

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION AUGUST 2024 MEETING AGENDA AND NEWSLETTER

Fairway Oaks Homeowners' Association - BOARD OF DIRECTORS Meeting

- When: August 20, 2024 at 7pm
- Where: Beacon Woods Clubhouse
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- You are invited to a Zoom meeting.
- When: Aug 20, 2024 starting at 06:45 PM Eastern Time (US and Canada)
- Meeting ID: 851 1209 2418
- Passcode: 625960
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- Register in advance for this meeting:
- <https://us02web.zoom.us/j/85112092418?pwd=FOvCl4HPEp34CpWSoUk8wum9aGvRHZ.1>

- After registering, you will receive a confirmation email containing information about joining the meeting.

Dear Neighbors:

The agenda for August 20, 2024 is as follows:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Proof of Notice of Meeting (mass email and exterior signs)
 - Confirmation by a board member
- Reading of Minutes of Previous Meeting (July monthly meeting - Secretary)
 - Motion to accept - Vote
- Reports of Officers
 - President - "State of the Union"
 - Monuments
 - Red Tree - Maps
 - Golf course
 - The Preserve - Masters
 - Roads
 - Email distribution list
 - Block captains
 - Political flags
 - School buses
- Vice President:
 - Web site update
 - Governing documents plus impact of latest statutes
- Treasurer:
 - July Financials (Motion – Vote)
- Director – Land Management:
 - Monuments update
 - Swift Mud (The Southwest Florida Water Management)

- Director – ARCs – list of approved (Motion – Vote)
- Reports of Committees:
 - Drive Around Committee – Code Enforcement Update
 - Fining Committee - Violations list
 - Outreach Committee
 - Helping Hands Committee
- Unfinished Business
- New Business
 - Agenda items to possibly include for the next meeting
- Adjournment

In the News – Developing Stories: State of the Union:

- **Vision – the 18-month plan (June 2024 to December 2025)**
 - We have **two overarching objectives:**
 1. To continue to improve property values.
 2. To improve community values – make Fairway Oaks a Best Place to Live.
- **The Monuments – After over 8 years – we are finished.**
Saved 10s of thousands of dollars.
100% self-sustainable. Almost \$0 maintenance.



Before



After





Now



Now

- **Message from Director Pellicano:** *Good day to all my Fairway Oaks neighbors! I would like to introduce myself, Nannette Pellicano to those of you who do not know me. I am the Director of Land Management for the Fairway Oaks HOA. Your Board has been working hard at completing many outstanding projects. I have made it my personal goal to get the monuments on Little Road completed. They have been a long time coming but are finally reaching the completion stage without breaking the budget to do it. Our goal is to have them completed by our August 20th meeting.*
- *I was able to get **Plenty 'O' Pavers** at 8635 State Road 52 to donate 10 of the 14 caps needed for the monuments.*
- **Swift Mud** (The Southwest Florida Water Management) *Upon being elected and taking over responsibility for the management of our property, I received a notice from Swift Mud stating that they were in the process of issuing Fairway Oaks a substantial fine as we were 4 years past due on a state required inspection. Within a few weeks, we were able to get them to allow us to get the inspection done, all reports up to date and all pending fines dropped.*
- *Let me apologize that the Common grounds are not looking as they should right now. I am working on getting the landscaping company to maintain the Common grounds to our expected standards as contracted.*
- *I would also like to thank all of those who have volunteered their time and energy to help when needed. We have a great group of homeowners that are ready to jump in and help whenever they are called upon. If anyone else would like to be added to the volunteer list please let us know.*

Note from the President with respect to the Monuments: As was previously reported, Fairway Oaks was going to spend 10s of thousands of dollars on the Monuments. In a meeting with Sentry Management (Aug 6, 2024) we learned that most of those funds were never budgeted. We are now in the process of reconciling all the numbers in order to update the budget and will present the new numbers for approval in the next meeting.

- **Red Tree Contract – landscaping and lawn maintenance**
As was previously informed, Fairway Oaks signed a new contract in January 2024 with a landscaping company called Red Tree. Unfortunately, since our coming into office in June, we have received several complaints from homeowners – mostly around the servicing of retention ponds, tree debris and the like.

Since receiving these complaints, we have had three meetings and several phone calls with Red Tree. In those discussions we have learned that Red Tree never received a proper scope of work document. i.e., they just started providing services (@ \$1800/month) without a proper map (scope document) of where they needed to service.

