

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION**  
**November 2025**  
**NEWSLETTER**

Dear Neighbors. Greetings.

Few things first:

- **Community Yard Sale is scheduled for Nov 7 and 8, 2025 (this weekend)**
- **November 2025 meeting is on November 12, Wednesday @ 7PM**
- **December 2025 Annual Meeting is on December 10, Wednesday**

Please mark your calendars.

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Aside from the Community Yard Sale this weekend, and the regular monthly meeting on November 12, Wednesday, we have our Annual Meeting coming up very quickly – **December 10, Wednesday at 7PM at the Beacon Woods East Clubhouse**. We had to change the day (from Tuesday to Wednesday) because the Clubhouse has prior commitments.

The Annual Meeting is when we have our elections. Your current Board (all of us) want to continue to serve. We know there is plenty to do. However, as we have asked many times, we need “new blood” – the community needs fresh positive thinking – fresh perspectives. The reality is that Fairway Oaks has been caught up in all kinds of negativity for a long time. Not blaming anyone. Much of it is just circumstances. Maybe we reflect the general mood of the country? Don't know. What we do know is that we can do better.

Not saying we need to be “jumping up and down and running through the streets”. Most folks just want peace, tranquility and safety. Many just want to be left alone. We get that. We need a balance of protecting and enhancing the value of our homes **and** improving the quality of our lives. We think about our children, and we think about our family members who are getting older, who may need assistance. Fact is we live in a community. Fact is – **we are a community**. We share more common interests than maybe we give ourselves credit for. Whatever it is – we will continue to strive. Please join us.

If you would like to chat – call (352) 737 3958 – or email to [fairwayoakshoa@myyahoo.com](mailto:fairwayoakshoa@myyahoo.com).

Iñaki Alvarez

Richard Cinelli – 1<sup>st</sup> VP, Governing Documents

Annette Pellicano – 2<sup>nd</sup> VP, Outreach, Helping Hands, Land Management

Tony Stearn - Treasurer

Dee Wheatbread - Secretary

Scott Harrell – At Large

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**If you haven't already, you should be receiving the First Notice of the Annual Meeting.**

In that notice, there should be 3 pages:

1. The first is the Agenda for the Annual Meeting and Elections of Directors
2. The second is a Candidacy form – if you would like to be a candidate for the board
3. The third is a Homeowner's Info Form – please complete so we can keep the database accurate

**Unfortunately, when the mailing went out, the wrong first page was included – a wrong agenda. As soon as we discovered the error, we sent out a Corrected Agenda. So, you will be receiving a second mailing. Please throw away the wrong agenda.**

This first notice provides important information with respect to the Annual Meeting and the Elections. It includes critical dates/deadlines. At the end of November, a Second Notice will go out to everyone that will include the official ballots, proxies, required envelopes, all instructions, as well as the names and bios of the candidates. If you attend the Annual Meeting, bring your secret ballot with you. If you cannot attend the Annual Meeting, please send in your proxy. It is critical that we achieve the quorum required for the Annual Meeting to take place.

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### **The Annual Meeting Agenda explained.**

The Corrected Annual Meeting Agenda is as follows:

- Appointment of Election Inspectors
  - Closing of Receipt of (Secret) Ballots and Proxies
  - Establishing a Quorum – 25% or 90 members required (in person or proxy)
  - If Quorum is Established – Call to Order  
If Quorum is Not Established – announcement of adjournment to a future date (i.e., in 30 days) until a Quorum is established
  - Elections of Directors – Counting of Ballots (if necessary)  
Note: Election results will be announced when received
  - While Ballots are Being Counted – Proof of Notice of Meeting
  - Approval of Minutes of Previous Annual Meeting
  - Reports from Officers
  - Unfinished Business
  - New Business
  - Adjournment
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- Appointment of Election Inspectors – from those attending the meeting, 3 members will be chosen (who are not board members, related to board members, or candidates) who will help count ballots and proxies, etc.
  - Closing of Receipt of (Secret) Ballots and Proxies – doors will close at 7:15PM
  - Establishing a Quorum – 25% or 90 members required (in person or proxy) – once the doors are closed, the election team will count the ballots/proxies received to see if we have a quorum
  - If Quorum is Established – Call to Order – proceed with the Annual Meeting  
If Quorum is Not Established – announcement of adjournment to a future date (i.e., in 30 days) until a Quorum is established – our governing docs allow us, if a quorum is not established in the first try, to adjourn and continue the annual meeting at a later date. The new date will be announced. Proxies/ballots are good for 90 days.
  - Elections of Directors – Counting of Ballots (if necessary) – our governing docs allow for up to 9 directors. If there are 9 or less candidates, all automatically become directors. If there are more than 9 candidates, then the elections continue with the counting of ballots.  
Note: Election results will be announced when received

- While Ballots are Being Counted – Proof of Notice of Meeting
- Approval of Minutes of Previous Annual Meeting
- Reports from Officers
- Unfinished Business
- New Business
- Adjournment

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## Financials (Monthly)

Please refer to the October financials summary following. It shows our Balance Sheet (summary of all Assets and Liabilities), our Income and Expenses for the period, as well as the 2025 Annual Budget.

