

**Fairway Springs  
Homeowner's Association, Inc.  
Organizational Meeting Minutes  
March 30, 2022  
Immediately following the Annual Meeting**

**Call to Order:**

Meeting was called to order by Ryan Mitroka at 6:58 PM.

**Roll Call/Quorum:**

Nicole Ventura resigned from the board effective immediately.

Ryan Mitroka, Mike Elliot, Mark Hobbs and Linda Langheld were present for the board. Valerie Conner was present representing Sentry Management.

A Quorum was of the board was established and meeting was duly noticed.

**New Business: Election of Officers**

Ryan made a **Motion** to appoint Richard Stocks, Bob Cesarek, Ann Gionta and Chris Irwin, 2<sup>nd</sup> by Mark Hobbs. All in favor and all accepted and were appointed to the board. Ryan made a **Motion** to appoint **Charlie Cochol-Hobbick as Welcoming Director**, 2<sup>nd</sup> by Mike. All in favor and Charlie accepted and was appointed as Welcoming Director.

**President:** **Richard Stocks** was nominated by Charlie Cochol-Hobbick, 2<sup>nd</sup> by Ann Gionta. Richard accepted, all were in favor and he was appointed.

**Vice President:** **Ann Gionta** was nominated by Bob Cesarek, 2<sup>nd</sup> by Richard Stocks. Ann accepted, all were in favor and she was appointed.

**Secretary:** **Ryan Mitroka** was nominated by Richard Stocks, 2<sup>nd</sup> by Ann Gionta. Ryan accepted, all were in favor and he was appointed

**Treasurer:** **Mark Hobbs** was nominated to stay as Treasurer by Ann Gionta, 2<sup>nd</sup> by Mike Elliot. Mark accepted, all were in favor and he will stay as Treasurer.

**Directors:** Mike Elliot made a **Motion** to keep **Linda Langheld as ARC Director**, 2<sup>nd</sup> by Richard Stocks. Linda accepted and will stay as ARC Director. Richard Stocks nominated **Chris Irwin as Compliance Director**, 2<sup>nd</sup> by Mike Elliot. Chris accepted and was appointed. Mike Elliot nominated **Bob Cesarek as Landscaping Director**, 2<sup>nd</sup> by Ann Gionta. Bob accepted and was appointed. Richard Stocks nominated **Mike Elliot as Clubhouse Director**, 2<sup>nd</sup> by Ann Gionta. Mike accepted and was appointed.

**Board discussion:** The board discussed terms and all were in favor of Richard Stocks, Bob Cesarek and Ann Gionta serving 3-year terms and Chris Irwin and Charlie Cochol-Hobbick will fill the 2 open positions. Management will send the board positions descriptions and Florida certification form to the board as action item. The boarder between Seven Springs and Fairway Springs was discussed by the board.

**Owner comments:** Owners had questions and concerns on fencing, driveway widening and one owner requested their agenda items be sent to the new board and be added to the next meeting. Management will forward the email with requested info to the new board as an action item.

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**Next meeting dates:** The Board will have a work shop April 20, 2022 at 6:30 PM at Fairway Springs Clubhouse (without Mgmt.). The next Board of Directors meeting will be May 4, 2022 at 6:30pm at Fairway Spring Clubhouse.

**Adjournment:**

With no further business to conduct, Richard Stocks made a **Motion** to adjourn, 2<sup>nd</sup> by Charlie Cochol-Hobbick, all in favor and meeting adjourned at 7:46 PM.

Respectfully submitted by, Valerie Conner, LCAM

Approved: 5/4/2022