

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION**  
**June 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
  - Treasurer – Tony Stearn
  - Not Present:
    - Vice President 2nd/Director of Land Management – Nanette Pellicano
    - Secretary – Jill Campuzano
- **Proof of Notice of Meeting:** mass email, website, and exterior signs: Confirmed by Board Members
- **Minutes of Previous Meeting (May 2025 Meeting)**
  - Motion to accept by Iñaki Alvarez: 1<sup>st</sup> by Richard, 2<sup>nd</sup> by Tony, Vote (all in favor) – Motion Passed
- **Reports of Officers: Iñaki Alvarez:**
  - **Property Management:**
    - Status given on the status of the transition from Sentry to QPM.
    - Overall the transition has not been going well – by regulation, Sentry had 10 days to deliver all the transition files and documents – which they did not do.
    - Demand letter sent by HOA Legal to Sentry asking for all files to be delivered by June 11
    - In spite of the Sentry challenges, QPM has proceeded with set up as best as possible
    - QPM is open for HOA business and a full team has been assigned to Fairway Oaks
    - Robert Bold – LCAM – was present at the meeting
    - QPM - Qualified Property Management is local in New Port Richey (NPR)
    - QPM - has superior software compared to Sentry
    - HOA – will bank with Truist – local branch in NPR
    - QPM to get up to date with code enforcement and A/R
  - **Hurricane Relief:**
    - Monument on BP side – rebuilding is complete. Inspections passed. Caps have arrived and need to be installed. Sign is also pending – asked to have it all completed before July 4.
    - Perimeter wall – this is complete – part of the perimeter wall
  - **Financials:**
    - May 2025 report given by Treasurer, Tony Stearn. Motion to accept made by Iñaki Alvarez: 1<sup>st</sup> by Richard, 2<sup>nd</sup> by Tony, Vote (all in favor) – Motion Passed
  - **ARC Requests:** Report given by President - Iñaki Alvarez:
    - 9134 Tournament Drive – driveway expansion
    - 9127 Irondale Ln – new roof
    - 14521 Pimberton – new roof
    - 9219 Irondale – fence
    - 14216 Pimberton Dr – ADA ramp
    - Above five requests – Motion to approve made by Iñaki Alvarez: 1<sup>st</sup> by Richard, 2<sup>nd</sup> by Tony, Vote (all in favor) – Motion Passed
  - **Amendments & Policies:**
    - These initiatives will resume once QPM is settled

- **Golf Course:**
  - Successful 'Walk The Fairways' on May 17. Was a beautiful day. Thank you to all the neighbors who greeted and said hello along the way.
- **New Business:**
  - Spectrum Bulk Offer – informal info share - \$59/mo/household includes many channels, Peacock, Disney+, Paramount+, ESPN+ plus 1 Gig of internet bandwidth. 70% of Fairway Oaks are already with Spectrum. Most pay between \$130 to \$200 per month.
  - Short discussion on Parking.
- **Meeting Adjourned:**
  - Motion to adjourn meeting by Iñaki Alvarez: 1<sup>st</sup> by Richard, 2<sup>nd</sup> by Tony, Vote (all in favor) – Motion Passed – meeting adjourned at 8:26 pm