QUALIFIED PROPERTY MANAGEMENT INC.

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FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC
NOVEMBER 2026 BOARD OF DIRECTORS
MEETING AGENDA
2027 BUDGET APPROVAL

This letter will serve as required notice for the Board of Directors Meeting where the Proposed 2027 Budget will be considered for approval by the Board of Directors. This meeting will be held on November 10, 2026, at 7PM at 8700 Pavilion Drive, Hudson.

The agenda is as follows:

- Call to Order
- Pledge of Allegiance
- Roll Call – Establish a Quorum of the Board
- Proof of Notice of Meeting (mass email, website and exterior signs)
    - Confirmation by the Board
- Approve Minutes of Previous Meeting (October 2026 meeting)
- Adopt 2027 Budget (see proposed budget on other side)
- Open floor for comments
- Other business
- Adjournment

Note from the Board on the 2027 budget:

Dear Neighbors:
As you are aware, for 2026 we had a slight increase in the annual dues (9%). At the time we felt that the increase was justified based on the information known. Prior to 2026, we did not have a budget increase in 3 years (i.e., since 2023).

In working through the 2027 budget numbers your board has tried to take into account all the known variables as well as some amounts for unknown contingencies. However in doing so, we are realizing that there are still a lot of unknown variables that are very difficult to estimate. The main item of concern has to do with the maintenance of the common areas. The swings one way or another are just too difficult to predict. As we have mentioned previously, we are learning how all the pieces come together and preparing for pieces that we have not found yet. For example, we have now been able to accomplish 4 full cuts of The Fairway. However as we get into the totality of the land, we find that there are large sections that were part of the golf course, but never part of the areas maintained by golf course management **even before the golf course closed**. There are over 100 homeowners affected by this.

Given all this and supported by the large sums of funds that we just received from the providers, we are proposing to go conservative, i.e., plan for what we know, use 2027 as a full year of learning, while knowing that we have the funds to cover any eventualities without going into hardship.

We believe we can make it work with these numbers.
We believe it is the right thing to do within our fiduciary responsibilities.

MEMBER OF community ASSOCIATIONS INSTITUTE

Fairway Oaks Homeowners' Association, Inc			
Proposed Budget for January 1, 2027- December 31, 2027			
Acct#		**Budget 2027**	**Per Home**
41000	**Income: Homeowners Annual Dues**	**$92,300.00**	**$260.00**
41000	**Income: Commercial**	**$18,158.00**	
41005	**Other Income**	**$1,000.00**	
	TOTAL INCOME:	**$111,458.00**	
Acct#	**Account Description**	**Budget 2027**	
61100	Admin/Office Expenses	$8,000.00	
61101	Bank Charges	$1,800.00	
61105	CPA Service	$400.00	
61200	Management Fee	$21,000.00	
61300	Legal Expense	$5,000.00	
61400	Insurance: All	$8,800.00	
61475	Website	$600.00	
61600	Master Association Fees @$1500	$18,000.00	
61610	Tax: Corp. Annual Report	$300.00	
62120	Lawn: Contract	$31,827.00	
62200	Utility: Electric	$1,000.00	
62400	General Maintenance	$500.00	
62403	Helping Hands Committee	$500.00	
63601	Social Committee	$500.00	
63600	Contingency	$1,031.00	
	TOTAL OPERATING EXPENSES	**$99,258.00**	
	Reserve Provisions		
66100	Interest Reserves	$1,000.00	
66200	Deferred Maint. Reserves	$11,200.00	
	TOTAL RESERVES	**$12,200.00**	
	TOTAL OPERATIONG EXPENSES	$99,258.00	
	TOTAL RESERVES	$12,200.00	
	TOTAL OPERATING & RESERVES	**$111,458.00**	
	Commerical Members / Masters	**Rounded**	
	Global Fairway LLC (Publix)	$7,849.00	
	Sarko Holding Company (Sailfish - Mobil)	$1,013.00	
	5JAB LLC (BP Station)	$642.00	
	Wendys	$618.00	
	Micnic Property Management	$476.00	
		$10,598.00	
	The Preserve	$7,560.00	
	Total Commercial Members / Masters	**$18,158.00**	
	Annual Homeowners' Dues	**$260.00**	
	Total (355)	$92,300.00	

Sincerely – your Board of Directors Email:
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