Because of the ambiguity, in March they submitted an addendum asking for an additional \$1000/month to cover the costs of areas not previously defined (according to them). This additional \$1000/month or \$12000/year was never in their original contract and never budgeted.

Since learning of all this, we created the following scope map showing all areas that have to be serviced. This map is now incorporated into the Red Tree contract. The additional \$1000/month has been paid, we are up to date, however we need to take the additional step of updating the budget properly – this will be completed by the next meeting.



- **The golf course.** Reality = actual purchase of land by Ryan Homes from Mr. Lowman is still months away. What do we do in the meantime?
 - Land can remain in its current state – continue to be “wild” – not maintained – plus homeless encampments.
 - Land can be cleared/cleaned – even partially - with the permission of Mr. Lowman.

These are the facts:

- We have met with Mr Lowman, representatives of Ryan Homes, and our County Commissioners. All have agreed to help.
- As part of the purchase, the land (approx 20 acres) will be offered free to Fairway Oaks.
- If we do not accept, the land will remain with Mr Lowman. Current state will not change.
- If we accept the land, Lowman/Ryan Homes/County have agreed to help us clean/clear the land – clear trees, take away debris, etc.
- This agreement has been officially recorded with the County Planning Commission and the County Commissioners.

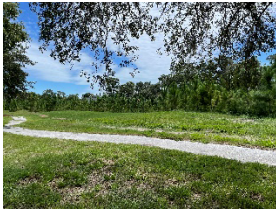
- Once cleared, we will be able to shift to more routine maintenance either by expanding the scope of the current maintenance provider, by establishing a volunteer workforce, or some combination. Once cleared, maintenance will be minimal.



Before



After



After



After



After

- This “new land” will become part of our Common Areas.
- As long as the land remains “passive” (i.e., no commercial use) – Fairway Oaks will not have to pay any property taxes/assessments. Zero.
- As long as the land remains “passive” – we – the homeowners will not have to pay any property taxes/assessments. Zero.
- Passive means = walking/biking paths.
- We have discussed with our insurance provider, the new land is expected to add \$50 (or less) per year to our existing liability coverage (for all the land, for all the homeowners).

Please ask questions.

At some point a vote will need to be taken.

We will need at least 51% of the homeowners to approve.

More to come on this.

- **Vision 2025 – once the land (golf course) is cleared – we will focus on repairing/repaving the paths/sidewalks.**

This will take some planning. It will take time and some funding. A proper budget will be prepared and presented to the community. If we can get the help of the County with respect to the roads, it would be a complete success.

- **Beacon Woods – The Masters - The Preserve**

At the last meeting, a question was asked about the Masters and the \$18,000 we pay annually.

Apparently in an arrangement made many years ago between the developers and the first homeowners' associations, it was agreed that Fairway Oaks would pay \$18,000 annually to the Masters Association. In return for such payments, Fairway Oaks would receive annually \$7,560 (+/-) in assessments from The

Preserve and \$10,440 (+/-) in assessments from the Commercial properties (Wendy, Publix, etc.). Effectively zeroing out the account on an annual basis.

In the meeting with Sentry Management mentioned above (August 6, 2024) we learned that the overall description of the arrangement described above is correct. However we also learned that the actual receipts from the Commercial properties did not add up to \$10,440 (+/-). Instead they added up to \$8222 (+/-). A shortfall of approx \$2218/year. This shortfall in assessment receipts has been going on for several years.

We are in the process of understanding all the numbers, including all the implications, and will have a resolution plan for the next meeting.

Pure coincidence, in our research on the Masters program, we met with the President and the Vice President of The Preserve (our neighbors across the street on Hudson Avenue). They helped us with the research as they were residents since the 1990s. They helped us fill in some of the blanks.

In addition to helping us understand the relationship with the Masters Association, The Preserve also shared with us that they own the “wall” at the entrance to Pimberton on the south side of Hudson Avenue (the wall that includes our sign/name Fairway Oaks), and they are responsible for maintaining the retention pond on the south side of Hudson Avenue, behind the Fairway Oaks houses.

- **Roads** – a question was asked last meeting about our roads and how do we move forward in repairing them. Following please find a notice we received from the County:



- **Master Email Distribution List**
We are still short by close to 100 of homeowners who we do not have email addresses.

This is a very important matter. We are moving towards as close to 100% as possible communication via emails. The newsletter for example, publishing twice per month. We urge all homeowners to register.

- **Block Captains**

To complement the email distribution program and to supplement communication in general, we are starting a Block Captain program. We have subdivided the community into 24 zones. Most of the zones are around existing cul-de-sacs.



