

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION OCTOBER 2024 MEETING AGENDA AND NEWSLETTER

Fairway Oaks Homeowners' Association - BOARD OF DIRECTORS Meeting

- When: October 8, 2024, at 7 pm
- Where: Beacon Woods Clubhouse

Please note: this will be a shorter business meeting as it will be followed (after adjournment) by a Q&A session open to all members on accepting the golf course land offer. We will have special guests.

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

- You are invited to a Zoom meeting.
- When: Oct 8, 2024 starting at 06:45 PM Eastern Time (US and Canada)
- Meeting ID: **384 134 3110**

- Register in advance for this meeting - Invite Link:
- <https://us02web.zoom.us/j/3841343110?omn=82407119581>

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

Dear Neighbors:

The agenda for October 8, 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 (September monthly meeting - Secretary)
 - Motion to accept - Vote
- Reports of Officers
 - President - "State of the Union"
 - Motion to legally research and if possible, to increase the assessments of the commercial members - Vote
 - Electronic voting
 - Motion to research and if possible, to implement electronic voting – Vote
 - Motion to ratify legal action taken against non-compliant homeowner
 - Email distribution list
 - Block captains
 - School buses – 4 way STOP on Pimberton Dr and Tournament Dr
- Vice President:
 - Web site update
- Treasurer:
 - September financials (Motion – Vote)

- Accounts Receivables – Motion to legally research and if confirmed, to send Lien accounts to Foreclosure - Vote
- Director – Land Management:
 - New landscaping company (Uribes) has done all the retention ponds that didn't still have any water in them. The curbside on Hudson Ave has been cleared and cut back to the white line. A call has been placed into the county to repaint the reflective white lines back into the turning lanes. We also asked if the vacuum truck could come to get the sand off the street on Irondale. Potholes on Pimberton and Invitational have been filled. Also called to fix two streetlights on Irondale. The four Fairway Oaks signs (mini monuments) at the entrances have been painted and freshened up. Starting in October Uribes will be pruning the palm trees on common grounds only.
- Director – ARCs – list of approved (Motion – Vote)
- Reports of Committees:
 - Drive Around – Code Enforcement Update – Community Beautification Group (CBG) First formal drive around completed on Sept 19 – reports sent to Sentry Motion to streamline the Violations process – Vote
 - Fining Committee – meeting with CBG
 - Outreach Committee
 - Helping Hands Committee
- Unfinished Business
- New Business
 - Agenda items to possibly include for the next meeting
- Adjournment

- 2025 annual budget – Motion to ratify the submission of the draft final 2025 annual budget to Sentry – Vote
- September 2024 financials – Report – Motion to accept – Vote
- Accounts Receivables – Report – Motion to legally research and if confirmed, to send Lien accounts to Foreclosure – Vote
- Voting – Motion to have a vote on the acceptance of the golf course land - Vote
- Non-compliant homeowner – Motion to ratify the legal action taken against the non-compliant homeowner - Vote
- ARC approvals – Report – Motion to approve – Vote
- New business:
 - Report – additional No Parking signs – Motion to discuss with the County and if approved to install additional signs – Vote
 - Hurricane relief – Motion to ratify any actions already taken, and to continue to take remedial and/or repair actions, each instance to be evaluated on a case by case basis - Vote
- Notice – announce - Community Yard Sale scheduled for Nov 8 and 9
- Adjourn

Approved 2024 Budget		Proposed 2025 Budget	Changes from 2024 Budget	
83957.5	4020 ASSESSMENTS - ANNUAL	\$83,957.50	0.00	355 Homes (\$236.50)
15781.84		\$17,282.33	1,500.49	Beacon Master
500	4060 LATE CHARGES	\$500.00	0.00	
	4292 COVENANT VIOLATION FINES			
100239.34	4970	\$101,739.83	1,500.49	
2000	6035 GENERAL MAINTENANCE	\$1,000.00	-1,000.00	
25000	6040 CONTRACTED LAWN SERVICE	\$35,000.00	10,000.00	
1000	6045 ADDITIONAL LANDSCAPE	\$0.00	-1,000.00	
500	6051 HELPING HANDS COMMITTEE	\$500.00	0.00	
500	6060 MULCH	\$0.00	-500.00	
0	6120 IRRIGATION MAINTENANCE & REPAIR	\$0.00	0.00	
2500	6232 R & M BUFFER WALLS	\$1,000.00	-1,500.00	
5000	6385 MONUMENT	\$1,000.00	-4,000.00	
1200	7910 ELECTRIC	\$1,000.00	-200.00	
0		\$0.00	0.00	
12000	8020 MANAGEMENT FEE	\$12,600.00	600.00	5% Contract
600	8040 POSTAGE	\$600.00	0.00	
	8047 Corporate Transparency Act Filing	\$75.00	75.00	
5000	8060 COPIES/PRINTING/SUPPLIES	\$3,000.00	-2,000.00	
250	8061 WEBSITE	\$250.00	0.00	
0		\$0.00	0.00	
	8069 Corporate Transparency Act Yearly Technology	\$395.00	395.00	
500	8080 CPA SERVICES	\$500.00	0.00	
2000	8100 LEGAL EXPENSE	\$2,000.00	0.00	
9000	8120 INSURANCE	\$9,000.00	0.00	
0		\$0.00	0.00	
500	8321 SOCIAL COMMITTEE	\$500.00	0.00	
200	8390 FED/STATE REQUIRED CORP REPORT FILINGS	\$200.00	0.00	
2289.34	8340 CONTINGENCY	\$2,919.83	630.49	
18000	8411 MASTER ASSOCIATION FEES	\$18,000.00	0.00	
88039.34		\$89,539.83	1,500.49	
	RESTRICTED TRANSFERS TO RESERVES			
1000	9170 DEFERRED MAINTENANCE	\$1,000.00	0.00	
11200	9271 PERIMETER WALL	\$11,200.00	0.00	
12200		\$12,200.00	0.00	
100239.34	Total Operating and Reserve Expenses	\$101,739.83	1,500.49	
236.5	9990 GAIN (LOSS)	0.00	236.50	
355 homes				



