

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
May 13th, 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
 - Not Present:
 - Treasurer – Tony Stearn
- **Proof of Notice of Meeting:** mass email, website, and exterior signs: Confirmed by Board Members
- **Minutes of Previous Meeting (April 2025 Meeting)**
 - Motion to accept by Iñaki Alvarez: 1st by Jill, 2nd by Nanette, Vote (all in favor) – Motion Passed
- **Reports of Officers:** Iñaki Alvarez:
 - **Property Management:**
 - **Sentry Management:** contract cancelled – April 30th by Sentry
 - Sentry took 3 months' severance fee of \$3,150.00
 - Sentry reports show a large amount in Administration – needs to be reviewed
 - Sentry closed the books – possible need for audit - looking for 3rd party to review
 - **QPM:** some homeowners received welcome packets via email. Actual packets will be sent out via hardcopy mail to all homeowners. Homeowners do not need to fill out portions pertaining to vehicle(s) on property or I.C.E. (In Case Emergency) information.
 - Some HOA board members will meet with QPM on Wednesday 5/14/25 to meet the new LCAM (Licensed Community Association Manager) and review the transition checklist
 - NOTE: to ensure proper management of HOA funds - QPM must have secondary signature from a HOA board member(s)
 - 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
 - Motion to ratify QPM contract as new property management by Iñaki Alvarez: 1st by Nanette, 2nd by Jill (all in favor) – Motion Passed
- **Hurricane Relief:**
 - Monument on BP side – rebuilding is in progress. Inspections passed. Sign is pending.
 - Perimeter wall – the panels physically up in place - this is complete
 - Pending the clean up - paint and pressure wash

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

- **ARC Requests:** Report given by President - Iñaki Alvarez:
 - 14216 Pimberton Drive – ADA ramp
 - 9401 Dibot Court – Fence
 - 14208 Pimberton Drive – Roof replacement
 - Above three requests – Motion to approve made by Iñaki Alvarez: 1st by Jill, 2nd by Richard, Vote (all in favor) – Motion Passed

 - 9440 Holnwon Court – paint the house – NOT APPROVED! Color selection is not compliant

- **Amendments & Policies:**
 - This will resume once QPM is settled
 - HOA will ask that QPM get up to speed with code enforcement

- **Question from community:**
 - Sidewalks being blocked - HOA will review.
 - Many variables to consider:
 - By Laws
 - Homeowners take care of property for sidewalk and grass portion
 - Not allowed to park on public streets
 - Growing FAMILY community
 - HOA cannot tell homeowners how many cars they can own
 - HOA cannot tell homeowners what vehicles they can purchase
 - Due to structure built of community – some driveways are SHORT
 - Driveways are from the garage door to street
 - Homeowners can have company vehicles on their driveway
 - This is not a community with restrictions as to age groups, e.g., 55 - 65 years old and up, e.g., no children
 - Home dwellings have multiple drivers on property

- **Golf Course:**
 - Come join us on May 17th 2025 - 'Walk The Fairways'
 - Meet at Irondale - Nanette will have parking permits
 - Special 'Thank You!' to volunteer Ken Simmons for all his efforts in clearing debris

- **New Business:**
 - Be on lookout for homeless individuals in the community
 - Do not approach – please call police

- **Meeting Adjourned:**
 - Motion to adjourn meeting by Iñaki Alvarez: 1st by Richard, 2nd by Jill, Vote (all in favor) – Motion Passed at 8:01 pm