

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
December 2025
NEWSLETTER

Dear Neighbors. Greetings.

First please note:

- **December 2025 Annual Meeting is on December 10, Wednesday
At 7Pm – doors will open at 6:30 – close at 7:15
It is critical that we have a quorum = 91 members**

Our Annual Meeting is coming up very quickly – **December 10, Wednesday at 7PM at the Beacon Woods East Clubhouse**. We had to change the day for this meeting (from Tuesday to Wednesday) because the Clubhouse has prior commitments.

The Annual Meeting is a mandatory meeting for HOAs. Normally it is also the meeting in which we have our elections. However, because we have less than 9 candidates, per our governing docs, there will be no elections – i.e., all the existing (registered) candidates (of which there are 6) will automatically become board members.

Putting the elections aside, we are still required to have an Annual Meeting – and this meeting requires us to have a quorum of at least 25% (25% of 360 = 90/91 members). Our property management company QPM sent us the agenda for the meeting as well as a proxy form and envelope (check your post mail please). Please, if you cannot attend, please complete the proxy form and send it in. It must arrive at QPM by latest Dec 9. If you are not sure if the mail will get there in time, please let us know. Alternatively, you can scan and email to fairwayoakshoa@myyahoo.com or call us at (352) 737 3958 and we will come and pick it up.

Having a quorum and therefore an Annual Meeting is very important for us as a community. It is an important annual milestone.

Following the Annual Meeting, the six directors will stay behind and have their first organizational meeting. Focus will be on deciding who will be the president, secretary, treasurer and other officers.

Speaking of focus – 2026 will be a big year for Fairway Oaks as we will be taking ownership of the golf course land, i.e., the 20 acres on our side of Little Road. That land will become part of our common area. We have renamed it “The Fairways”. The intent is to have a passive park-like environment where community members can walk. The path is one mile around.

Also in 2026, the County has told us that we are on the schedule to have all the roads repaved. We will believe it when we see it, but that is what they told us. Long overdue.

Hopefully the above projects will not create too much disruption. Please be patient. The end result – the vision – is for Fairway Oaks to reach an entirely new level. *Best Place to Live*. What that actually looks and feels like is completely up to us.

Financials (Monthly)

Please refer to the November 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.

Financial Summary					
Fairway Oaks Homeowners' Association, Inc.					
November 2025					
ASSETS			LIABILITIES		
Cash in Bank - Operating	71,255.47	Accounts Payable		0.00	
Cash in Bank - Reserves	70,415.53				
Accounts Receivable	12,917.94	Prepaid Maintenance Fees		13,206.70	
		Unearned Maintenance Income		8,552.71	
		Equity - Reserves		70,247.63	
		Equity - Operating		62,581.90	
TOTAL ASSETS	154,588.94	TOTAL LIABILITIES		154,588.94	
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
TOTAL INCOME	8,692.21	95,594.58	93,261.52	2,333.06	101,739.83
EXPENSES:					
Administration	3,439.60	48,330.68	45,870.00	-2,460.68	50,039.83
Grounds	3,707.00	36,358.51	35,291.63	-1,066.88	38,500.00
Utilities	0.00	505.72	916.63	410.91	1,000.00
Reserves	1,016.66	12,277.58	11,183.26	-1,094.32	12,200.00
TOTAL EXPENSES	8,163.26	97,472.49	93,261.52	-4,210.97	101,739.83
SURPLUS/(DEFICIT)	528.95	(1,877.91)	0.00	(1,877.91)	
COMMENTS:					

Community Involvement

At the last meeting we brought up the topic of having more members participate in community affairs. It was suggested then to publish a list of potential roles – possible ways to get involved. Following are some thoughts:

- Note taker for our monthly meetings. Once a month to help us take notes so we can produce good minutes. Position does not necessarily have to be a member of the board.
- Our website needs a lot of help – make it more interesting – provide more value – more information. Give people a reason to visit – perhaps more interactive in some manner. We have a web master who handles all the technical stuff. But we need an “idea” person.

- Our governing documents need strong review and makeover (amendments?) that reflect better the times and incorporate all the latest directives from the state. Do not have to be a lawyer. This process has already been started, and good progress has already been made (focus for 2026).
- We would like to have social events for the community – block gatherings? Or leverage our new park when it comes online (for example). Social planner? Two or three events per year would be awesome.
- We would like to initiate and implement E-Voting. Our Legal team has already set this up and we have an independent 3rd party implementer. We need to get it started and then manage (focus for 2026).
- We would like to launch a community wide survey – once per year perhaps or once every two years? A well-structured survey that allows us to “feel” the pulse of the community. Ideally the survey is digitally based so that members receive an email, complete the survey and then hit “submit”. No more than two or three minutes at most. A neighbor already provided us with the first survey (thank you) – we need to convert it to an app of some kind.
- Community Beautification Group (CBG) or better known as Code Enforcement. Ideally two to three persons who drive around every four to six weeks, take photos and provide reports. Our property management company takes over from there. They take the reports and handle all communications directly with the homeowners. Each drive around could take three to five hours.
- And yes, there are definitely homeowners who need help with their yards, etc. – we have a Helping Hands committee that needs more hands.
- And yes, once we get the new land, we will need help with maintenance. There are over 100 homes that live alongside the golf course. Many have already actively cleaned up their “back yards” – thank you. But whether you border the land or not, there will be a lot to do.

In addition to the above - we could also use new perspectives and insights within the board – formally or informally. We have good people on the board now – but fresh perspectives are always welcome. Certainly if you have any ideas or skills that you would like to share – perhaps not included in the list above - we are open – and we will never say no.

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
 Phone: (352) 737 3958
 Website: <https://fairwayoaksfl.com/>
 Facebook: <https://www.facebook.com/fairway.oaks.2024/>