received, we will review it and contact you if any additional information is needed. After your brick is confirmed, we will place the order. Once completed, it will be delivered to the Club and permanently installed along the walkway.

What better way to celebrate the Club's 100-year birthday and become a permanent part of its rich heritage!

For just $100, your commemorative brick will not only become part of the Club's history, but your purchase will also support the DGC Foundation's continued mission to help ensure this treasured landmark continues to thrive for the next 100 years.

Questions? Please contact Foundation Board Member at bjtassoc27@gmail.com.

Celebrate our history. Be part of our future.

THANK YOU

SEE YOU ON THE COURSE

SINCE 1927 DONALD ROSS COURSE

DUNEDIN GOLF CLUB

727-250-1050

Dunedin Golf Club

www.dunedingolfclub.com



Fairway Estates Community Association

Treasurers Report

October 14, 2026 - Covering month of September 2026

- $24,180 has been received in annual dues payments from 372 houses. We will fall just short on our annual budget representing 3 houses. At the end of September, per our written guidelines no more funds will be accepted for 2026.
    - 2026 372 homeowners 72.3%
    - 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%
- While we are under the number of residents paying by more than recent history shows, we will close out the year under budget in a few areas, like insurances & events and we barely touched our contingency reserve.
- Our required bonds were renewed at the same rates they seem to stay at year over year.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Our ending checking & CD balances as well as the Fairway Estates Womens Club savings account can be found on the attached Balance Sheet

Kelly Dixon

Treasurer

Fairway Estates Community Association
Profit & Loss Detail
September 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Annual Dues								
Deposit	09/29/2026			Deposit		Truist Checki...	65.00	65.00
Total Annual Dues							65.00	65.00
Total Income							65.00	65.00
Expense								
Insurance/Bonds								
Bond - Fidelity								
Check	09/28/2026		The Bond Exchange			Truist Checki...	138.00	138.00
Total Bond - Fidelity							138.00	138.00
Bond - Forgery								
Check	09/28/2026		The Bond Exchange			Truist Checki...	36.00	36.00
Total Bond - Forgery							36.00	36.00
Total Insurance/Bonds							174.00	174.00
Maintenance/Repairs/Utilities								
Lawn & Lake Care								
Lake Care								
Check	09/15/2026		SOLitude Lake Ma...			Truist Checki...	121.37	121.37
Total Lake Care							121.37	121.37
Monthly Lawn Service								
Check	09/15/2026		VH Lawn Care			Truist Checki...	285.00	285.00
Total Monthly Lawn Service							285.00	285.00
Total Lawn & Lake Care							406.37	406.37
Utilities								
Duke - 1251 Palm 910087941037								
Check	09/16/2026		Duke - 1037			Truist Checki...	38.38	38.38
Total Duke - 1251 Palm 910087941037							38.38	38.38
Duke - Brady 910087940804								
Check	09/26/2026		Duke - 0804			Truist Checki...	35.21	35.21
Total Duke - Brady 910087940804							35.21	35.21
Duke - Palm Entry 910087967532								
Check	09/16/2026		Duke - 7532			Truist Checki...	35.89	35.89
Total Duke - Palm Entry 910087967532							35.89	35.89
Water								
Check	09/09/2026		City of Dunedin	31643-2710		Truist Checki...	45.00	45.00
Total Water							45.00	45.00
Total Utilities							154.48	154.48
Total Maintenance/Repairs/Utilities							560.85	560.85
Total Expense							734.85	734.85
Net Ordinary Income							-669.85	-669.85

Fairway Estates Community Association
Profit & Loss Detail
September 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Other Income/Expense								
Other Income								
FEWC Interest								
Deposit	09/30/2026			Interest		Truist Fairwa...	4.52	4.52
Total FEWC Interest							4.52	4.52
Total Other Income							4.52	4.52
Net Other Income							4.52	4.52
Net Income							**-665.33**	**-665.33**

Fairway Estates Community Association
Balance Sheet
As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
Truist Checking - New	17,579.99
Truist Contingency Reserve CD	11,249.61
Truist Fairway Estates Women	2,068.44
Total Checking/Savings	30,898.04
Total Current Assets	30,898.04
TOTAL ASSETS	**30,898.04**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Fairway Estates Women's Club	2,068.44
Total Other Current Liabilities	2,068.44
Total Current Liabilities	2,068.44
Total Liabilities	2,068.44
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	7,719.27
Net Income	8,776.90
Total Equity	28,829.60
TOTAL LIABILITIES & EQUITY	**30,898.04**

