

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION  
FEBRUARY 2026 BOARD OF DIRECTORS  
MEETING MINUTES**

Minutes for the Board of Directors Meeting, February 10,2026:

- Call to Order at 7pm
- Pledge of Allegiance
- Roll Call – all present except for Tony Stearn and Ken Simmons
- Proof of Notice of Meeting (mass email, website and exterior signs)
  - Confirmed by the Board
- Minutes of Previous Meeting (January 2026 meeting – Elections of Officers)
  - Motion was made by IA to approve. Seconded by RC. No discussion. All were in favor.
- QPM – status – IA introduced the new CAM = Dianne Bargren. Dianne gave a short intro of herself. Summary = 15 years with QPM and still has the same clients from 15 years. QPM team supporting Dianne and the community remain the same = notably Tamra, Mark and Jean.
- Internet – Access Agreement – new initiative – guest introduced – IA introduced Nick Romer of Telecom National (TNCG). Nick explained this new initiative in which TNCG would represent Fairway Oaks in negotiations with internet providers to establish access agreements, and with those agreements, acquire for Fairway Oaks funds (door fees) plus possibly some revenue sharing. TNCG would earn a 20% commission. Providers like Spectrum and Frontier will pay for the community not to go exclusive with any. Agreement will be good for 10 years with auto renew (note: original access agreement from 20/30 years ago cannot be found). If TNCG is successful, no chance for exclusive agreements.

After some discussion and Q&A, motion was made by IA to allow TNCG to proceed. Seconded by SH. No further discussion. Motion passed unanimously. Letter of Agency (LOA) provided to TNCG.

- Reports of Officers:
  - Organizational Meeting – Elections of Officers – results announced by IA:

▪ President	Iñaki Alvarez
▪ 1 <sup>st</sup> Vice President	Annette Pellicano
▪ 2 <sup>nd</sup> Vice President	Richard Cinelli
▪ Secretary	Scott Harrell
▪ Treasurer	Ken Simmons
▪ Director at Large	Tony Stearn
  - Spring Community Yard Sale – dates announced – March 27 & 28 (F&S) 8am to 4pm
  - Golf Course Land – The Fairways – status provided by IA. Sale between Developer and Landowner was completed on Jan 13, 2026. Next day Fairway Oaks received the Warranty Deed on the 20 acres portion of the golf course that sits within the community. The Fairways (golf course land) is now officially part of the HOA common area.

Since the sale, several walkthroughs were completed – including with the Developer representative. Specific water ponds were identified (4) that would be the focus of first phase cleanup (removal of trees). Notice was given that heavy machinery would be coming through the community. Ideally all the debris from this clean-up would be deposited in the 5 (County) designated pick up areas.

IA shared that in the meeting (walkthrough) with the Developer rep, the rep shared a map that was not previously seen. The map specifically identifies the 4 ponds mentioned

above. Such water ponds were agreed to by a County Commissioners' vote (without asking Fairway Oaks) and making reference to a SWMWMD report of 1988. The rep insisted that the Developer would only clear the trees in the 4 identified water ponds. After some discussion, the rep informed that they would complete a survey of the identified water ponds.

Since the meeting, HOA took the initiative to clear a path (of trees) to allow the heavy machinery to take debris from the water ponds to the designated pickup points. HOA is also looking into a separate survey report (independent 3<sup>rd</sup> party) and in the process (hopefully) validating the plans of 1988.

Related topic – community member mentioned that the existing fire breaks may not be wide enough. Board took note and will look into it.

- Parking Enforcement – status given by IA. Policy document was approved and posted (published) in 2025. As part of the policy, the HOA will hire police/sheriff officers to patrol the streets on random days and times – as a test. Officers charge \$68/hr with a 4hour minimum. Test will be for 2 to 4 sets (8 to 16 hours – random days/times). Motion was made by IA to implement the test. Seconded by AP. No further discussion. Motion was passed.
- Code Enforcement – status given by IA. Appeal was made by IA that (real, effective and sustainable) code enforcement can only work if each homeowner takes personal responsibility for their own properties. Looking around, most homes are being taken care of. But there are always a few who fall behind. Each home has a story. Policy document has been drafted and will be shared with the community (plus reviewed by Legal). Drive arounds will continue. Current process of 2 to 3 letters and then (possible) fining is cumbersome (taking at least 90+ days) and not (ultimately) effective. A shorter process of maximum 2 letters and then referral to Legal is being considered. Experience is showing that 30 out of 50 (60%) will respond positively to a first letter.
- 250 Years Celebration – proposed date is July 11. Exact location tbd. Music, food, fire truck, games, etc. Need volunteers and ideas. Community wide survey to be sent. Event insurance required?
- Accounting – CPA – status – new CPA contracted. Affinity CPA c/o Mike DeMare 813 468 6692. \$250 for tax returns. Already working with QPM. April 15 deadline.
- E-Voting – status – initiative is now a priority. Will save the community thousands of dollars per year. Each election costs around \$3,000. Allowed by state statutes. Already have most of the Legal requirements in place plus a committee working on the initiative. Will facilitate the amendments process. Every homeowner will be able to opt in or opt out.
- Amendments – status – initiative is now a priority for 2026. Will be facilitated by E-Voting. Governing docs need to be updated – including new and updated state statutes. First clause to amend is the clause that states we need two thirds of the community (Art XII Section 4).
- ARC Approvals
  - 14517 Pimberton Dr – new fence – 6' PVC white
  - 9145 Irondale Ln – new fence –
  - 14133 Faldo Crt – new roof – black shingles
  - 14503 Pimberton Dr – install 2 concrete slabs – 1 back of house & 1 side of house
  - 14033 Pimberton Dr – roof replacement
  - 9414 Tournament Dr – roof replacement
  - 14233 Foursome Dr - roof replacement – metal roof

- 9218 Water Hazard Dr – roof replacement – shingles – same color
- 9233 Irondale Ln – roof replacement – shingles – same color

Motion was made by IA to approve the requests. Seconded by RC. No further discussion. Motion approved.

Re: previous request to extend fence 2 feet due to differences in ground height – homeowner was not able to get a permit. So the homeowner is instead going to use plants. The neighbor in the back will only see “green”.

- Finance – report provided by IA. Dec 2025 explained. Year ended with a loss of \$2147 – much smaller than anticipated. Loss includes an overpayment of \$1500 to the Masters – so actual loss was \$647. Extra Masters payment will be corrected in March 2026. Jan 2026 report still in progress as 2026 budget needs to be prorated and annual dues are still coming in. All financials will be posted on the website.

Motion was made by IA to approve the financials report. Seconded by AP. No discussion. Motion passed.

- New business
  - Homeowner expressed opinions about parking patrols. Does not want to have a “witch hunt”.
  - Homeowner shared that water restrictions are still in force. Can only water once per week on designated day.
- Old business
  - Dogs must do their business in their own yards. All dogs must be on a leash – state law.
- Adjournment
  - Motion to adjourn made by IA. Seconded by SH. No discussion. Meeting was adjourned at 8:49pm.