

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
APRIL 2026 BOARD OF DIRECTORS
MEETING MINUTES

Minutes for the Board of Directors Meeting, April 14, 2026, 7pm,
at 8700 Pavilion Drive, Hudson:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
 - a. Inaki Alvarez President
 - b. Annette Pellicano Vice President
 - c. Richard Cinnelli Vice President
 - d. Scott Harrell Secretary
 - e. Ken Simmons Treasurer (via Zoom – non voting)
4. Proof of Notice of Meeting (mass email, website and exterior signs)
 - a. Confirmed by the Board
5. Minutes of Previous Meeting (March 2026 meeting)

Motion was made by IA to approve the minutes of the March meeting. Seconded by SH. No discussion. All voted in favor. Motion passed.
6. Reports of Officers:
 - a. Internet Access Agreements – status – update provided by IA. Contracts (Spectrum and Frontier) are with Legal - being reviewed.
 - b. Golf Course Land – The Fairway – status provided by IA.

Phase 1 completed. Developer has cleaned the land. Debris has been picked up.
Phase 2 – another pass to mulch what was left behind from phase 1 – partially completed. Challenges with tree stumps. Remove manually or need special equipment. Once the stumps are cleared – we can complete phase 2.
IA informed that we now have 3 more retention ponds in addition to the 13 we already have. We will need to do a total assessment once phase 2 is completed to see how best to move forward. Videos are on FB. Will be a walking path per deed restrictions. Quality will be up to the community. Maybe 3 or 4 benches to rest. Storage shed. Tiki hut to be donated. Signs installed.
What to do about dirt bikes?
Tunnel belongs half and half to both communities. No gates possible.
Potential fire hazards remain on 13th and 14th holes. Status of golf irrigation system?
Need to check?
 - c. QPM – status provided by IA.

Relationship continues to improve. QPM HQ is moving to a new location across the street from the current. Hopefully we don't lose attention during move. QPM is assisting with collections, taxes and deed restrictions. A/R dropped from \$55k to \$33k in March. Letters and notices went out. Today we are at \$17k of which \$8k are with the lawyers (liens) and the rest with ITL.
 - d. Deed Restrictions Enforcement – status provided by IA. Focus on parking enforcement – plan to have sheriff's office involved continues. Plenty of notices have gone out to warn. Some will get towed.
 - e. 250 Years Celebration – proposal update by AP, RC and IA. July 11 starting at 4pm. 3 potential locations identified. Free food, music, entertainment plus fire truck, canine, rescue truck. Acknowledge veterans – those who have served. Also searching who has

been living in FO the longest? Richard's neighbor on Par (96yo veteran)? Water slide? We have event insurance. May and June will be 2 months to the event.

- f. E-Voting – status provided by IA. Resolution passed in previous meeting. Mailing sent out to determine how many opt in vs opt out. Deadline coming soon. Legal team will make final review before moving forward. Amendments project is directly related to E-Voting. Will potentially save the community thousands of dollars.
 - g. ARC Approvals – report by SH. Homes are allowed to do Florida Friendly Landscaping. Combinations of sod and stones.
 - o 14128 Faldo Ct – repaint exterior
 - o 9272 Water Hazard Dr – Florida Friendly Landscaping
 - o 13826 Pimberton Dr – expand driveway – postponed pending permits
 - o 9433 Holnwon - pending permit for whole house generator.Motion was made by IA to approve the ARC requests (14128 and 9272). Seconded by RC. No discussion. Motion passed.
 - h. Finance – report by IA. Our meetings are too close to the end of each month – so very difficult to get the previous month's statement. We have to settle for the month before the previous month (i.e., Feb statement for the Apr meeting). Feb 2026 report was given. Financially the association is looking good. Next newsletter will show March. Motion was made by IA to approve the Feb report. Seconded by RC. No discussion. Motion passed.
7. Old business
8. New business
- a. Website Update provided by IA. Informed by our webmaster that the code behind our website is no longer supportable. Too old. Will have to be updated. Bob, our web master is working on it.
Question was asked if the new website can have a link to E-Voting? Need to check.
 - b. Roads – AP informed that the road repairs are still scheduled for 2026. She will keep us posted.
9. Adjournment – motion was made by IA to adjourn. Seconded by SH. No discussion. Motion passed. Meeting was adjourned at 7:55pm.