We are looking for volunteers who can serve as Block Captains. We need a minimum of 24 volunteers according to the schedule box on the left.

If you can't make the meeting – we have a new email address and a new phone number:

- fairwayoakshoa@myyahoo.com - we commit to replying within 48 hours
- (352) 737 3958 If you get voicemail – we commit to replying within 48 hours

Please reach out to us.

Please, aside from your name, make sure you include your home address and best phone number.

This communication is the start of a monthly email based newsletter.

Fairway Oaks Homeowners Association, Inc.

July 2024

ASSETS		LIABILITIES	
Cash in Bank - Operating	111,578.53	Accounts Payable	405.00
Cash in Bank - Reserves	67,470.77	Accrued Estimated Exp	100.00
Accounts Receivable	12,364.63	Deferred Annual Assessment	41,558.05
Legal Fees	0.00	Prepaid Assessments	12,257.46
Prepaid Assets	2,006.31	Equity - Reserves	67,470.77
		Equity - Operating	71,628.96
TOTAL ASSETS	193,420.24	TOTAL LIABILITIES	193,420.24

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	8,372.86	61,856.49	58,472.94	3,383.55
EXPENSES:				
Grounds	11,296.83	32,257.41	21,291.65	10,965.76
Utilities	59.61	440.76	700.00	(259.24)
Administration	4,131.05	47,366.62	29,364.54	18,002.08
Reserves	1,016.66	7,116.70	7,116.70	0.00
TOTAL EXPENSES	16,504.15	87,181.49	58,472.89	28,708.60
SURPLUS/(DEFICIT)	(8,131.29)	(25,325.00)	0.05	(25,325.05)

COMMENTS:

063060 FAIRWAY OAKS HOMEOWNERS			
Balance Sheet			
July 2024			
	TOTAL		TOTAL
CURRENT ASSETS		CURRENT LIABILITIES	
1015 PACIFIC WESTERN - CHECKING - PRIMARY	111,578.53	2010 ACCOUNTS PAYABLE	55.00
1016 PACIFIC WESTERN - CHECKING - RESERVES	2,029.96	2032 DEFERRED ANNUAL ASSESSMENT	41,558.05
1065 PACIFIC WESTERN - MM - RESERVE	65,428.13	2130 PREPAID ASSESSMENTS	13,257.46
	179,036.62		54,870.51
ACCOUNTS RECEIVABLE		RESTRICTED EQUITY - RESERVES	
1210 ASSESSMENTS	12,214.63	2215 RESERVES - INTEREST	391.89
1240 ASSESSMENTS - MISCELLANEOUS	1,500.00	2270 RESERVES - DEFERRED MAINTENANCE	2,606.55
1260 ALLOWANCE FOR DOUBTFUL ACCOUNTS	-350.00	2271 RESERVES - POOLED	5,599.98
		2371 RESERVES - PERIMETER WALL	58,859.67
	13,364.63	SPENT FROM RESERVES	
			67,458.09
PREPAID ASSETS		OPERATING EQUITY	
1310 STAHL PROP INS 11/12/23-24 \$ 2,025.26	506.31	2650 PRIOR YEAR SURPLUS (DEFICIT)	96,953.96
		2670 CURRENT YEAR SURPLUS (DEFICIT)	-26,375.00
	506.31		
			70,578.96
TOTAL ASSETS	192,907.56	TOTAL LIABILITIES & EQUITY	192,907.56
	=====		=====

063060 FAIRWAY OAKS HOMEOWNERS ASSOCIATION INC					
Revenue & Expense Budget Comparison Report					
JULY 2024					
	Current Period	7 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
INCOME					
OPERATING INCOME					
4980 TOTAL INCOME	8,372.86	61,856.49	58,472.94	3,383.55	100,239.34
EXPENSES					
GROUNDS MAINTENANCE					
6599	11,296.83	32,257.41	21,291.65	10,965.76	36,500.00
UTILITIES					
7910 ELECTRIC	-40.39	340.76	700.00	-359.24	1,200.00
ADMINISTRATIVE					
8479	5,281.05	48,516.62	29,364.54	19,152.08	50,339.34
RESTRICTED TRANSFERS TO RESERVES					
9299	1,016.66	7,116.70	7,116.70	0.00	12,200.00
9980 TOTAL EXPENSES	17,554.15	88,231.49	58,472.89	29,758.60	100,239.34
9990 GAIN (LOSS)	-9,181.29	-26,375.00	0.05	26,375.05	0.00
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