

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
DECEMBER 2024 MEETING AGENDAS**

Dear neighbors,

Our meeting on December 10, 2024 (7PM) Tuesday, will consist of three agendas:

1. Reconvene the Special Members' Meeting – Vote on Accepting the Golf Course Land
2. Monthly Board Meeting
3. Annual General Meeting and Elections of Directors

Following are the agendas and the time slots for each.

**SPECIAL MEMBERS' MEETING
TO VOTE ON THE ACCEPTANCE OF THE GOLF COURSE LAND**

- When: December 10, 2024, at 7 pm
- Where: Beacon Woods East HOA Clubhouse
8421 Clayton Blvd., Hudson, FL 34667 (727-863-5447)

The agenda for the Special Members' Meeting on December 10, 2024, Special Members' Meeting is as follows:

- I. Call to Order – Open Session
- II. Reconvene the previous meeting of November 11, 2024
 - a. Latest update on the Vote to Acquire the Golf Course Land
- III. Adjournment

**DECEMBER 2024 BOARD OF DIRECTORS
MEETING AGENDA**

The agenda for the Board of Directors Meeting on December 10, 2024 (at approx 7:15pm), is as follows:

- Call to Order
 - Pledge of Allegiance
 - Roll Call
 - Proof of Notice of Meeting (mass email, website and exterior signs)
 - Confirmation by a board member
 - Minutes of Previous Meeting (November monthly meeting - Secretary)
 - Motion to accept - Vote
 - Reports of Officers
 - Hurricane Relief – status
 - Monument (BP side)
 - Hudson Avenue Wall
 - BP / Fairway Oaks Wall
 - November 2024 financials – Report – Motion to accept – Vote
 - ARC approvals – Report – Motion to approve – Vote
 - New business – Priorities for the new year
 - Old business
 - Adjournment
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ANNUAL MEMBERS' MEETING & ELECTIONS OF THE BOARD OF DIRECTORS

This meeting will immediately follow the Monthly Board Meeting

- When: December 10, 2024, at (approx) 7:45 pm
- Where: Beacon Woods East HOA Clubhouse
8421 Clayton Blvd., Hudson, FL 34667 (727-863-5447)

The agenda for the Annual Meeting on December 10, 2024, is as follows:

- I. Call to Order – Open Session
 - II. 2024 Annual Meeting and Elections of Directors
 - a. Voting packets mailed by Sentry Management
 - III. Adjournment
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Newsletter:

Would like to start this newsletter by informing you that we successfully reached (and surpassed) the 51% majority required for us to accept the golf course land. With this vote, the Board now has the authority to be part of the closing and receive the land (conveyance). This closing is expected to take place sometime in the first half of 2025.

Thank you to all for all the support. After 5 years of watching the land fall further and further into disrepair and neglect, now we have a chance to control our own destiny. Understanding that there is still a lot of work ahead of us – we just want to say, “thank you”.

Continuing with the good news, we are pleased to report that the county has taken away a lot of the storm related debris. This includes all the tree debris along Hudson Avenue, all the debris related to the collapse of the Monument, and most of the debris inside the community – i.e., fallen trees that were placed along the roadsides.

Some storm related debris remains along the golf course areas, but we are working with the county to see how best to approach this. Thank you to all the homeowners and others who stepped in and lent a hand. The community responded quickly and comprehensively – neighbor helping neighbor.

Please take note that our next Annual Meeting is on December 10 at the Beacon Woods East Clubhouse at 8421 Clayton Blvd. As noted above, agendas begin at 7pm.

Would like to close this newsletter by outlining some of the planned priorities for 2025:

- Effective transition of the golf course land to part of the HOA common areas.
- Updates to the governing documents (i.e., amendments) that have been discussed for years, as well as creating a proper set of Policies for the community (we currently do not have one).
- Developing a Community Celebration Calendar (CCC) – 2 to 4 events during the year designed to bring out the community, get to know each other better and celebrate.

More to come on all the above. Please ask questions. Get involved. We would love to hear from you.

Sincerely – Your Board of Directors

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