SENDERO COVE NEIGHBORHOOD ASSOCIATION, INC.

c/o Fairway Management
1331 Bedford Dr. Suite 103
Melbourne, FL 32940

BOARD OF DIRECTORS - MEETING NOTICE & AGENDA

A meeting of the Sendero Cove Neighborhood Association Board of Directors will be held at 6:00 p.m., on Monday, November 09, 2026, at the Addison Village Club, 8150 Stadium Pkwy., Viera, Florida.

The Meeting Agenda is as Follows:

1. **Call to Order**
2. **Certification of Quorum**
3. **Proof of Meeting Notice**
4. **Vendor & Committee Reports**
   - Landscape Committee
   - US Lawns
5. **Approval of Previous Meeting Minutes**
   - August 31, 2026
6. **Audience Comments** (3 minutes per speaker)
7. **New Business**
   - **a.** Landscape Policy Amendment
   - **b.** Post Freeze Landscaping
     - **i.** Homesite Plant & Tree Replacement Proposals
     - **ii.** Common Area Replacement Proposals
     - **iii.** Christmas Palm Tree Waivers
   - **c.** Consideration of Special Assessment – Landscape Replacements
   - **d.** Collections
   - **e.** FY 2027 Budget Approval
8. **Next Meeting Date**
   - Monday, December 07, 2026 – Annual Meeting
9. **Adjournment**

Special Assessment Consideration:
At a previous meeting, the Board of Directors and attending members discussed issuing a special assessment for landscape replacements needed throughout the community. The Board has worked diligently to review the recommendations and proposals provided by multiple landscaping companies in order to create a plan that ensures this project is completed in a fair and consistent manner. Plants and trees will be replaced like for like, with the exception of Christmas Palms and Trumpet Trees. Due to more than half of the neighborhood needing one or both of these trees replaced, they will be removed from the approved landscape policy replacement list. There will be 5 hardwood options available to replace the Trumpet Trees. All Christmas Palms will be replaced with Pygmy Palms. As requested at the August 31, 2026 meeting, homeowners who wish to have their Christmas Palms replaced like for like may elect to sign a maintenance waiver, accepting liability and care of a new Christmas Palm beyond the 6-month warranty period. Additional communication on these options to follow.

This shall serve as the required 14-day notice of meeting to consider a special assessment. The Board of Directors has reviewed the estimated project costs and the association's financial capacity to complete them; including the current operating and reserve funds available for 2026, and the proposed funding for fiscal year 2027. A special assessment amount of approximately $1,000.00 per lot is subject to final review and approval of the Board at the November 09, 2026 meeting. The estimates being reviewed at the meeting can be found on the homeowner portal under documents. To create an account, please go to www.fairwaymgmt.com, and click on 'Homeowner Portal/Pay Assessments' in the upper left hand corner.