

November 5, 2024

Dear Homeowner
Dear Neighbor,

This coming Monday (November 11) we have a Special Members' Meeting to vote on the acceptance of the golf course land. It has been 5 long years, and it is time we act and take charge of our destiny. We sincerely hope you will participate in the vote. We need everyone to participate as we need 51% - a majority – to vote YES for acceptance. If you have any doubts and/or questions or would just like to chat – please do not hesitate to contact us.

Please note the new address for this meeting as the clubhouse we regularly use has been damaged by the storms.

Also on November 11, right after the Special Meeting, we will have our monthly Board Meeting. All are welcome to stay and join us.

Following are the agendas for both meetings, as well as the latest Newsletter.

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
NOVEMBER 2024 MEETING AGENDA**

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

Please note new date and location.

- When: November 11, 2024, Monday, at 7 pm
- Where: Beacon Woods East HOA Clubhouse
8421 Clayton Blvd.
Hudson, FL 34667
727-863-5447

Plus: Community Yard Sales – November 8 & 9, 2024.

Dear Neighbors:

The agenda for the November 11, 2024, Special Members' Meeting is as follows:

- I. Call to Order – Open Session
- II. New Business
 - a. Vote to Acquire the Golf Course Land
- III. Adjournment

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
NOVEMBER 2024 BOARD OF DIRECTORS
MEETING AGENDA**

This meeting will immediately follow the Special Members' Meeting

Same day and place:

- When: November 11, 2024, at (approx) 7:45 pm
- Where: Beacon Woods East HOA Clubhouse
8421 Clayton Blvd.
Hudson, FL 34667
727-863-5447

The agenda for November 11, 2024, 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 (October monthly meeting - Secretary)
 - Motion to accept - Vote
- Reports of Officers
 - 2024 Annual Meeting and Elections of Directors – December 10, 2024 – location TBD
Information packets to be mailed by Sentry Management starting Mid-November.
 - Hurricane Relief – status
 - Monument (BP side)
 - Hudson Avenue Wall
 - BP / Fairway Oaks Wall
 - Debris pick up
 - October 2024 financials – Report – Motion to accept – Vote
 - ARC approvals – Report – Motion to approve – Vote
 - New business
 - Old business
 - Adjournment

Newsletter:

Golf Course Land:

For those who have not had a chance to view the facts about the golf course, please go to our Facebook page at:

<https://www.facebook.com/fairway.oaks.2024/videos/455628254200584>

<https://www.facebook.com/fairway.oaks.2024/>

On our Facebook page you will find video statements from the County Commission supporting the acceptance of the golf course land. Accompanying the video is an extract of the county decision (#38), information from our insurance broker, and a statement from the county appraiser.

December Annual Meeting:

It is that time of year again for our Annual Meeting and Elections. The meeting will take place on December 10 – location should be the same as our November meeting. You should receive more info on that in the next days, including the Candidate Interest form, instructions for voting, etc.

We encourage all members to participate.

Hurricane Relief:



Most of us were affected by the storms, directly or indirectly. We continue to pray for the county, the state and of course our community and our neighbors.

As you have seen, we experienced serious damage. The monument on the BP side fell. After so much time and effort – mostly by volunteers – it is sad to see it on the ground. We have received several bids to repair/rebuild but we are also trying/exploring any options with FEMA. Not so easy to get through as the demand for assistance is very strong. Understandably so. We will continue to keep you posted.

We also had a few trees fall. Among them, some damaged our Hudson Avenue perimeter wall and some damaged the wall bordering our neighbors next to the BP Station. We are working with all affected to first make sure everyone is safe and then to find options for resolution.

The clearing of all the debris is something that we are going to have to be patient with. The county has its priorities, and we have to respect that. There is a number that can be called to create a “ticket” to pick up debris. That number is (727) 847 2411. They should provide you with a reference number.

October Financials: Following is the October financial summary:

 		Financial Summary	
Fairway Oaks Homeowners Association, Inc.			
October 2024			
ASSETS		LIABILITIES	
Cash in Bank - Operating	86,819.39	Accounts Payable	4,696.97
Cash in Bank - Reserves	70,689.78	Accrued Estimated Exp	0.00
Accounts Receivable	7,419.79	Deferred Annual Assessment	16,623.22
Prepaid Assets	0.00	Prepaid Assessments	12,737.55
		Equity - Reserves	70,689.78
		Equity - Operating	60,181.44
TOTAL ASSETS	164,928.96	TOTAL LIABILITIES	164,928.96



	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	8,568.67	87,414.04	83,532.78	3,881.26
EXPENSES:				
Grounds	6,900.00	50,788.33	30,416.66	-20,371.67
Utilities	-40.59	523.58	1000.00	476.42
Administration	7,255.41	62,707.97	41,949.42	-20,758.55
Reserves	1,016.66	10,166.68	10,166.68	0.00
TOTAL EXPENSES	15,131.48	124,186.56	83,532.76	40,653.80
SURPLUS/(DEFICIT)	(6,562.81)	(36,772.52)	0.02	(36,772.54)

ARC Approvals:

Report from our Director of ARC requests

Fairway Oaks Homeowners' Association
<https://fairwayoaksfl.com/>
 Email: fairwayoakshoa@myyahoo.com
 Phone: (352) 737 3958



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