

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
OCTOBER 2025 BOARD OF DIRECTORS
SPECIAL MEETING AGENDA
2026 BUDGET APPROVAL

Where: This special meeting will be on **Tuesday**, October 14 at 7pm
Beacon Woods East HOA Clubhouse
8421 Clayton Blvd., Hudson, FL 34667 727-863-5447

The agenda for this Board of Directors Special Meeting is as follows:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Proof of Notice of Meeting (mailing, mass email, website and exterior signs)
 - Confirmation by the Board
- Minutes of Previous Meeting (September 2025 monthly meeting)
 - Motion to accept – Vote
- 2026 Budget Approval
 - Motion to accept – Vote
 - Note: once the budget is approved, it will be published on our website. However, each homeowner may request a copy of the budget to be sent to them at no charge
- ARC approvals – Report
 - Motion to approve – Vote
- New business
 - Volunteers needed – as much or as little involvement as you are comfortable with
- Old business
- Adjournment

Note from the Board on the 2026 budget:

Dear Neighbors:

As you are aware, we have not had a budget increase in 3 years. We have had the same annual dues (\$236.50) since 2023. As we have alerted in the past months, this is no longer sustainable. All costs are going up. Our governing documents allow us to increase the annual dues by a maximum of 15% per year.

In working through the budget numbers your board has taken into account all the known variables as well as including some amounts for unknown contingencies. In doing so we are proposing that the annual dues be increased by 9% for 2026 instead of the allowable 15%. We believe that a 9% increase will provide the community with the funds needed for the year. When approved by the board, the new annual dues will be \$257.78, an increase of \$21.28 per household per year.

We believe we can make it work with these numbers.

We believe it is the right thing to do within our fiduciary responsibilities.

The budget in detail will be sent to all via the newsletter and posted on the website before the October meeting.

Sincerely – your Board of Directors

Email: fairwayoakshoa@myyahoo.com

Phone: (352) 737 3958

Website: <https://fairwayoaksfl.com/>