

FAIRWAY OAKS HOMEOWNERS ASSOCIATION REGULAR BOARD MEETING

Date: August 20, 2024

Meeting called to order: 7:00 by Iñaki Alvarez

Pledge of Allegiance

Members Roll Call: 7 Board Members present.

- Iñaki Alvarez – President
- Bonnie Cabe – Vice President
- Richard Cinelli – Secretary
- Tony Stearn - Treasurer
- Scot Harell – ARC
- Annette Pellicano - Director
- Zoila Stearn – director

Minutes for July (last meeting) were read by Board Secretary, Richard Cinelli.

Motion was made by the President to accept. Motion was seconded by the Vice President.

No discussion. Vote was made and the minutes were accepted.

Reports of Officers:

President:

- **Our overarching objectives remain the same:**
 1. Improve and/or increase property values
 2. improve community values – make Fairway Oaks a best place to live
- **Monuments:** 99% completed, almost 100% self-sustainable. Solar powered. Almost no water requirements.
- **Landscaping:** Current contract is with Red Tree (since Jan 1, 2024 at \$1800/month). There have been quite a few complaints. Red Tree claims that a proper scope of work was never defined and is asking for an additional \$1000/month to cover the maintenance of the retention ponds. They provided an addendum (in March 2024) to cover the additional \$1000/month. Addendum was never signed.

Sentry management has informed that Red Tree was paid the extra \$1000/month since March even though the addendum was not signed (total of \$6000 paid March through August).

Director Pellicano informed that even with the extra monies being paid (total of \$2800/month), we were still receiving a lot of complaints from the community, and the quality of work was less than desirable. After some discussion it was agreed to

keep pressing on Red Tree to improve their performances while at the same time begin the exploration of new providers.

- **Golf Course:** Information was presented that the purchase of the land by Ryan Homes from Lowman will most likely close in January of 2025. At that time (as part of the overall transaction), the land will be conveyed to the Fairway Oaks community at no charge (to the community). In anticipation of this and to properly prepare for this, a community vote will be planned in the 4th quarter of 2024. The By-Laws require 51% of the community to vote in favor.

President informed that if Fairway Oaks does not accept the free offer, then the land will revert/remain with Lowman. This means that the current conditions will remain for the foreseeable future (same as the last 5 years).

At the present time the golf course is not safe. It is possible for persons to commit crimes and hide in the over growth. We know that homeless persons have taken over certain sections (by the Little Road tunnel). Additionally, there are no fire gaps, paths or bridges on the course. We have walked and inspected the course with our county commissioner who has offered full support.

The President strongly recommends that the free land be accepted.

There will be:

- No additional increases in homeowners' dues to cover the acceptance.
 - No additional increases in property taxes for individual homeowners.
 - Less than \$50 total increase in insurance costs annually for the HOA.
 - Once the land is accepted, as part of the transaction with the developer, the land will be cleaned and cleared at no charge to the association. Then after, the maintenance required will be minimal. No increases anticipated in homeowners dues.
 - Accepting the land will have a positive impact on property values, whether one lives on the golf course or not.
 - Accepting the land will provide Fairway Oaks with the unique opportunity to have a park-like area as part of the common area (walking paths/bike paths) – available for all members of the community to use. Safe, clean and beautiful.
- **Roads:** Information received from the County was presented that explains the new process for covering the costs of improving the roads within the community, i.e., additional funds will be generated via increases in property taxes. Once such additional funds are established, a process will be prepared by the County.
 - **Emails:** The **President** informed that the community is moving to use email as one of the main communication tools with the members. Today we are short about 130 emails of our 355 members. We will be reaching out in the coming weeks to try and bring this number down. Through email, we will be able to communicate with

members on a more frequent basis at almost no cost.

- **Block Captains:** The **President** explained that we are looking for members to volunteer as block captains. The community has been divided into 24 sectors. Each sector can have one or two captains. At the present time three positions have been filled. This position's purpose would be to communicate and distribute information and events happening within the community. Such captains will help us improve overall communication.
- **School buses:** Now that school has started, the **Board** opened a discussion about the safety of children at the bus stops within the community, with a special focus on the intersection of Pimberton and Tournament. More research required on this.
- **Code Enforcement:** **President** informed that the committee has been re-established under a new name - Community Beautification Group (CBG). The new group has had several meetings and training sessions. First official drive through will be on September 16.

Vice President:

- Information was presented about overall updates to the association website. Such updates to make it easier for members to navigate and find materials/documents.
- Updates were made to the governing documents section, i.e., the By-Laws, the Articles of Incorporation and the Covenants. Members are encouraged to visit the website: <https://fairwayoaksfl.com/>
- **Flags:** **Vice President** advised residents on the change in appropriate flags that can be flown within the community per the new State Statues.

Treasurer:

- **Treasurer** presented the latest monthly financials (July 2024)
- Motion was made by President to accept. Motion was seconded by Vice President.
- No discussion. Vote was made and report accepted.

Director of ARCs (Architectural Reviews):

- Reviewed 4 Architectural Request forms:
 1. 9229 Duffer Court Approval to paint house color scheme 4
 2. 14420 Pimperton Drive Approval to paint house color scheme 13
 3. 14537 Pimperton Drive Not Approved – two requests to paint house Inappropriate color schemes
 4. 9112 Tournament Drive Approval to replace roof

Motion was made by the President to accept ARC report
Motion was seconded by the Vice President.
No discussion. Motion voted and passed.

New business:

- **President** made a brief introduction of Director Zoila Stearn as the new director of the Outreach Committee that will be combined with the Helping Hands Committee. Director hopes to begin work very soon.

Meeting was adjourned at 8:38 PM