

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
April 8th, 2025 BOARD OF DIRECTORS
MEETING MINTUES

- **Meeting Called to Order 7pm**
- Pledge of Allegiance
- Roll Call- Quorum:
 - President – Iñaki Alvarez
 - Vice President 1st - Richard Cinelli
 - Secretary – Jill CampuzanoNot Present:
 - Vice President 2nd/Director of Land Management – Nanette Pellicano
 - Treasurer – Tony Stearn
- **Proof of Notice of Meeting:** mass email, website, and exterior signs, Confirmed by Board Members
- **Minutes of Previous Meeting (March 2025 Meeting)**
 - Motion to accept made by Iñaki Alvarez: 1st by Richard, 2nd by Jill, Vote (all in favor) – Motion Passed
- **Report of Officers: President:**
 - **Property Management:**
 - Sentry Management: wish is not to renew however cannot cancel contract
 - Notes – in a meeting in January 2025 with Sentry (President Tom Conner), it was agreed (based on a new contract presented at that time) that March 25th was the deadline to cancel.
 - After the above meeting and based on those discussions, we sent a letter stating that we would not renew – based on the new contract.
 - After sending the letter, we received communications (March 25 and 26) from Sentry asking us to confirm that April 30th would be the last day – which we did.
 - On March 27/28 we received a letter dated/signed March 21 informing that the 'Old' contract was in force - from March 2022 to Dec 2024 – therefore we needed to give notice 60 days prior - this would have been Nov 1st, 2024
 - As of now, no Sentry Manger assigned to HOA - the Pasco Division President – Tom Conner is taking care of our account
 - Looking into 'just cause' as remaining possibility to end contract with Sentry
 - Based on the original signing date, the contract extends to March 1st 2026.
 - Must give notice 60 days prior - this would be January 1st 2026, (the renewal – based on the signing date of the 2022 contract - was March 2025)
 - We will continue to make monthly payments
 - Asking Sentry to not spend any additional money without checking with the HOA Board first for said expense
 - **Hurricane Relief:**
 - Monument on BP side- to be completed by end of April 2025

○ **Financials:**

- March 2025 report given by President
- Sentry – accounts receivable >>> concern!
 - \$12,733.00 - about half are dues from HOA Homeowners
 - Homeowner's checks sent out in Nov 2024, possibly receiving late fee notice
- Sentry – error in master's fees >>> concern!
 - Large deficit in Administration
- Motion to accept made by Iñaki Alvarez: 1st by Richard, 2nd by Jill, Vote (all in favor) – Motion Passed

○ **ARC approvals:**

- Go to HOA website for ARC approvals
 - No longer submit to Sentry – this will prevent additional charges from Sentry to manage, HOA will monitor
- Report given by President - Iñaki Alvarez:
 - 9218 Water Hazard Drive - paint driveway – approved
 - 14424 Pimberton Drive– roof replacement – approved
 - 14124 Pimberton Drive – 6' PVC Fence – approved
 - 14168 Faldo Court – paint driveway – approved
 - 9226 Water Hazard Drive – repaint driveway – approved
 - 9218 Tournament Drive – replace roof – approved
 - 9153 Irondale Lane – paint house – approved
 - 9272 Water Hazard Drive – shed in back of house – approved
 - 9110 Flagstick – add and repair existing gutters – approved
 - 9105 Flagstick – paint exterior of house – **NOT APPROVED!** Not an HOA approved color scheme (choices include 40 colors to select from)
- **Question from community:**
Please, check if any colors have been added or deleted from Sherman Williams for home
- Motion to accept made by Iñaki Alvarez: 1st by Richard, 2nd by Jill, Vote (all in favor) – Motion Passed

○ **Amendments:**

- Productive group reviewing all proposals

○ HOA Policy & Procedures:

- Positive feedback on parking draft
- Possible contract Police for parking
- Board asks homeowners to please work with their neighbors about parking
- **Question from community:**
- Do you need a County Permit for parties at residency with large number of guests (multiple cars on the streets)? If yes, then the County Permit needs to be posted on the homeowner's mailbox.

OR

- Does the HOA override this plan of decision for permission?

- **Golf Course:**

- [Come join us on May 17th 2025 @ 9am - 'Walk The Fairways'](#)
- Pasco County will take away any piles of debris from golf course at no charge

- **New Business:**

- The community strongly agrees to move forward with E-Voting!
- Informal survey: how does the community want to proceed with Voting method?
 - Opt (1) 51% [majority] of all community members including proxies (355 x 51%)
 - Opt (2) 51% [majority] of community members present at a meeting, including proxies

- **Old Business:**

- School bus stop at Pimberton Dr. - traffic issues in the morning around 6:00am
- Complaints of people driving too fast on Pimberton Drive
 - HOA has implemented with County for the 4-way stop sign to help with traffic flow at Tournament Dr. intersection with Pimberton Dr.

- **Meeting Adjourned:**

- Motion to adjourn meeting by Iñaki Alvarez: 1st by Jill, 2nd by Richard, Vote (all in favor) – Motion Passed at 8:09 pm