

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION REGULAR BOARD MEETING
MINUTES

Date: Oct 15, 2024

Meeting was via Zoom (due to hurricane damage of the clubhouse)

Meeting was a Budget Meeting

Meeting called to order: 7:00 by Iñaki Alvarez

Pledge of Allegiance

Members Roll Call: 6 Board Members present.

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

Proof of Notice of Meeting through mass email, the website and exterior signs was confirmed by a board member.

Minutes for September (last meeting) – Motion was made by the President to accept. Motion was seconded by the Treasurer. No discussion. Vote was made and the minutes were accepted.

Agenda Items:

- 2025 Annual Budget:
 - Budget was presented.
 - Motion was made to approve the budget as presented. Motion was seconded. No discussion. Vote was taken and the budget was approved.
- September 2024 Financials:
 - September 2024 financials were presented.
 - Motion was made to approve the financials as presented. Motion was seconded. Question was raised from the floor as to the amount in the reserves. The question was answered. No further questions and/or discussion. Vote was taken and the financials were approved.
- Accounts Receivables as of September 2024:
 - A report was presented explaining the \$11,003.76 balance in the Accounts Receivables (A/R).
 - Most of the A/R is made up of liens against 7 homeowners, most of whom are approaching the one-year mark in age.
 - Motion was made to legally research and if confirmed, to send any or all the Lien accounts to Legal for the initiation of Foreclosure proceedings.

Motion was seconded. No discussion. Vote was taken and the motion was approved.

- Voting on the Golf Course Land:
 - Motion was made to have a vote on the acceptance of the golf course land in the next 30 to 40 days with a target of Nov 12, 2024.
 - Motion to have the vote was seconded. No discussion. Vote was taken and the motion was approved.
- Non-compliant Homeowner:
 - Motion was made to ratify the legal action taken against the non-compliant homeowner. Motion was seconded. No discussion. Vote was taken and the motion was approved.
- ARC Approvals:
 - 14153 Foresome: Replace the roof with same color shingles.
 - 14101 Pimberton Dr: Install a 4' coated chain link fence enclosure on the side of the house. Notice was given to the homeowner to reduce the length of the enclosure by aa foot in order to provide more setback on the side of the house.
 - Motion was made to approve both requests. Motion was seconded. No discussion. Vote was taken and the motion was approved.
- New business:
 - Additional No Parking Signs: Motion was made to discuss with the County about installing more signs within the community. If approved by the County, to order and install the additional signs using County guidelines. Motion was seconded. No discussion. Vote was taken and the motion was approved.
 - Hurricane Relief: Motion to ratify any actions already taken, and to continue to take remedial and/or repair actions, each instance to be evaluated on a case-by-case basis. Motion was seconded. No discussion. Vote was taken and the motion was approved.
- Notice – announce - Community Yard Sale scheduled for Nov 8 and 9

Meeting was adjourned at 8pm.