



DISTRICT ASSOCIATION, INC.

October 27, 2017

Dear Association Member,

The Fairway Lakes District Association will hold its Annual Members Meeting on **Monday, November 13, 2017 at 6:30PM**. The meeting will be held at the Duran Golf Clubhouse located at 7032 Stadium Parkway, in Viera Florida. The purpose of this meeting is to vote to elect three Board Members for two year terms. **Currently the director seats of Tom Belisle, David Grant and Joe Schuh are up for election.** The two remaining Board Members with one more year on their term are David Horst and Jim Kliamovich.

The agenda is as follows subject to change by the Chairperson:

1. Call to Order and Certify Quorum.
2. Proof of Notice.
3. Approval of Minutes
4. Report of Officers
5. **Nominations from the floor for Candidates to fill Director vacancies.**
6. Election of two Directors
7. Old Business
 - A. **Discussion of Committee Requirements and Staffing of Committees.**
 - B. Any old business to be discussed.
8. New Business
 - A. **Association Proxy Voting Issues**
 - B. Any new business to be discussed.
9. Adjournment.

A meeting of the new Board of Directors, for the purpose of organizing and electing officers, will take place immediately following the adjournment of the Annual Members Meeting.

Enclosed you will find a proxy for the meeting. If you are unable to attend the meeting, you are requested to complete the proxy and return it, using the enclosed self-addressed envelope, before 5:00PM on November 13, 2017.

Candidates for the Board of Directors must be an owner of record (or the owner's spouse) within the Association and they must be in good standing. The Association Bylaws state that nominations shall be accepted from the floor of the meeting. **If you would like to place your name on the ballot prior to the meeting, please contact Fairway Management no later than November 10, 2017.**

If you have any questions regarding this notice, please contact Fairway Management at (321) 777-7575 or tomdillon@fairwaymgmt.com. **This notice can also be found at www.fairwaylakesatduran.com**

Sincerely,

Thomas Dillon,
Fairway Management

Fairway Lakes Committee Requirements

Greetings Fairway Lakes Homeowners. It's that time of year when as a neighborhood, we are asking for volunteers to staff up our key committee requirements. For the past couple of years, we have had very active committee members, all of whom volunteered their time, and have done a great job helping bring our neighborhood together and keeping our neighborhood as one of the most desired places to live and raise a family.

We are almost completely built out now, with only one lot remaining to be built upon. When completed, we will have 224 homes. As residents of this vibrant community, it is critical we continue to get new volunteers to staff our committees. Below I have summarized what each committee does. Please take some time to review the descriptions, and please come prepared at the annual meeting in November to volunteer your time to make your neighborhood better! We need about five volunteer members for each committee. If interested in being the chairperson for a committee, please volunteer.

Social Committee

Plans our neighborhood get-togethers (usually twice a year picnic type events at our small park), our holiday party at the end of the year, arranges for putting up the holiday decorations on our entrance areas, and other social activities they would like to plan.

Landscape and Maintenance Committee

Keeps an eye on common areas of our community to insure any issues with trees, shrubs, grass, our entry walls and gates, sprinkler systems, sidewalks, etc., are rapidly reported to Fairway Management to be addressed. Entails a couple hours a month.

Covenants Committee (CC)

Insures homes and yards are being maintained in accordance with the Fairway Lakes Declaration of Covenants. Entails periodic review of each home site, documenting potential covenant violations, and reporting them to Fairway Management. This committee spends a couple of hours per month accomplishing this review. Without this committee, it is extremely difficult to keep our neighborhood looking good, the value of our homes high, and making it the most desirable place to live in the area.

Due Process Committee (DPC)

Insures any homeowner who is assessed a fine for a repeated covenant violation(s) can request a hearing of the DPC. This allows the homeowner to explain their position regarding why they have not come into compliance or why they may disagree with the Association's position. The DPC would then schedule a meeting for this hearing if requested by an owner and determine if the imposition of a fine against the owner is appropriate. To date, although there have been a couple fines, no owner has yet to request a hearing of the DPC.

Please volunteer—put some “skin in the game” to keep Fairway Lakes the best place to live in the area.



DISTRICT ASSOCIATION, INC.