We continue to work on all (current) accounts receivable. Copies of financials can be found on our website at: <https://fairwayoaksfl.com/residents-area/financials/>

If you have questions, please do not hesitate to ask.

<b>Financial Summary</b>					
<b>Fairway Oaks Homeowners' Association, Inc.</b>					
<b>October 2025</b>					
<b>ASSETS</b>			<b>LIABILITIES</b>		
Cash in Bank - Operating	79,604.12	Accounts Payable		0.00	
Cash in Bank - Reserves	69,230.97				
Accounts Receivable	12,644.98	Prepaid Maintenance Fees		13,206.70	
		Unearned Maintenance Income		16,989.45	
		Equity - Reserves		69,046.47	
		Equity - Operating		62,237.45	
<b>TOTAL ASSETS</b>	<b>161,480.07</b>	<b>TOTAL LIABILITIES</b>		<b>161,480.07</b>	
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
<b>TOTAL INCOME</b>	<b>8,744.71</b>	<b>86,902.37</b>	<b>84,783.20</b>	<b>2,119.17</b>	<b>101,739.83</b>
<b>EXPENSES:</b>					
Administration	9,163.35	44,891.08	41,700.00	-3,191.08	50,039.83
Grounds	2,789.65	32,651.51	32,083.30	-568.21	38,500.00
Utilities	61.14	505.72	833.30	327.58	1,000.00
Reserves	1,016.66	11,076.42	10,166.60	-909.82	12,200.00
<b>TOTAL EXPENSES</b>	<b>13,030.80</b>	<b>89,124.73</b>	<b>84,783.20</b>	<b>-4,341.53</b>	<b>101,739.83</b>
<b>SURPLUS/(DEFICIT)</b>	<b>(4,286.09)</b>	<b>(2,222.36)</b>	<b>0.00</b>	<b>(2,222.36)</b>	
<b>COMMENTS:</b>					

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## Financials – 2026 Approved Budget

Following is the approved annual budget for 2026. As previously announced/explained, it reflects a 9% increase in annual dues. Annual dues will go up from the current \$236.50 to \$257.79 (an increase of

\$21.29 for each homeowner for the year). Our property manager QPM, through our bank Truist, will handle all the billing starting on January 1, 2026.

<b>QPM Accounts</b>	<b>Approved 2026</b>
Income	
41000-001 - MAINTENANCE FEES	91513.68
Beacon Woods Master/Commercial	18157.34
41005-001 - LATE FEES & INTEREST (Other Income)	500.00
<b>Total Income</b>	<b>\$ 110,171.01</b>
Operating Expenses	
61000-001 - ADMINISTRATIVE/OFFICE	6000.00
61103-001 - CORPORATE TRANSPARENCY ACT FILING	200.00
61104-001 - CORPORATE TRANSPARENCY ACT YEARLY TECHNOLOGY	500.00
61105-001 - CPA SERVICE	360.00
61106-001 - CLUBHOUSE Rental	500.00
61200-001 - MANAGEMENT FEES (QPM)	18000.00
61300-001 - LEGAL FEES	3000.00
61400-001 - PROPERTY LIABILITY INSURANCE	8000.00
61475-001 - WEBSITE + QPM Portal	600.00
61600-001 - MASTER ASSOCIATION FEES	18000.00
61610-001 - CORP ANNUAL REPORT	300.00
62120-001 - Contracted Lawn Service	35900.00
62200-001 - ELECTRIC	1000.00
62401-001 - MAINTENANCE BUFFER WALLS	1500.00
62402-001 - MONUMENT	1000.00
62403-001 - HELPING HANDS COMMITTEE	500.00
63600-001 - CONTINGENCY	2111.01
63601-001 - Social Committee (Outreach)	500.00
Total Operating Expenses	\$ 97,971.01
Reserve Expenses	
66200-002 - DEFERRED MAINTENANCE RESERVE	1000.00
66300-002 - PERIMETER WALL RESERVE	11200.00
Total Reserve Expenses	12200.00
<b>Total Expenses</b>	<b>\$ 110,171.01</b>
<b>Operating Net Total</b>	<b>0.00</b>
Total 2026 Annual Dues per Homeowner	\$ 257.79
Total 2026 Increase per Homeowner	\$ 21.29

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Thank you again for everyone's support. ***It all starts with you.***  
Please ask questions. Get involved. We would love to hear from you.  
Sincerely – Your Board of Directors

Email: [fairwayoakshoa@myyahoo.com](mailto:fairwayoakshoa@myyahoo.com)

Phone: (352) 737 3958

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

Facebook: <https://www.facebook.com/fairway.oaks.2024/>