

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
DECEMBER 10TH 2024 MEETING MINUTES**

First Meeting – Special Members' Meeting – Vote on Accepting the Golf Course Land

- Special Members' Meeting of November 2024 was reconvened at 7pm
 - Representative from Sentry Management announced that a quorum was reached for the meeting and more than 51% of the community (185) voted in favor of accepting the golf course land
 - A minimum of 51% "Yes" votes was required (there were 10 "No" votes).
 - With this result, the measure passes and now moves forward in the legal process – i.e., the land will be conveyed to Fairway Oaks at closing (expected sometime in early 2025) and then the land will be incorporated into the common grounds.

Second Meeting – Monthly Board Meeting

- Meeting Called to Order at approximately 7:15 PM
- Pledge of allegiance
- Roll call:
 - President Inaki Alvarez
 - Secretary Richard Cinelli
 - Treasurer Tony Stearn
 - Director Land Management Nannette Pellicano
 - Director ARC Scott Harrell
- November Meeting Minutes
 - Motion to accept made by TStearn - Seconded by NPellicano – Motion passed
- Agenda:
 - Item 1: The BP Monument
Pasco County removed the debris of the damaged wall at no cost to the community. The Board has gathered, and presented to the membership present, three quotes from licensed and insured contractors. Audience membership raised many questions and concerns about repair and further maintenance. The item of the monument(s) was tabled for further investigation.
 - Item 2: BP Wall (Rosa's Wall)
President provided historical background on "Rosa's Wall" as well as an update on the damage caused by the recent hurricane on the PVC fencing. Discussion followed on the best way to repair, and the overall cost. Motion was made to accept the cost and proceed with the repair TStearn – Seconded by NPellicano – Motion passed.
 - Item 3: November Financial Report
November Financial Report given by Treasurer TStearn. Motion was made to accept report by Director NPellicano - Seconded by Director Scott – Motion passed.
 - Item 4: ARC Report – the following homes submitted ARC requests:
 - 14148 Faldo Ct – new roof
 - 14250 Foursome Dr – roof replacement plus landscaping
 - 14412 Pimberton Dr – shedMotion was made to approve all by Director NPellicano – Seconded by Director TStearn – Motion passed.

Third Meeting – Annual Meeting and Elections

- Meeting Called to Order at approximately 8PM
 - Representative from Sentry Management announced that a quorum was not reached for the annual meeting. In addition, there were only four candidates for the election of

directors - all four were existing board members. Therefore, the existing board could rollover as the board for 2025 and the meeting could be adjourned.

- Four candidates:
 - President Inaki Alvarez
 - Secretary Richard Cinelli
 - Treasurer Tony Stearn
 - Director Land Management Nannette Pellicano
- Motion was made to adjourn by TStearn – Seconded by SHarrell – Motion passed
- Meeting was adjourned at approx 8:10PM