

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
DECEMBER 2025 BOARD OF DIRECTORS
MEETING MINUTES

Note: Meeting was held on **Wednesday Dec 10, 2025**, at 7pm
Where: Beacon Woods East HOA Clubhouse

Note: This meeting should have been the Annual Meeting and Elections.
Because there were not more than 9 candidates, per the governing documents, elections were not required. The 6 candidates automatically became directors.

Note: Quorum for the Annual Meeting was not achieved.
65 of the 90 required proxies were presented (managed by CAM Rep Robert Bold)
As such, and because no elections were required, the Annual Meeting did not take place.
Instead, a regular Board Meeting was held.
The Organizational Meeting for the new Board was postponed to January 2026.

Minutes of the Board Meeting:

- Call to Order at 7:20pm
- Pledge of Allegiance
- Roll Call – Present:
 - President Inaki Alvarez
 - 1st Vice President Richard Cinneli
 - 2nd Vice President Annette Pellicao
 - Secretary Scott Harrell
 - Treasurer Tony Stearn
- President made a motion to accept the 6th candidate Ken Simmons into the Board.
Motion was seconded by the 2nd VP, no discussion, all voted in favor. Ken Simmons joined the board members' table.
- Proof of Notice of Meeting (mass email, website and exterior signs)
 - Proof of notice was confirmed by the Board
- Minutes of Previous Meeting (November 2025 monthly meeting)
 - Motion to accept was made by the President – Motion was seconded by the 1st VP, no discussion, all voted in favor.
- Reports of Officers
 - 2026 budget - members were informed that the approved budget was on the web site.
 - 2024 Tax Returns – report was made on the returns filed with the IRS (\$31,000 loss).
Final data from Sentry Management. Full returns are on the web site.
 - Mentioned was made by the President to enlist a new CPA for the 2025 returns.
 - November 2025 financials – report was made by the Treasurer. HOA will end the year with a loss. Motion was made by the President to accept. Seconded by the 2nd VP. No discussion. All voted in favor. All financials are on the website.
 - President mentioned/explained two large projects for 2026:
 - Receive the golf course land (20 acres) and successfully convert into the common area. Need to survey the land – focus on water ponds.
 - Work with the County to complete the repavement/repairs of all the community streets

- E-Voting status – President mentioned that this will be a priority for 2026 – focus on amendments. Note made by the President that 56 homes remain without emails.
- Qualified Property Management (QPM) – status – President reported that things are improving but still needs more work. i.e., A/R processes are good. Financial reporting is good and getting better. Database management is good but could be improved. However overall communication still has a lot to be desired. From the HOA side - Code Violations processes need to be improved and need to be more consistent.
- President asked the CAM to confirm the processes for implementing/collecting the new annual dues (starting Jan 2026). Truist Bank.
- ARC approvals – no pending ARC requests
- Treasurer requested that board members formally introduce themselves. Each board member then spoke briefly.
- New business
 - Question was asked by an attendee about the status of the internet offers – President replied that the project will recommence in 2026.
 - Question was asked by attendee to clarify the takeover of the golf course land – President explained all the known steps including surveying all the homes bordering the course.
- Old business
 - No old business
- Adjournment
 - Motion was made by the President to adjourn. Seconded by the 1st VP. No discussion. All voted in favor. Meeting was adjourned at 8:27pm.