

FAIRWAY OAKS VILLAS ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

JULY 23, 2025

A Board of Directors Meeting of the Fairway Oaks Villas Association, Inc.
was held this day in person at Amelia Island Management Conference Room with Zoom available.

BOARD MEMBERS PRESENT

Kevin Crichton, President
Jane Chittick, Secretary
Chaz, Gray, Director
David Hacker, Treasurer

AMELIA ISLAND MANAGEMENT

Natalia Gonzalez, Administrative Specialist
Nicholas Lambiase, Jr., AIM Director

ON-SITE MANAGEMENT

Matthew Nachbauer, CSI, LCAM

DETERMINATION OF QUORUM, CONFIRMATION OF MEETING

Notice of the meeting was emailed to Membership on May 12, 2025, and posted on property, which is in accordance with the Documents of the Association. Four (4) Board members were present in person or with Zoom, representing a quorum.

CALL TO ORDER

The meeting was called to order by Kevin Crichton at 1:02 P.M.

APPROVAL OF MAY 21, 2025, BOARD MEETING MINUTES

Kevin Crichton made a motion to approve May 21, 2025, minutes; Chaz Gray seconded, all in favor. motion passes.

REVIEW WITH JOSH MARTIN CONCERNS RELATED TO COMMON ELEMENTS AND ONGOING PROJECTS INCLUDING WOOD ROT PROJECT.

The board discusses legal and procedural issues related to modifications made to units and communal areas over the years. Attorney Josh Martin recommends adopting clear procedures for future modification requests and presenting an amendment to the membership to retroactively approve past modifications. As the amendment is in process of being drafted and approved, Attorney recommends continuing to approve community projects consistent with those that have previously been allowed. Josh Martin will review drafted amendment before it is presented to owners.

Kevin Crichton made a motion to engage Josh to draft the amendment, which will then be circulated to the community for a vote; jane Chittick seconded. Motion passes.

OVERVIEW BY CSI ON PROJECT MANAGEMENT – CHRIS TURNER

The board discusses bids received for wood repair and replacement on 16 units. Three contractors submitted bids, Florida Certified Contractors, RSB Homes, and Sunbelt Restoration with prices ranging from \$175,697 to \$438,000. The board expresses surprise at the excessive costs, which are significantly more than initially estimated. They discussed the need to break down costs by unit and determine homeowner responsibilities for expanded sunrooms. Jane Chittick reminded everyone that last summer she took photos of each of the 46 Units (back/front/side) to capture exactly what has been modified by various owners since the Condos were built in 1974.. The photographs were put in the hands of our CAM who have given them to file at our management offices (AIM). They can be used at any time by Board, contractors, owners to verify responsibilities. The board considers alternative approaches, such as replacing all wood at once instead of targeted repairs and debates the pros and cons of different contracting methods. They also note that the project timeline is estimated at 3-5 months for the 16 units. Discussion ensued. Chittick said that under Condo law, all Units must be treated exactly alike and considering the expense of the new bids, she was now questioning the original plan of starting with the 16 units.

PRESIDENTS REPORT

Kevin Chrichton deferred his time to Matt Nachbauer.

CAM REPORT- MATT NACHBAUER

Matt Nachbauer reviewed a Right of Entry (ROE) document presented by IQ Fiber, which had been previously reviewed and edited by Josh. The purpose of the document is to authorize IQ Fiber to begin preliminary work on the property. If signed, the next step will be for IQ Fiber to conduct a site visit, which includes accessing a few volunteer units to map out how wiring would run from the street to the units. Based on this visit, IQ Fiber will develop and present a detailed scope of work for Board review and approval before moving forward.

David Hacker made a motion to approve the Right of Entry (ROE) agreement with IQ Fiber as presented. Jane Chittick seconded the motion. All were in favor, and the motion passed unanimously.

The board discusses changing their roof blow-off vendor from 5 Star to Fresh Cut, their current landscaping service, at the same price. The scope of work includes blowing off the roofs four times per year. Fresh Cut, the landscape contractor, will also be responsible for cleaning up any debris that falls to the ground during this process. All debris will be picked up and removed from the property as part of their services.

Kevin Chrichton made a motion to switch the roof blow-off vendor to Fresh Cut at the same cost as the current provider; Jane Chittick seconded the motion. All were in favor. Motion passes.

Waste Management is the current trash removal provider, charging \$2,732.15 per month (approximately \$32,000 annually). A proposal from Freedom Waste Management was presented, offering the same service at \$1,357 per month, half the current cost. Discussion ensued.

Kevin Chrichton made a motion to approve contracting Freedom Waste, contingent upon there being no material cost changes and that the service is provided at the price quoted in their proposal. David Hacker seconded the motion. All were in favor. Motion passed.

Matt discussed a plumbing repair that was performed to remove a root ball that was obstructing the sewage line. During the process, several additional issues arose, including damage to irrigation and water supply lines, disruption of electrical connections, and the cutting of a Comcast line. Discussion ensued.

FINANCIAL REPORT - DAVID HACKER

David Hacker reports on financial status, including reserve funds and insurance renewal savings. Discussion ensued.

BUDGET PROCESS - DAVID AND KEVIN

UPCOMING ELECTION LOGISTICS - NICK

The Board discussed the upcoming elections at the annual meeting.

ARC REQUESTS

- a. Unit 3304. Gray paver patio

Kevin Chrichton made a motion to approve the pavers for 3204; Jane Chittick seconded, all in favor. Motion passes.

- b. Unit 3326/3322 dryer vents for both units

Chaz Gray made a motion to approve the dryer vent re locations for unit 3326 and 3322; David Hacker seconded, all in favor. Motion passes.

LANDSCAPING/MAINTENANCE UPDATE – CHAZ GRAY

Chaz Gray discusses plans for golf cart parking areas in the community. Chaz presents four potential locations, with area 1 near the pool being his preferred option. The board agrees to pursue more information on areas 1, 2, and 3, including designs and cost estimates. They discussed the need for rules and enforcement regarding golf cart parking. Chittick reminded everyone that any use of the Common Elements requires 66% Owner's vote in addition to final ARB approval. The board approves a motion to explore the concept further and get more details for the September meeting.

Kevin Chrichton made a motion to explore the concept of landscaping for the golf cart parking and gather additional information to be discussed at the September Board of Directors meeting. David Hacker seconded. All in favor, motion passes."

NEW BUSINESS

N/A

OLD BUSINESS

N/A

ADJOURNMENT:

There being no further Board business, David Hacker moved to adjourn the meeting; Jane Chittick seconded, and the meeting adjourned at 3:51 P.M.

Respectfully submitted,
Kevin Crichton
President
KC/ng