

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION**  
**OCTOBER 2025 BOARD OF DIRECTORS**  
**MINUTES - SPECIAL MEETING**  
**2026 BUDGET APPROVAL**

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

Minutes:

- Call to Order
- Pledge of Allegiance
- Roll Call:
  - Present:
    - President: Inaki Alvarez
    - Vice President: Richard Cinelli
    - Vice President: Nannette Pellicano
  - Absent:
    - Treasurer: Tony Stearn
    - Secretary: Delores Wheatbread
- Proof of Notice of Meeting (mailing, mass email, website and exterior signs)
  - Confirmed by the Board
- Minutes of Previous Meeting (September 2025 monthly meeting)
  - Motion by President to approve – Motion seconded by both Vice Presidents – Approved by all present
- 2026 Budget Approval
  - 2026 budget presented in detail
  - Motion to accept by President - Seconded by both Vice Presidents - Approved by all present
- ARC approvals – Report:
  - 9114 Flagstick – 6' wooden fence extension
  - 13826 Pimberton Dr – replace roof – same as existing
  - 9050 Water Hazard Dr – paint exterior – same color s existing
  - Motion by President to approve – Motion seconded by both Vice Presidents – Approved by all present
- New business
  - Volunteers needed – as much or as little involvement as you are comfortable with
- Old business – no old business
- Adjournment – Motion to adjourn the meeting was made by the President – Seconded by the Vice Presidents – Motion approved. Meeting adjourned at 8:08 pm.