Fairway Estates Community Association
Profit & Loss Budget vs. Actual
January through December 2026

	Jan - Dec 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Annual Dues	24,180.00	24,375.00	-195.00
Total Income	24,180.00	24,375.00	-195.00
Expense			
Administrative			
Annual Dues Notices			
Envelopes	0.00	70.00	-70.00
Postage	390.00	400.00	-10.00
Printing/Paper	0.00	250.00	-250.00
Total Annual Dues Notices	390.00	720.00	-330.00
Bank Fees	6.30	25.00	-18.70
Computer, Internet, Website			
Malware	126.54	130.00	-3.46
SSL Certificate	39.95	50.00	-10.05
Website Domain Renewal	28.99	30.00	-1.01
Website Hosting	0.00	350.00	-350.00
Computer, Internet, Website - Other	56.00		
Total Computer, Internet, Website	251.48	560.00	-308.52
CPA	200.00	200.00	0.00
Dunedin Council of Organization	125.00	225.00	-100.00
Florida Department of State	61.25	75.00	-13.75
New Resident Welcome Packets	0.00	200.00	-200.00
PO Box Rental	196.00	250.00	-54.00
Total Administrative	1,230.03	2,255.00	-1,024.97
Directory Cost			
Ad Sales	0.00	-3,600.00	3,600.00
Printing	3,442.19	3,600.00	-157.81
Directory Cost - Other	-3,442.19		
Total Directory Cost	0.00	0.00	0.00
Insurance/Bonds			
Bond - Fidelity	138.00	145.00	-7.00
Bond - Forgery	36.00	45.00	-9.00
Directors & Officers Insurance	3,210.79	3,800.00	-589.21
Florida Ins Guaranty Assessment	60.13	65.00	-4.87
Homeowners &/or Mobile HOA	4,665.00	4,665.00	0.00
Lakes or Reservoirs	641.00	641.00	0.00
Paid in Full Discount	0.00		
Parks or Playgrounds	197.00	197.00	0.00
Special Events	450.00	450.00	0.00
Terrorism	60.00	60.00	0.00
Total Insurance/Bonds	9,457.92	10,068.00	-610.08
Maintenance/Repairs/Utilities			
Beautification	598.00	750.00	-152.00
Contingency/Reserve future exp			
Retained Earnings Used/Cont Res	0.00	0.00	0.00
Tree Trimming	0.00	0.00	0.00
Contingency/Reserve future exp - Other	150.00	1,600.00	-1,450.00
Total Contingency/Reserve future exp	150.00	1,600.00	-1,450.00
Dog Waste Bags	0.00	200.00	-200.00
Lake Saundra Plantings	0.00	200.00	-200.00

Fairway Estates Community Association
Profit & Loss Budget vs. Actual
January through December 2026

	Jan - Dec 26	Budget	$ Over Budget
Lawn & Lake Care			
Lake Care	1,085.27	1,500.00	-414.73
Monthly Lawn Service	2,565.00	3,420.00	-855.00
Total Lawn & Lake Care	3,650.27	4,920.00	-1,269.73
Utilities			
Duke - 1251 Palm 910087941037	345.82	500.00	-154.18
Duke - Brady 910087940804	344.55	600.00	-255.45
Duke - Palm Entry 910087967532	322.32	500.00	-177.68
Water	558.00	960.00	-402.00
Total Utilities	1,570.69	2,560.00	-989.31
Total Maintenance/Repairs/Utilities	5,968.96	10,230.00	-4,261.04
Newsletters			
Postage	78.00	90.00	-12.00
Printing	87.08	150.00	-62.92
Total Newsletters	165.08	240.00	-74.92
Special Events			
Christmas Holiday Party	0.00	650.00	-650.00
Event Sponsorship	-1,802.37		
Fall Festival	0.00	650.00	-650.00
Garage Sale	73.00	130.00	-57.00
Spring Fling	743.20	575.00	168.20
Total Special Events	-986.17	2,005.00	-2,991.17
Total Expense	15,835.82	24,798.00	-8,962.18
Net Ordinary Income	8,344.18	-423.00	8,767.18
Other Income/Expense			
Other Income			
CD Interest	432.72	425.00	7.72
FEWC Interest	17.72		
Total Other Income	450.44	425.00	25.44
Net Other Income	450.44	425.00	25.44
Net Income	**8,794.62**	**2.00**	**8,792.62**

