

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
NOVEMBER 2025 BOARD OF DIRECTORS
MEETING MINUTES**

Note: Due to the Federal Holiday (Veterans Day), this meeting was on
Wednesday Nov 12, 2025, at 7pm

Note: Due to other Clubhouse commitments, the **Annual Meeting** will be on
Wednesday Dec 10, 2025, at 7pm

Where: Beacon Woods East HOA Clubhouse

November 2025 BOD Meeting Minutes:

- Call to Order at 7PM
- Pledge of Allegiance
- Roll Call:
 - Present:
 - President Iñaki Alvarez
 - 1st Vice President Richard Cinelli
 - Secretary Dee Wheatbread
 - Not Present:
 - Treasurer Tony Stearn
 - 2nd Vice President Annette Pellicano
- Proof of Notice of Meeting (mass email, website and exterior signs)
 - Confirmed by the Board
- Motion was made by the President to reinstitute former Director Scott Harrell on the board. He was a member of the board in early 2025 but had to take a leave for personal reasons. Motion was seconded by the 1st VP. No discussion. All voted in favor. Scott Harrell took his seat at the directors' table as Director At Large.
- Minutes of Previous Meeting (October 2025 monthly meeting)
 - Motion to approve the October Minutes – seconded by 1st VP – no discussion - all voted in favor - Motion was approved
- Reports of Officers
 - 2026 budget – informed those attending that the approved 2026 budget has been posted on the website <https://fairwayoaksfl.com/residents-area/financials/>
 - 2025 Annual Meeting and Elections – informed those attending that the 2025 Annual Meeting will be taking place on Dec 10, 2025, Wednesday, at the Beacon Woods East Clubhouse
 - Suggestion was made from the floor, for the 2026 elections, for the notices to go out one month earlier (i.e., Oct vs Nov) so that the November meeting could be a “meet and greet” meeting for all the candidates.
 - E-Voting status – informed those attending that the HOA will be moving into E-Voting for 2026 (explained what E-Voting is and how it will work)
 - Qualified Property Management (QPM) – informed those attending that QPM continues to improve. Areas going well include:
 - Accounts Receivables collections
 - Financial record keeping
 - Code enforcement reporting and tracking
 - ARC requests

Area that needs to improve is the community manager – more specifically communication

- Financials
 - October 2025 financials – Report provided – Motion was made by the President to accept – seconded by the 1st VP and the Secretary. No discussion. All voted in favor. Motion passed.
- ARC requests – Report provided by Dir. Scott Harrell:
 - 14419 Pimberton – paint exterior of house
 - 9101 Tournament – change exterior doors
 - 9202 Irondale – change roof
 - Motion was made by the President to approve – seconded by the 1st VP – no discussion – All voted in favor – motion passed
- Successful integration of the golf course land (The Fairways) – informed those attending that the sale and subsequent integration of the golf course land into the common areas is still scheduled for January 2026.
- Volunteers needed – informed those attending - as much or as little involvement as anyone is comfortable with. Suggestion was made by the Secretary to create and distribute (via the newsletter) a list of ways to help.
- **Community Yard Sale – Nov 7 and 8, 2025** – reminded those attending
- New business
- Old business
- Adjournment – Motion was made by the President to adjourn the meeting- seconded by the 1st VP and the Secretary – no discussion – all voted in favor – motion passed – meeting was adjourned at 8:09PM.