

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

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

1. Call to Order at 7pm
2. Pledge of Allegiance
3. Roll Call – Present:
  - President Inaki Alvarez
  - Vice President Annette Pellicano
  - Vice President Richard Cinnelli
  - Secretary Scott Harrell
4. Proof of Notice of Meeting (mass email, website and exterior signs)
  - Confirmed by the Board
5. Minutes of Previous Meeting (February 2026 meeting)
  - Minutes of the February 2026 meeting are on the website
  - Motion made by IA to approve the February 2026 Minutes. Seconded by RC. No discussion. All were in favor. Motion approved.
6. Reports of Officers:
  - **Spring Community Yard Sale** – March 27, 28 Fri-Sat 8am to 4pm – IA made the announcement / reminder
  - **Internet providers access agreements.** IA asked the Board for permission to amend the agenda to allow Nick Romer (TNCG) to provide an update since the last meeting (without having to wait until the end of the meeting). Board approved.

Nick informed that the internet providers were contacted. No access agreements currently exist (or could be found). Currently of the 355 homes: 54% Spectrum, 33% Frontier and 13% Others or nothing.

Frontier offered \$350/household (355 x \$350 = \$124,250) plus 8% rev share (approx \$1000/month or another \$120,000 over 10 years). Spectrum offered \$100/household (355 x \$100 = \$35,500). Total offerings = \$159,750 plus the Frontier rev share.

TNCG will get 20% commission from all revenues.

TNCG will provide copies of the provider agreements. Next step is for these agreements to be sent to Legal for review. Agreements are good for 90 days.

HOA to also share the agreements with the CPA in order to understand / manage the tax implications, including any depreciation considerations. HOA to also research how these revenues can benefit the community.

- **Golf Course Land – The Fairways** – status provided by IA. Met with representatives of the Developer and the County. Meetings included walk throughs of the land. Included with the walk-through team was an arborist (pointed out invasive species). Focus is on the cleanup of the 4 identified water ponds (corresponding to holes 14, 15 and 16 in the old golf course). Phase one, cleanup of the water ponds (trees and overgrowth), will take 2 to 3 days. As

many trees as possible along the peripherals will be left untouched. Phase two will be the cleanup of Phase one (grind what is left behind to mulch). Phase three will be the pickup of all the debris by the County (designated pick-up points).

Some homeowners have actively been cleaning up the areas behind their homes that are part of the land. All cleared land will remain for passive use (park).

- QPM – status provided by IA. Conditions are improving with QPM since the replacement of the CAM. More responsive and accountable. New manager is Dianne Bargren. Same QPM team is servicing the HOA under Dianne. A/R still needs focus – more on this in the Finance report.
- Deed Restrictions Enforcement – status provided by IA. Change the name from code violations to deed restrictions enforcement. Drive arounds will be reactivated starting march 12. Photos will be included in the reports. Reports to be sent to QPM for processing.

One owner mentioned / reminded that water restrictions are still in force in Florida.

- 250 Years Celebration – proposal - status provided by AP. Target date is still July 11 from 4 to 9pm. Music (DJ), food (catered), tents/tables/chairs (rented). Exact location TBD. Plus waiting on cost of event insurance.
- E-Voting – IA made the motion to approve a resolution to proceed. Motion was seconded by RC. No discussion. All were in favor – the motion passed.  
Step one: resolution to proceed as drafted by Legal – approved and signed.  
Step two: mail documentation to the community: letter of intro from Legal, plus votes to opt-in or opt-out. Note that about 55 homes do not have email addresses.

Focus of E-Voting will be amending/updating the governing docs. 8 years of collecting proposals – about 20 actual proposed amendments – plus updates to reflect current statutes.

- ARC Approvals:
  - 14528 Pimberton – new roof and paint house
  - 14503 Pimberton – adding more side of driveway and cement pad in back of house
  - 9217 Water Hazard Drive – redo garage floor and driveway (epoxy)
  - 9233 Irondale Ln – roof replacementMotion was made by IA to approve the requests. Seconded by SH. No discussion. All voted in favor. Motion passed.

New owner made a request to deviate from approved color schemes. Existing roof is blue. They would like to paint the exterior with a light blue. SH to investigate.

- Finance – reports provided by IA  
January report updated – published on the website plus copied in the newsletter.  
February report provided. Need more focus on collecting A/R.

Motion was made by IA to approve the Jan/Feb financials. Seconded by RC. No discussion. All voted in favor. Motion passed.

7. New business – repaving of streets – HOA information is that the streets will be repaved in 2026. Need to double check. With the cleanup of the land plus repaving of the streets plus installing of new sidewalks – will/could be a banner year for the community.

8. Old business

VP RC talked about the internet access proposals. He felt that the community, if it agreed to the access agreements (without exclusivity), would not be using its full buying power. Further he stated that there should be a poll to understand the overall wishes of the community.

To summarize: there are two types of “offers”:

- Internet providers offering special rates in return for exclusivity. One provider, Spectrum, is offering a special discounted rate of \$55/mo/unit plus a one-time door fee of \$142,000. Contract is for 5 years with an increase of 5%/year. Another provider, Blue Stream, is offering \$34.95/mo/unit but without any door fees.
- Second type are offers from providers without requiring exclusivity (i.e., access agreements). Frontier is offering \$350/unit as a door fee plus 8% in rev share over 10 years. Spectrum is offering \$100/unit as a door fee. Total door fees from both providers =  $450 \times 355 = \$159,750$ , plus the rev share from Frontier. Contracts (access agreements) are for 10 years. In this 2<sup>nd</sup> type of offer, TNCG will get 20% commission from all revenues.

IA reiterated that this is a business decision that will be decided by the Board. He also emphasized that whatever decision is made – “money should not be left on the table” (i.e., door fees) – meaning that only real offers are the Spectrum one that includes exclusivity and the combined Frontier/Spectrum offer that does not include exclusivity (access agreements).

VP RC continued that he would like to see a poll of the community – in the best interest of the community.

9. Adjournment – flowing the above discussion – IA made a motion to adjourn. Seconded by SH. No discussion. All voted in favor. Motion was passed and the meeting was adjourned at 8:35pm.