

FAIRWAY OAKS HOMEOWNER'S ASSOCIATION, INC.
NOTICE OF INTENT TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS

To qualify to be a candidate for election to your association's Board of Directors, you must complete and sign this form. Please note, incomplete forms cannot be accepted and your name will not be added to the ballot.

I hereby place my name in nomination as a candidate for the Board of Directors. I understand that I may furnish an Information Sheet about myself.

Signature: _____ Date: _____

Print Name: _____ Date: _____

Unit Address: _____

NOTE: Notice of Intent forms must be RECEIVED BY NOVEMBER 19, 2025

Resume (optional) must be RECEIVED BY NOVEMBER 19, 2025

Mail or hand deliver to 5901 U. S. 19, Suite 7Q, New Port Richey, FL. 34652
You may also e-mail to; robert@qualifiedproperty.com

NOTE OF BOARD ELIGIBILITY REQUIREMENTS

Please be advised that Florida Statute 720.3033(1) provides as follows concerning board member eligibility:

FLORIDA STATUTE 720.3033(1) REQUIRES EACH CANDIDATE FOR THE BOARD OF DIRECTORS TO SIGN THE FOLLOWING CERTIFICATION AND COMPLETE BOARD CERTIFICATION CLASS WITHIN 90 DAYS:

I, (print name) _____, certify that I have read and understand to the best of my ability, the governing documents of: (print Association name) _____

and will work to uphold such documents and policies and the Florida laws and administrative code

to the best of my abilities and that I will faithfully discharge my fiduciary responsibility to the Association members.

Signature of candidate: _____

Date: _____

A person who is delinquent more than 90 days in the payment of maintenance fee obligation to the association is not eligible for board membership.

A person who has been convicted of any felony in this state or in a United States District or Territorial court, or who has been convicted of any offense in another jurisdiction that would be considered a felony if committed in this state, is not eligible for board membership unless such felon's civil rights have been restored for a period of no less than 5 years as of the date on which such person seeks election to the board.

QUALIFIED PROPERTY MANAGEMENT INC.

Outside of Pasco
Toll Free
1-877-869-9700

Administrative Office
5901 U.S. 19, Suite 7Q
New Port Richey, FL 34652

Direct Telephone Line:
727-869-9700
Fax:
727-869-9825

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC. SECOND NOTICE OF ANNUAL MEETING

DATE: WEDNESDAY, December 10, 2025
TIME: 7:00PM sign in 6:30PM
PLACE: Beacon Woods HOA Clubhouse
8421 Clayton Blvd., Hudson, FL 34667

AGENDA

- Call to Order
- Pledge of Allegiance
- Establish a Quorum
- Proof of Notice
- Approval of Minutes - Last Annual Meeting
- Introduction of 2026 Board of Directors
- Review of the 2025 Board of Directors Activities
- Acknowledgements
- Voting for Proxy question
- Community Questions
- Adjournment

IMPORTANT: At least **(90)** owners must attend either in person or by Proxy. Since a quorum of the membership is required in order to conduct the Annual Meeting, please **RETURN** the enclosed proxy by mail or you may give the Proxy to a neighbor who you know will be attending the meeting. By law, even though you have appointed a proxy, you may revoke that authority at any time and act on your own behalf.


PROXY INSTRUCTIONS: DO NOT PUT YOUR NAME ON THE LINE PROVIDED AT THE TOP OF THE PROXY. You must, however, remember to sign and date your proxy in the space provided.

ELECTION: There **WILL NOT be an Election** this year.

There were **NINE (9)** openings for the Board of Director positions.

Six (6) individuals have returned their Intent to Run and Certification Form.

INAKI ALVAREZ, RICHARD CINELLI, SCOTT HARRELL, ANNETTE PELLICANO, KEN SIMMONS, and TONY STEARN.


Robert Bold, LCAM
Qualified Property Management
November 21, 2025

LIMITED PROXY

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS:

The undersigned owner, or his/her voting representative, of ADDRESS _____ in
FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC. hereby constitute and appoint the secretary of the
association, his designee; or; _____ as nominee, and proxy with
powers of substitution for and in the name and place of the undersigned to appear, represent, and cast votes only as I
specifically instruct in reference to the following matters to come before the **FAIRWAY OAKS HOMEOWNERS'**
ASSOCIATION, INC.