Meeting Agenda

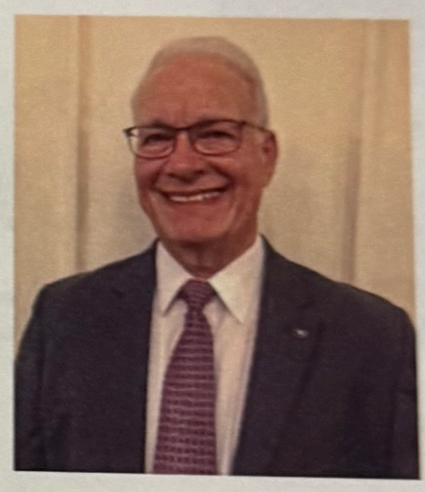
Dunedin Council Of Organizations
Friday, October 16, 2026
Scottish American Society
Breakfast is at 7:00 am | $20.00 cash or check only

Thank You to Our Sponsor!

The Scottish American Society of Dunedin

Program

THE FLORIDA HOLOCAUST MUSEUM



Harry Heuman

7:00 Doors Open

7:30 Call to Order | Rev. Dr. David Shelor, President

7:31 Invocation | Rabbi Matt Berger – Temple Ahavat Shalom

7:35 Roll Call & Recognition of Guests

7:40 City Report | City Manager Jennifer Bramley

7:45 Sponsor | Alan McHale - The Scottish American Society of Dunedin

7:50 Spotlight | Kristina Garcia - Dunedin Cares

7:55 Program Presentation | Harry Heuman – Florida Holocaust Museum

8:20 Announcements

8:25 Door Prizes

Thank You to the Scottish American Society of Dunedin and Marguerite's Cafe and Catering

City Report by Jennifer Bramley (City Manager)

Note: Jennifer shifted focus and reported on this years accomplishments rather than an update on current projects.

Projects/Issues:

- The city commissioner adopted the 2027 fiscal year operating capital budget last September. It was a unanimous vote to approve the budget. It includes an 11% reduction across all expenditures, and 18.6% reserve in the general fund.
- City's finance department also prepared a contingency budget. The contingency budget will address the impacts of Amendment 3 if it were to pass.
- The city applied for 26 grants, totaling $27 million. The city secured six grants, totaling $3.2 million. Six additional grant applications remain outstanding. Since 2024, the city has secured 13 grants for a total of $11.5 million. Working with a lobbyist, the city's legislative delegation in Tallahassee, secured $4.7 million in appropriations. The city acquired $3 million for the marina, $1.6 million for the Baywood Shore Water Main, and $200,000 for the fire rescue high water vehicle.
- The city maintains 100% regulatory compliance in water and wastewater systems.
- The city hosted the Gulf Coast Fest as environmental education.
- The city assumed production of the Mardi Gras parade in house in the city of Dunedin.
- The city created the watch parties for the Toronto Blue Jays.
- The city hosted the annual hurricane expo.
- The city conducted the state of the city.
- The city launched the business education exploration program.
- The city distributed $50,000 through 22 resiliency grants, and distributed $50,000 in homeowner rebates for solar for residents.
- The city took over full operational control of the Dunedin Golf Course about two years ago. The course is soundly in the black with a $120,000 surplus and we're projected to generate an even greater profit for next year. The city hosted the 2026 Florida State Golf Association Public Links Championship, and the city has had four articles in golf publications regarding the renovation of the course. Including one of them was the best municipal course in the country.
- The city improved its Insurance Services Office (ISL) rating, which helps to bring residents property insurance premiums down.
- Skinner Boulevard renovations are nearly complete. Total cost of that project was $15 million. Of those $15 million, $5.5 came from the Department of Transportation. 5.5 was from the American rescue plan funding for Pinellas. There are 7.5 foot bike lanes and 10

foot sidewalks and enhanced landscaping. The city received a Future of the Region award from the Tampa Bay Regional Planning Council for the Skinner Boulevard project.

- Brando Park is almost complete.
- The Clearwater Ferry is back operational.
- The city did five design review projects, Main Street Exchange, New Garage, etc. That's about $65 million investment in our downtown between the Garage and Main Street Exchange.
- The city had $6.5 million in non-matching grants in the USDA. That's a watershed grant program for drainage channel clearing.