

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION**  
**July 8<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
  - Not Present:
    - Treasurer – Tony Stearn
- **Proof of Notice of Meeting:** mass email, website, and exterior signs: Confirmed by Board Members
- **Minutes of Previous Meeting (June 2025 Meeting)**
  - Motion to accept by Iñaki Alvarez: 1<sup>st</sup> by Richard, 2<sup>nd</sup> by Nannette, Vote (all in favor) – Motion Passed
- **Reports of Officers:** Iñaki Alvarez:
  - **Hurricane Season**
    - Information shared from NOAA ([National Oceanic and Atmospheric Administration](#)). We, individually and as a community, need to prepare.
    - Shared disaster preparedness checklist.
  - **Presentation by Blue Stream Fiber**
    - Representatives explained the proposal – i.e., install fiber to all 355 homes (no charge to the community).
    - Process could take up to one year.
    - Next month – presentation by Spectrum (alternative proposal).
  - **Property Management:**
    - QPM is open for HOA business and a full team has been assigned to Fairway Oaks.
    - Accounts Receivables – focus of the next 30 days.
    - Accounts Payables – zero balance.
    - Code Violations – focus of the next 30 to 60 days.
    - Software platform is very good.
    - Clean up of homeowners' master list in process.
  - **Hurricane Relief:**
    - Monument on BP side – rebuilding is complete. Inspections passed. Caps installed. Sign and lights are pending.
  - **Financials:**
    - June 2025 report given by President. Motion to accept made by Iñaki Alvarez: 1<sup>st</sup> by Richard, 2<sup>nd</sup> by Nannette, Vote (all in favor) – Motion Passed
  - **ARC Requests:** Report given by President - Iñaki Alvarez:
    - 14136 Faldo Ct – new fence
    - 9019 Flagstick Ln – new fence
    - 9101 Tournament Dr – new roof
    - 14432 Pimberton Dr – new windows and doors
    - Above four requests – Motion to approve made by Iñaki Alvarez: 1<sup>st</sup> by Richard, 2<sup>nd</sup> by Nannette, Vote (all in favor) – Motion Passed

- **Amendments & Policies:**
  - Parking Policy will be released in the next 30 days
- **E-Voting**
  - E-Voting coming in the next 30 to 60 days
- **The Fairways (Golf Course):**
  - Community is encouraged to 'Walk The Fairways'. Explore the new park.
- **New Business:**
  - **Poops in Your Own Yard (PYOY) – look it up: Pasco County Ordinance:**
    - Chapter 14 – ANIMALS, Division 4, Sec. 14-98: Animal constituting a nuisance prohibited. Frequent or habitual depositing of excreta on property not belonging to the owner of the animal without the property owner's consent = is a violation of the County Ordinance.
- **Meeting Adjourned:**
  - Motion to adjourn meeting by Iñaki Alvarez: 1<sup>st</sup> by Richard, 2<sup>nd</sup> by Nannette, Vote (all in favor) – Motion Passed – meeting adjourned at 8:09 pm