DATE: WEDNESDAY, December 10, 2025

TIME: 7:00PM sign in 6:30PM

PLACE: Beacon Woods East HOA Clubhouse
8421 Clayton Blvd.,
Hudson, FL 34667

Should the audit of the homeowner's association financial records by a Certified Public
Accountant be waived for the 2025 fiscal year.

_____ **Yes, waive**

_____ **No, do not waive**

IRS Resolution 70-604 Rollover (Surplus)

Do you wish to rollover any 2025 surplus, if any, to the following year 2026?

_____ **Yes**

_____ **No**

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at
the meeting referred to above or at any change, adjournment, or continuation of it, and revoke all prior proxies previously executed.

Date _____

Signature; _____

Print Name; _____

Do not write below this line

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth
above.

Dated: _____
Proxy _____

(In no event shall this proxy be valid for a period longer than 90 days after the date of the meeting for which it was given.)

2025-2026 Board of Directors
Organizational Meeting

WEDNESDAY, December 10, 2025

**Immediately following
the Annual Members'
Meeting**


AGENDA


1. Call to Order
2. Election of Officers
3. Any other business
4. Adjournment

November 21, 2025

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEETING December 10, 2025

TALLY SHEET **Quorum is 90**

PROXIES: 65 SIGNATURES: 

TOTAL: 65 COUNTED BY: 

2. IRS Resolution 70-604 Rollover (Surplus)

Do you wish to rollover any 2024 surplus to the year 2025?

Yes 64

No 1

1. Should the audit of the homeowner's association financial records by a Certified Public Accountant be waived for the 2025 fiscal year.

Yes, waive; 21

No, do not waive; 44

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
DECEMBER 10TH 2024 MEETING MINUTES**

First Meeting – Special Members' Meeting – Vote on Accepting the Golf Course Land

- Special Members' Meeting of November 2024 was reconvened at 7pm
 - Representative from Sentry Management announced that a quorum was reached for the meeting and more than 51% of the community (185) voted in favor of accepting the golf course land
 - A minimum of 51% "Yes" votes was required (there were 10 "No" votes).
 - With this result, the measure passes and now moves forward in the legal process – i.e., the land will be conveyed to Fairway Oaks at closing (expected sometime in early 2025) and then the land will be incorporated into the common grounds.

Second Meeting – Monthly Board Meeting

- Meeting Called to Order at approximately 7:15 PM
- Pledge of allegiance
- Roll call:
 - President Inaki Alvarez
 - Secretary Richard Cinelli
 - Treasurer Tony Stearn
 - Director Land Management Nannette Pellicano
 - Director ARC Scott Harrell
- November Meeting Minutes
 - Motion to accept made by TStearn - Seconded by NPellicano – Motion passed
- Agenda:
 - Item 1: The BP Monument
Pasco County removed the debris of the damaged wall at no cost to the community. The Board has gathered, and presented to the membership present, three quotes from licensed and insured contractors. Audience membership raised many questions and concerns about repair and further maintenance. The item of the monument(s) was tabled for further investigation.
 - Item 2: BP Wall (Rosa's Wall)
President provided historical background on "Rosa's Wall" as well as an update on the damage caused by the recent hurricane on the PVC fencing. Discussion followed on the best way to repair, and the overall cost. Motion was made to accept the cost and proceed with the repair TStearn – Seconded by NPellicano – Motion passed.
 - Item 3: November Financial Report
November Financial Report given by Treasurer TStearn. Motion was made to accept report by Director NPellicano - Seconded by Director Scott – Motion passed.
 - Item 4: ARC Report – the following homes submitted ARC requests:
 - 14148 Faldo Ct – new roof
 - 14250 Foursome Dr – roof replacement plus landscaping
 - 14412 Pimberton Dr – shedMotion was made to approve all by Director NPellicano – Seconded by Director TStearn – Motion passed.

Third Meeting – Annual Meeting and Elections

- Meeting Called to Order at approximately 8PM
 - Representative from Sentry Management announced that a quorum was not reached for the annual meeting. In addition, there were only four candidates for the election of

directors - all four were existing board members. Therefore, the existing board could rollover as the board for 2025 and the meeting could be adjourned.

- Four candidates:
 - President Inaki Alvarez
 - Secretary Richard Cinelli
 - Treasurer Tony Stearn
 - Director Land Management Nannette Pellicano
- Motion was made to adjourn by TStearn – Seconded by SHarrell – Motion passed
- Meeting was adjourned at approx 8:10PM