

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
SEPTEMBER 2026 BOARD OF DIRECTORS
MEETING AGENDA

The Minutes for the Board of Directors Meeting, September 8, 2026, 7pm,
at 8700 Pavilion Drive, Hudson:

- Call to Order at 7pm
- Pledge of Allegiance
- Roll Call – present were:
 - Inaki Alvarez President
 - Richard Cinelli Vice President
 - Annette Pellicano Vice President
 - Scott Harrell Secretary
- Proof of Notice of Meeting (mass email, website and exterior signs)
 - Confirmed by the Board
- Minutes of Previous Meeting (August 2026 meeting)
 - Minutes of the previous meeting can be found on the website – as with all minutes
 - Motion was made by IA to approve the August 2026 minutes
 - Seconded by RC, no discussion, motion passed
- Reports of Officers:
 - Little Library presentation was made by homeowner Szymanski together with daughter Paige. Proposal is to install a Little Library on the crosswalk of Irondale. It is a senior high school project of Paige. They will be responsible for all set up, installation and management – and the understanding that if anything negative resulted – that the entire project would be removed.
Based on the presentation and some discussion that followed, motion was made by IA to approve the proposal. Seconded by SH, no further discussion. Motion was approved.
 - Fall Yard Sale – IA informed that the planning dates would be Nov 13 and 14 (Friday and Saturday). IA further informed that Preserves is not planning to have a Fall sale.
 - Internet Access Agreements – IA provided status. Check received from Spectrum. Still waiting on a check from Frontier.
 - Common Areas including The Fairway – status provided by IA. Rain has been good, but it also brings challenges. Retention ponds are full of water. This increases vegetation. Machines cannot go in and deal with the vegetation until the ponds dry up. In the meantime, landscaping focuses on those areas that can be cut.
We are completing 3 full cuts of The Fairway by the end of Sept – then we will decide how best to proceed until the end of the year.
IA also informed that a Trespass Agreement was completed with the Sheriff's office. This agreement will allow the HOA to call the Sheriff's office to report on trespassers (e.g., homeless people). This agreement existed when the golf course existed. The Sheriff's office informed the HOA that it had to be renewed. This renewal now includes all the common areas.
 - ARC Approvals
 - 14521 Pimberton Dr – paint exterior
 - 9034 Irondale Ln – replace windows and doorsMotion was made by IA to approve the proposals. Seconded by AP. No discussion. ARCs were approved.

- Finance:
 - Monthly report provided by IA. Balance sheet plus income statement for July 2026. Report has been posted on the website – as with all other finance reports.
 - Status provided by IA on Accounts Receivable. Total balance has been steadily receding, however there remains a stubborn 12 to 15 accounts. All commercial members have paid. Total outstanding is at about \$9,000, however this number is expected to drop further in the next 60 days as we get into the final collection push before the end of the year. Final collection push includes liens and foreclosure proceedings.
 - Status provided by IA on Budget 2027. Considering that some of the significant expenses that we had in 2026 will not occur again (i.e., The Fairway conversion) and together with that, the HOA is still learning how The Fairway behaves (i.e., in relation to vegetation growth, rain, etc. – we have had The Fairway for only 5 to 6 months) – the consensus is that we maintain the 2027 budget as close to 2026 as possible. Supporting this posture is the pending receipt of funds from the internet providers (i.e., if we get the funds – there will be more than enough funds to cover any eventualities). All funds are supposed to arrive in September. Further to the above budget discussions, it was determined that the amount \$257.79 created a lot of confusion within the community. Quite a few members paid the wrong amount – in most cases by a few cents or a couple of dollars. The board is considering rounding off the amount to \$260 per year to alleviate some of the confusion. If this rounding is approved – it will also mean that the commercial members will have their dues also rounded off. Plan is to have more discussions on the budget in September with the goal of formally presenting and voting in the October meeting.
- Towing Agreement – IA informed that the HOA met with the Sheriff's office to discuss establishing a Towing Agreement with a local contractor. Local contractor was identified and an agreement was put into process. Same system as exists in the Publix parking lot across the street. Same signage with phone number, etc. All towed vehicles will be registered with the Sheriff's office within 30 minutes. IA stressed that the towing agreement is only a tool with the focus on protecting the common areas. Motion was made by IA to approve the agreement. Seconded by SH. No discussion. Motion passed.
- Old business – the HOA is meeting with the Forest Service (again) on 9/22 to discuss the path.
- New business – some discussion on making The Fairway more inviting.
- Adjournment – AP exited the meeting at 8:09pm. Motion was made by IA to adjourn the meeting. Seconded by RC. No further discussion. Motion passed. Meeting was adjourned at 8:10pm.