

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION**  
**JANUARY 2026 BOARD OF DIRECTORS**  
**MEETING AGENDA**

Dear Neighbors

First of all – a very Merry Christmas to all from your Board of Directors. Hope you have a wonderful holiday season. All the blessings and all the best for our community for the New Year.

Couple of points:

- Our January meeting will be on **January 6 at 7PM** at the Beacon Woods Master (**our original meeting place**) 8700 Pavilion Drive, 34667  
This meeting will be a special shortened meeting specifically to elect the officers for 2026. Attend if you like – not required - as the election of officers will be the only business. There will be no other meeting in January.
- As we have received several inquiries: you should be receiving the payment coupon for the 2026 **annual dues \$257.79** in the next few days – mail should come from Truist Bank/QPM (Qualified Property Management). The coupon should include your member/account number plus instructions. You will be able to pay by simply writing a check and mailing it in with the coupon or you can log into the portal and pay via e-check. Your login info for the portal will be part of the instructions. If you pay via e-check there will be no payment fees. There are other payment options, but if you choose any other option than those recommended here, there may be payment fees as those options will be through third parties. If you need any help, please contact Mark Mazzuco at QPM Accounts Receivable at 727 869 9700 x 212.

The agenda for the Board of Directors Meeting (special meeting) in January is as follows:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Proof of Notice of Meeting (mass email, website and exterior signs)
  - Confirmation by the Board
- Minutes of Previous Meeting (December 2025 monthly meeting)
  - Motion to accept – Vote
- Organizational Meeting – Elections of Officers – Directors:
  - Annette Pellicano
  - Richard Cinelli
  - Tony Stearn
  - Scott Harrell
  - Ken Simmons
  - Inaki Alvarez
- New business
- Old business
- Adjournment