

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
January 14th, 2025 BOARD OF DIRECTORS
MEETING MINUTES

- Meeting Called to Order 7PM.
- Pledge of Allegiance
- Roll call: President Iñaki Alvarez
 Secretary Richard Cinelli
 Treasurer Tony Stearn
 Director Land Management Nannette Pellicano
- Proof of Notice of Meeting - (mass email, website and exterior signs)
 - Confirmed by the board members.
- Minutes of Previous Meeting (December Meetings)
 - Motion to Accept made by Tony Stearn. Seconded by Nannette Pellicano
 - Vote (all in favor) – Motion Passed
- Reports of Officers
 - Induction/Appointment of new Board Member Jill Campuzano.
 - Motion to accept made by Nannette Pellicano
 - Seconded by Richard Cinelli
 - Vote (all in favor) – Motion Passed
- Hurricane Relief
 - Monuments on the corners of Hudson Avenue and Little Road to be repaired by Bricks by the Mile, at a cost of \$9110.
 - A question was raised by a homeowner of the usage and amount of rebar to be used for re-enforcement of the wall. Rebar confirmed.
 - A homeowner, an engineer, volunteered to review and inspect the repairs made to the monuments. A motion was made to appoint said homeowner as advisor for the repairs. Motion by Nannette Pellicano. Seconded by Tony Stearn. Vote (all in favor) – Motion Passed.
 - Motion was made to approve and commence all the repair work - Motion by Nannette Pellicano. Seconded by Tony Stearn. Vote (all in favor) – Motion Passed.
- December Financial Report given by Treasurer Tony Stearn. Motion to accept made by Nannette Pellicano. Seconded by Richard Cinelli. Vote (all in favor) – Motion Passed
- Donation To Hudson High School Wrestling Team. A motion was made to donate \$1000 to the Wrestling Team of Hudson High School for the clearing of debris from the golf course which was much needed. Motion to approve/ratify by Nannette Pellicano. Seconded by Jill Campuzano. Vote (all in favor) – Motion Passed
- ARC Approvals
 - 9328 Woodstone To remove PVC fencing and install chain link fence
 - 14148 Pimberton To paint house with approved paint selection
 - Motion to approve by Nannette Pellicano. Seconded by Tony Stearn. Vote (all in favor) – Motion Passed.
- New Business
 - Update on the transfer of the golf course to the common areas. Waiting for the sale to take place. Legal is handling the acceptance of the land.
 - Amendments to existing governing documents – project was described – including to incorporate the new legislation and the creation of a set of Policies and Procedures.
 - Community Celebration Calendar (CCC) - Discussion was made to establish a calendar for celebrations within the community - to bring it together. Suggestion was made to keep it clear of conventional holidays.
 - E Voting - Explanation to move to a digital platform for voting purposes. This would be more economical, as well as ease the mechanics of voting and simplification for the homeowners. This method has been deemed a legal procedure.
- Outreach and Helping Hands Committee(s)

- It was brought up that volunteers are needed for this committee. This would include welcoming new homeowners and aiding those that need help with various situations. Question was raised about a possible welcome gift and a copy of all the policies and procedures.
- Sentry Management - Our agent Cari has left her position with Sentry. At the same time, the contract is up for renewal in March. Discussion was made about the possibility of a new management agency. The Board was to look into this matter and the possibility of this raising yearly dues to the homeowners.
- Motion to adjourn the meeting. Motion to approve by Nannette Pellicano. Seconded by Tony Stearn. Vote (all in favor) – Motion Passed
- Meeting was adjourned at 8:10pm