**Proxy for Annual Members Meeting, Nov 13, 2017 @ 6:30 p.m.
DURAN GOLF CLUB 7032 STADIUM DRIVE VIERA, FLORIDA 32940**

The purpose of this proxy is to assign your vote to another member for the purpose of electing THREE (3) homeowners to the Board of Directors and voting on any other issues that may come before the Member for a vote. Please make a mark next to "Limited Proxy Only" if you wish for your proxy to be counted towards the quorum requirement only and thus no one will be allowed to vote on your behalf.

NOTE: THE BOARD OF DIRECTORS HAVE ASKED ALL OWNERS TO VOTE ON THE ITEMS ON THE BACK OF THIS PAGE.

Proxies MUST BE RECEIVED NO LATER THAN 5:00 P.M., November 13, 2017 unless delivered at the meeting and may be submitted in the following manner:

Meeting - Signed proxies may be presented at the Members Meeting up to 6:30pm.

Fax - Signed proxies may be faxed to (321) 777-4646.

E-Mail - Signed proxies may be scanned and e-mailed to tomdillon@fairwaymgmt.com.

Mail/ Hand Delivery - Signed proxies may be mailed or hand delivered to:
FAIRWAY MANAGEMENT OF BREVARD, INC.
1331 BEDFORD DR. #103, MELBOURNE, FLORIDA, 32940

The undersigned hereby appoints (Insert of Name of Proxy in the Blank provided) _____, attorney and agent for and in the name, place and stead of the undersigned, to vote as proxy at the Annual Membership Meeting of the Association, to be held at the Duran Golf Club, November 13, 2017 at 6:30p.m., and any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present upon the matters set forth in the Notice of Special Membership Meeting, a copy of which has been received by the undersigned.

_____ **LIMITED PROXY ONLY. (Proxy to count towards quorum requirement only)**
(In no event shall this proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it was given).

DO NOT FORGET TO VOTE ON THE ITEMS ON THE BACK OF THIS PROXY PAGE!

Dated this _____ day of _____, 2017

Signature of Lot Owner: _____

Signature of Lot Owner: _____

Print Name: _____

Print Name: _____

Address: _____

Address: _____

Fairway Lakes Homeowner Association Annual Members Meeting Voting Issues

1- Removal of pedestrian gates

Comments: Gate repairs over past two years were over \$2000. Gates are not lockable in current configuration, and provide no added security. If removed permanently, support frames will be removed, and columns patched and painted.

Yes _____ No _____

2- Mailbox painting by Association

Comments: To eliminate homeowner responsibility to paint mailboxes, Association will accomplish once per year. Cost to each homeowner will be approximately \$25.00. Cost will be added to annual assessment.

Yes _____ No _____

3- Street gutter cleaning by Association

Comments: Street gutter cleanliness is currently homeowner responsibility. Gutters carry water and debris to central storm drains, past many homes, causing stains and mold. Cost to each homeowner will be approx. \$30.00 which should include 2 cleanings a year. Cost will be added to annual assessment.

Yes _____ No _____

4- Gate guard pilot study implementation

Comments: Pilot study will determine if security within Fairway Lakes is improved by having a gate guard temporarily man the main entrance gate house for limited hours from Nov 20 thru Dec 30. Hours will be morning/afternoon Mon thru Sat. Approximate Cost will be \$2,160.00. Cost to each homeowner will be approximately (net \$9.64 per home for study period).

Yes _____ No _____

5- Install stop signs at Arroyo/Emeldi, and Mantanzas/Lamanga

Comments: Cars have been observed speeding through these areas, creating a hazardous condition for homeowner families. Cost will be approximately \$1,800.00. Association funds will be used.

Yes _____ No _____



Annual Fairway Lakes Holiday Party

*You are cordially invited to the Annual Fairway Lakes
Holiday Party*

Sunday, December 10, 2017

4:00 p.m. to 7:00 p.m.

Tradewinds Restaurant at Duran Golf Club

*Event will include a visit from Santa from 4:00 to 6:00 p.m. for the
kids, heavy hors d'oeuvres, desserts, coffee and tea, and a cash bar*

*The Fire Department will be there at 5:00 p.m. with their fire truck,
give a demonstration, and provide free fire hats and coloring books*

A Toys for Tots box will be available for charitable donations

*RSVP to Maria Blohm at irishrose6356@gmail.com by 30 Nov
2017. Include # of adults and # of children plus ages of children*