

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION**  
**March 11<sup>th</sup>, 2025 BOARD OF DIRECTORS**  
**MEETING MINTUES**

- **Meeting Called to Order 7pm**
- Pledge of Allegiance
- Roll Call:
  - President – Iñaki Alvarez
  - Vice President 1st - Richard Cinelli
  - Vice President 2nd/Director of Land Management – Nanette Pellicano
  - Secretary – Jill Campuzano
  - Treasurer – Tony Stearn
- **Proof of Notice of Meeting:** mass email, website, and exterior signs, Confirmed by Board Members
- **Minutes of Previous Meeting (February 2025 Meeting)**
  - Motion to accept made by Iñaki Alvarez: 1<sup>st</sup> by Tony, 2<sup>nd</sup> by Nanette, Vote (all in favor) – Motion Passed
- **Report of Officers:**
- **Property Management:**
  - Sentry Management: contract renewal extended to March 25, 2025
    - Note – Manager resigned in mid-January 2025
    - Numerous issues with Sentry not meeting expectations of contract to serve Fairway Oaks HOA with due diligence
  - QPM – Qualify Property Management
    - Agreed to match Sentry Mgmt. fees 1<sup>st</sup> year (2025)
    - Contract – commitment for 3 years (working with Legal to change this)
    - They are local with 30 years' experience, New Port Richey office
    - They will handle accounting / booking/ contracting
    - Much better software platform – this is a plus!
    - Mgr. will join once a quarter at Fairway Oaks HOA meetings
    - Join code enforcement team
    - QPM is familiar with E-Voting
    - Invite Mr. Frank Scallone – CEO of QPM for April 2025 meeting
  - Question from Community - if package of services will include Legal Services/fees?
    - This would cost more money with QPM
    - The Board will keep Legal Services separately
  - Motion to cancel Sentry management / Sign April 1<sup>st</sup> QPM made by Iñaki Alvarez: 1<sup>st</sup> by Tony, 2<sup>nd</sup> by Nanette, Vote (all in favor) – Motion Passed
- **Hurricane Relief:**
  - Monument on BP side - delay due permit, repair will start soon per Nanette
  - Sign for Monument – possible Pasco County that will help pay (WIP)
- **Financials:**
  - February 2025 report given by President - Iñaki Alvarez, Motion to accept made by Iñaki Alvarez: 1<sup>st</sup> by Iñaki, 2<sup>nd</sup> by Richard, Vote (all in favor) – Motion Passed

- **ARC approvals:**
  - Report given by President - Iñaki Alvarez:
    - 14351 Spoon Court - pressure wash driveway/paint
    - 14537 Pimberton Drive – replace roof
  - Question from community: There is nothing in the HOA policy about taking care of the driveway. Yes - it is the homeowner's responsibility to maintain and take care of the driveway.
  - Motion to approve requests made by Iñaki Alvarez: 1<sup>st</sup> by Tony, 2<sup>nd</sup> by Richard, Vote (all in favor) – Motion Passed
- **Golf Course:**
  - Rename to 'The Fairways':
    - Sale of land postponed to September 2025; postponement due to availability of working crew for the developer
    - Consider the option to lease? Will be \$12.00 for the year, Legal team has reviewed lease contract
    - insurance fee is \$50.00 for the year
    - Partner with 'The Estates'
  - Question from community: The initial vote last year was with the word 'Gift' of the golf course that was approved by community. Should the community vote again for the word 'Lease' of the golf course?
  - President Iñaki - will provide the legal communication regarding the initial vote that allows the Board to move forward with the lease. The vote last year encompasses the action of leasing according to our Legal team.
  - Motion to approve signing of the lease made by Iñaki Alvarez: 1<sup>st</sup> by Nanette, 2<sup>nd</sup> by Richard, Vote (4 in favor – 1 Vote 'nay' by Treasurer) – Motion Passed
- **Amendments:**
  - Community welcome to join:
    - Working groups for amendments
    - Vice President 1<sup>st</sup>- Richard will lead the project
  - HOA Policies & Procedures:
    - Drafts on (1) code enforcement, (2) parking
    - Looking for control groups - select homeowners (10-15) to review drafts
    - Request by Treasurer - for new homeowners – '90 days grace period' for code enforcement
- **Out Reach / Helping Hands:**
  - Community yard sale April 4<sup>th</sup> & 5<sup>th</sup>, 2025 (Friday/Saturday)
  - Flag Day – June 14<sup>th</sup>, 2025 (Saturday)
  - Tentative – May 17<sup>th</sup>, 2025 - community walk on 'The Fairways'
  - Community suggestion: Golf cart parade
  - Treasurer- Tony suggestion: Food Truck quarterly
    - Community response this involves parking issues for community and no real allocation of space for vendors – more research needed

- **New Business:**

- Retention Ponds- Homeowners please clean up after dogs' defecation
  - This is an issue for the property maintenance crew
  - The defecation gets into the machines

- **Old Business:**

- 16 boxes of HOA documents, Per Legal need to keep 7 years
  - Approximately 4 to 5 boxes that can be disposed ofPurchase of scanner for HOA to scan older documents from prior years  
Estimated cost \$400  
Less expensive than storage

- **Meeting Adjourned:**

- Motion to adjourn meeting by Iñaki Alvarez: 1<sup>st</sup> by Jill, 2<sup>nd</sup> by Nanette, Vote (all in favor) –  
Motion Passed at 8:26 pm