

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION**  
**September 9th, 2025, BOARD OF DIRECTORS**  
**MEETING MINUTES**

- Meeting Called to Order 7pm
- Pledge of Allegiance
- Roll Call:
  - President - Inaki Alvarez
  - Vice President 1<sup>st</sup> - Richard Cinelli
  - Vice President 2nd/Director of Land Management - Nanette Pellicano
  - Treasurer - Tony Stearn
- Motion to appoint new board member – Delores Wheatbread
  - Motion to approve by Inaki Alvarez: 1<sup>st</sup> by Richard, 2<sup>nd</sup> by Nannette, Vote (all in favor) – Motion Passed
  - New board member voted in:
  - Secretary – Delores (Dee) Wheatbread
- Proof of Notice of Meeting: mass email, website, and exterior signs:
  - Confirmed by Board Members
- Minutes of Previous Meeting
  - There was no quorum in August so there were no minutes
- Reports of Officers:
  - Update provided on bulk offers for Internet and TV – board is still in the information gathering and sharing stage
  - Qualified Property Management (QPM) – status provided – QPM is improving and fulfilling more responsibilities
  - Hurricane Relief – status provided – sign is now installed. Remaining steps are lights (illumination - solar) and landscaping (beautification)
  - Financials
    - August 2025 financials report by Treasurer
    - Motion to accept by Inaki Alvarez: 1<sup>st</sup> by Richard, 2<sup>nd</sup> by Nannette, Vote (all in favor) – Motion Passed
  - ARC approvals – Report:
    - 9105 Flagstick – paint house
    - 14216 Pimberton Dr – change windows
    - 9101 Tournament Dr – replace front doors
    - 14149 Faldo Crt – paint exterior
    - 14149 Faldo Crt – replace roofing
    - 14125 Faldo Crt – replace windows
    - 9018 Irondale Ln – shed in the back – Little Rd (subject to confirmation – shed was confirmed the next day)
    - Motion to approve by Inaki Alvarez: 1<sup>st</sup> by Richard, 2<sup>nd</sup> by Nannette, Vote (all in favor) – Motion Passed
  - E-Voting – official launch coming soon – early 2026
  - Policies and Procedures (Status)
    - Parking Policy - published
    - Code Violations – next in line

- Outreach and Helping Hands (Status)
  - Volunteers needed – as much or as little involvement as you are comfortable with
- Successful integration of the golf course land (The Fairways) – status
  - Board members to attend the upcoming county commissioners' meeting (9/16)
  - Latest information is that the sale of the land will take place in the last quarter of 2025
- New business
- Old business
  - Adjournment – motion was put forward by the president to adjourn the meeting at 08:17pm - 1<sup>st</sup> by Richard, 2<sup>nd</sup> by Nannette, Vote (all in favor) – Motion Passed