

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

The Minutes for the Board of Directors Meeting, May 12, 2026

- Call to Order at 7PM
- Pledge of Allegiance
- Roll Call – present as follows:
 - President Inaki Alvarez
 - Vice President Richard Cinnelli
 - Secretary Scott Harrell
 - Treasurer Ken Simmons (virtual)
 - Vice President Annette Pellicano (virtual)
- Proof of Notice of Meeting (mass email, website and exterior signs)
 - Confirmed by the Board
- Minutes of Previous Meeting (April 2026 meeting)
 - Motion was made by IA to approve the minutes of the April 2026 meeting. Seconded by RC. No discussion. All voted in favor.
- Reports of Officers:
 - IA reported that the apparent longest residing member has been identified – who has lived in Fairway Oaks the longest. In the process now of contacting this person. Idea is to acknowledge this person in the 250-year celebration.
 - IA shared that Pasco County Public Works has started the repavement project of the community streets. They have started with the corners and then will work on the streets. No costs to the community other than obvious disturbances.
 - Internet Access Agreements – status
IA provided an update – the agreements are currently with our Legal for review.
 - Golf Course Land – The Fairway – status
IA provided an update. As previously mentioned, phase one of clean up completed and all phase one debris has been picked up. Phase two was paused because of tree stumps which have now been cleared. In addition, HOA volunteer trimmed all the pine trees to make it easier for machines to pass through. All these piles will be picked up in the next two weeks and then phase two will be restarted. Hopefully completed by 5/23.
Videos (drone) of the land can be found on our Facebook.
New signs (green) have been posted.
 - QPM – status
IA reported that the relationship with QPM has had some ups and downs lately. Most serious negative has been not crediting the HOA for an overpayment in 2025 to the Masters. Hopefully the credit will take place in June. On the positive side, good progress has been made with accounts receivable. More on this in the Finance section.
IA encouraged all members to share any experiences with QPM – positive or negative.
IA also informed that QPM has now moved to a new building across the street from their current location.
 - Deed Restrictions Enforcement – status
No status provided.
 - 250 Years Celebration – proposal

IA reported that the target date is still July 11 from 4pm to 9pm. Three locations within the community have been identified. Final budget should be completed in the next two weeks to be able to share with the community.

- E-Voting – status

IA reported that only 36 members responded for the E-Voting initiative. With this number it will not be possible to continue. If we are not able to continue, this may also impact the ability to proceed with amendments to the governing documents.

- ARC Approvals

- 14047 Fore Crt – new roof requested
- 9234 Tournament Dr – paint exterior
- 9269 Water Hazard Dr – install small fence (12”) around front lawn to keep dogs away
- 9433 Holnwon Ct – install whole house generator. Permit received.

Motion was made by IA to approve the petitions. Seconded by RC. No discussion. All approved.

- 9119 Flagstick Ln – paint exterior – paint colors chosen were not approved – sent back to requester

- Finance – reports

IA provided a report on the March financials – balance sheet as well as income statement. All financial reports are posted on the website.

IA also informed with respect to accounts receivable:

- February 2026 \$44,249.11
- March 2026 \$22,118.61
- Beginning of May 2026 \$13,232.08

As mentioned earlier, IA shared that good progress has been made in collections with the help of QPM.

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

- Website Update

IA reported that the HOA website manager has prepared a new website based on new code. Existing website will soon not be supported any longer. New website has been shared with the rest of the Board for review.

- Old business - none

- New business

Member inquired about the process of ensuring that the database is accurate? IA responded that there is no clear process right now. Each member has the capability to go into the database and update their own record. Board will inquire as to the possibility of comparing the QPM database with the County records.

Member informed that he contacted the County to replace a bad streetlight. County responded right away.

- Adjournment

Motion was made by IA to adjourn the meeting. Seconded by SH and RC. No discussion. Motion passed. Meeting was adjourned at 8:05pm.