

FAIRWAY OAKS HOMEOWNER' ASSOCIATION
February 11th, 2025 BOARD OF DIRECTORS
MEETING MINTUES

- **Meeting Called to Order 7pm**
- Pledge of Allegiance
- Roll Call:
 - President – Iñaki Alvarez
 - Secretary - Richard Cinelli
 - Director of Land Management – Nanette Pellicano
 - Administration – Jill Campuzano
 - **Absent-* Treasurer – Tony Stearn

- **Proof of Notice of Meeting:** mass email, website, and exterior signs, Confirmed by Board Members

- **Minutes of Previous Meeting (January 2025 Meeting)**
 - Motion to accept made by Iñaki Alvarez: 1st by Nanette, 2nd by Jill, Vote (all in favor) – Motion Passed

- **Report of Officers:** Motion by Iñaki Alvarez:
 - Appointment of Vice President - Richard Cinelli, 1st by Iñaki, 2nd by Jill
 - Appointment of Vice President Co-Chair - Nanette Pellicano, 1st by Richard, 2nd by Jill
 - Appointment of Secretary – Jill Campuzano, 1st by Richard, 2nd by Nanette
 - All Voted in favor – Motion Passed

- ***Guest speaker:*** Corporal Terrel from Pasco County Sherrif's Office
 - **Noise Complaints** – call 911 - Pasco County ordinance is by 10pm in communities
 - First violation – warning
 - Second violation - \$500.00
 - **'Peeping Tom's'** – mostly people walking between homes as shortcuts
 - **Parking on streets** – 'No parking' on County roads
 - **Houses in distress-** no answer? call 911 for 'Welfare check'
 - First assessment by Police officer- looking to see if door is open, checking outside through windows to determine if person(s) is in distress.
 - Police is not trespassing when in uniform to perform 'Welfare check'
 - Question from community - Homeless people between Fairway Oaks and Church on Hudson Ave. Can the police remove them?
Corporal Terrell – response, 'No police involvement allowed - it is not County property. The Surveyors on the private property can call 911.

- **Hurricane Relief:**
 - BP side Monument- rebar & cure with Pasco County permit
 - Sign for Monument – letter to County Commissioner, possible fund from FEMA?
 - Perimeter Wall 'Rosa's Wall' – 90% complete, missing panels still need to be replaced, and panels need to be cleaned/painted

- **Financials:**
 - January 2025 report given by President - Iñaki Alvarez, Motion to accept made by Iñaki Alvarez: 1st by Nanette, 2nd by Jill, Vote (all in favor) – Motion Passed

- **ARC approvals:**
 - Report given by President - Iñaki Alvarez:
 - 9146 Duffer Court – roof replacement – approved
 - 1476 Faldo Court – chain link fence 4 feet high – approved
 - 9134 Tournament Drive – extend driveway (extension needs to meet and match existing concrete) – Board will visit the property. Approval pending.
 - Motion to accept the first two made by Iñaki Alvarez: 1st by Richard, 2nd by Jill, Vote (all in favor) – Motion Passed

- **New Business:**
 - Golf course:
 - Sale of land (20 acres) approximately September 2025
 - Lease being reviewed by legal team – this will allow the community to set foot on premises legally
 - Shed for storage – not funded by HOA, possible consideration

Question from community: Can the tunnel be shared with the neighboring community The Estates?
HOA will have liability insurance if lease is approved, insurance fee is \$50.00 for the year.
 - Amendments:
 - Amendment proposals for HOA By-Laws, Articles, & Declaration being reviewed, if anyone in the community has any additional proposals for these governing documents please bring.
 - HOA Policies:
 - Going to legal team for review for: Code Violations and Parking.

- **Property Management:**
 - Contract with Sentry Management ends March 1st, 2025
 - Yearly cost with Sentry Management \$12,600.00, they handle accounting arrangements only
 - 3 Bids – 1 vendor dropped out
 - 2 remaining prospects: Tampa \$18,000.00 and New Port Richey \$16,000.00
 - These prospects will manage accounting only, not a full package for additional services
 - New Port Richey prospect agreed to match 1st year at \$12,600.00, increasing to \$18000 in 2026, thereafter 5% increase.
 - Software at both prospects- better than Sentry
 - Pending Board decision for Property Management selection
 - *No increase to Homeowners in 2025 HOA dues

- **Traffic changes:**
 - 4-way stop signage at Tournament Dr. and Pimberton Dr.

- **Community Yard Sale:**
 - Scheduled for April 4th & 5th, 2025

- **Meeting Adjourned:**

- Motion to adjourn meeting by Iñaki Alvarez: 1st by Richard, 2nd by Nanette, Vote (all in favor) – Motion Passed at 8:19 pm