Financial Summary

Fairway Oaks Homeowners Association, Inc. September 2024

ASSETS		LIABILITIES	
Cash in Bank - Operating	89,815.34	Accounts Payable	471.24
Cash in Bank - Reserves	69,615.28	Accrued Estimated Exp	100.00
Accounts Receivable	11,003.76	Deferred Annual Assessment	24,934.83
Prepaid Assets	4,168.77	Prepaid Assessments	12,737.55
		Equity - Reserves	69,615.28
		Equity - Operating	66,744.25
TOTAL ASSETS	174,603.15	TOTAL LIABILITIES	174,603.15

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	8,580.17	78,845.37	75,179.50	3,665.87
EXPENSES:				
Grounds	1,875.00	43,888.33	27,374.99	-16,513.34
Utilities	59.90	564.17	900.00	335.83
Administration	3,885.33	55,452.56	37,754.46	-17,698.10
Reserves	1,016.66	9,150.02	9,150.02	0.00
TOTAL EXPENSES	6,836.89	109,055.08	75,179.47	-33,875.61
SURPLUS/(DEFICIT)	1,743.28	(30,209.71)	0.03	30,209.74

COMMENTS:

<https://www.facebook.com/reel/1048902139982526/>



Pasco County
Commission and Cor

[County Meeting 6\(1\).mp4](#)

PASCO COUNTY PLANNING COMMISSION

37. Neighborhood park areas of any platted subdivision within the area labeled "golf course; neighborhood park; entrance road; utilities; floodplain compensation; drainage; and controlled plants, gardens, trees, palms, or silviculture that constitute bona fide agricultural uses" on the MPUD Map H (Master Plan) shall be limited to walking trails; un-lit open play areas, tot lots, playgrounds and recreational courts; picnic tables; and fences.
38. Prior to the recording of the first plat for any of the areas labeled "golf course; neighborhood park; entrance road; utilities; floodplain compensation; drainage; and controlled plants, gardens, trees, palms, or silviculture that constitute bona fide agricultural uses" on the MPUD Map H Master Plan, Applicant/Developer agrees to remove the planted pine trees from the stormwater ponds in the locations depicted on Exhibit 2 (the "Planted Pine Trees") subject to satisfaction of the following conditions precedent:
- (1) No later than 30 days from when the HOA/MA is conveyed the property per Condition 36, the HOA/MA requests and authorizes the removal of the Planted Pine Trees from the stormwater ponds located on their property; and
 - (2) Receipt of approvals/permits from all agencies having jurisdiction.

Procedures

39. Unless otherwise approved by the Fire Marshall, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Fire Marshall has

PASCO COUNTY PROPERTY APPRAISER

If the HOA were to simply be deeded the parcels and assume ownership under common element use (for the exclusive use and benefit of residents/lot owners) this would allow the parcels to be assessed at zero (for ad valorem assessments) provided they did not undergo a usage change, i.e. the parcels are converted back to a public golf course, etc.

While the underlying principal of common element assessment is that the value of the common elements are prorated across the value of the surrounding residential parcels within the community, this office would not seek to increase assessments on those homeowners provided the same passive, non-income generating, park-like use was maintained.

Sincerely,

Brendan Fitterer

Chief Deputy, Administration

Pasco County Property Appraiser

8731 Citizens Dr., Suite 130

New Port Richey, FL 34654

O: 727.847.8151

www.pascopa.com

INSURANCE – PROPERTY AND LIABILITY

From: Inaki Alvarez <fairwayoakshoa@myyahoo.com>
Sent: Wednesday, July 3, 2024 3:31 PM
To: Melissa Pray <MPray@higginbotham.net>
Cc: Info <info@inakialvarez.com>
Subject: Re: 23-24 Umbrella, Package and Property X Wind Policy

Hello Melissa
Good afternoon - hope this message finds you well.

We are having a board meeting next week and I would like to share with the board what we discussed last time - that is that if we accept the 20 acres of land as part of our common areas and kept the land as passive - i.e., no commercial use - just as walking and bike paths - that the overall increase in our insurance rates will be \$50 or less. This increase will be for the entire HOA policy - i.e., no additional charges per homeowner.

Please confirm.
Thank you

Inaki
fairwayoakshoa@myyahoo.com
(352) 737 3958

Hello Inaki,
Yes, that is correct.
Please let me know if you have any questions.

Thank you,

Melissa Pray | CL Account Manager
p | 813-818-5328 | e MPray@higginbotham.net
[Epay](#)



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Newsletter follows



Fairway Oaks Community

This could be a walking and bike trail.



There will be a special meeting October 8th in which we will have special guests to answer any questions that you might have about taking over the golf course land. A vote of 51% of homeowners in favor is needed to accomplish this. If the community does not accept the free offer of the land, then the land will remain in its present condition.

- No additional increases in homeowners' dues to cover the acceptance.
- No increases in property taxes for individual homeowners.
- Less than \$50 total increase in insurance costs annually for the HOA.
- Once the land is accepted, as part of the transaction with the developer, most of the trees will be cleared at no charge to the association. Then after, the maintenance required will be minimal. No increase anticipated in homeowners' dues.
- Accepting the land will have a positive impact on property values, whether one lives on the golf course or not.
- The land will provide Fairway Oaks with the unique opportunity to have a park-like area as part of the common grounds for activities such as walking and bike riding. This area will be available for all members of the community to use.

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

Tranquil Community Park



