

NATURE'S HIDEAWAY PHASE 1A HOMEOWNERS ASSOCIATION

ANNUAL MEMBERS' MEETING

To All NATURE'S HIDEAWAY PHASE 1A HOMEOWNERS ASSOCIATION MEMBERS,

The **ANNUAL MEETING** of **NATURE'S HIDEAWAY PHASE 1A HOMEOWNERS ASSOCIATION** will be held at the following **DATE, TIME** and **LOCATION**:

- **DATE / TIME: TUESDAY, JULY 14, 2026, at 6:30 PM**
- **LOCATION: AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC.
5434 GRAND BOULEVARD
NEW PORT RICHEY, FL 34652**
- **Zoom Meeting – Meeting ID: 854 2323 4356 Passcode: 345436
Mobile - +130552241968**

The purpose of the Annual Meeting is to elect directors and to conduct any other business as permitted by Florida Statutes and the governing documents of the Association. Nominations for Directors can be self-nominated or can be taken from the floor. Any homeowner or other eligible person may nominate any other homeowner or eligible person, if written permission has been given from the person being nominated. Agenda items are as follows:

1. **Call to Order**
2. **Appoint Chairperson of the Meeting**
3. **Proof of Notice of the Meeting**
4. **Certifying of Proxies & Establish Quorum**
5. **Read or Waive Minutes of Last Members' Meeting**
6. **Election of New Directors – One (1) Opening Only**
 - **Call for Candidate Nominations from the Floor**
 - **Introduction of Candidates**
 - **Close of Nominations**
 - **Appointment of Persons to Assist in Counting Ballots**
 - **Casting of Ballot**
7. **New Business**
 - **Open Forum**
 - **Announcement & Seating of New Board**
8. **Adjournment**

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a proxy, in order for the Association to conduct business.

Mailed: June 17, 2026

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

NATURE'S HIDEAWAY PHASE 1A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
ORGANIZATIONAL MEETING

NOTICE is hereby given that the Board of Directors is holding a meeting at the following **DATE**, **TIME** and **LOCATION**:

- **DATE / TIME: TUESDAY, JULY 14, 2026 at 6:30 PM**

- **LOCATION: AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC.**
5434 GRAND BOULEVARD
NEW PORT RICHEY, FL 34652

Agenda

1. **Call to Order**
 2. Appoint Chairperson of the Meeting
 3. Appoint Officer Positions
 - (1) President; (2) Vice President; (3) Treasurer; (4) Secretary
 4. **Adjournment**
-
- **Board of Directors Meeting** to be held immediately after the Annual Meeting.
 1. Agenda to follow.

ALL OWNERS ARE WELCOME TO ATTEND

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

"Notice of Intent to be a Candidate for the Board"

SELF NOMINATION. (✓) _____ I, _____ hereby nominate myself as a candidate for election to the Nature's Hideaway Phase 1A Homeowners Association Board of Directors.

DATE: _____ **UNIT #:** _____

SIGNATURE: _____
(Signature of candidate)

ADDRESS: _____

CITY/STATE: _____

TELEPHONE NUMBER _____

I am aware that the following requirements are expected from me if I am elected:

TRANSPARENCY ACT: As a Director I must submit a photocopy of my non-expired driver's license or passport verifying name, date of birth, address, and unique identifier of the document (driver's license number or passport number).

EDUCATION REQUIREMENT: Newly elected or appointed HOA Directors must submit a certificate that they have completed a department-approved educational course within 90 days of their election or appointment to the board.

CERTIFICATION VALIDITY: The completion certificate is valid for 4 years.

RECURRING EDUCATION: Directors must complete the course every 4 years.

COURSE CONTENT: Training includes financial literacy, transparency, recordkeeping, fines, and meeting notices.

CONTINUING EDUCATION: Directors of associations with fewer than 2500 parcels need 4 hours annually. 2500 or more parcels need 8 hours annually. Non-compliant directors are suspended until they meet the requirements. The board may temporarily fill vacancies during suspensions.

RECORDKEEPING: Associations must retain educational certificates for 5 years for member inspection. Lack of certifications on file does not invalidate board actions.

I AM () AM NOT () enclosing an information sheet about myself.

I understand that I am responsible for the accuracy of the information contained in my Information Sheet.

Return to: **NATURE'S HIDEAWAY PHASE 1A HOMEOWNERS ASSOCIATION
C/O AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC.
5434 GRAND BOULEVARD
NEW PORT RICHEY, FL 34652**

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

**NATURE'S HIDEAWAY PHASE 1A HOMEOWNERS ASSOCIATION
PROXY**

The undersigned owner(s) or designated vote of Unit/Address _____

_____ in **NATURE'S HIDEAWAY PHASE 1A HOMEOWNERS ASSOCIATION** hereby appoints the **Secretary** of the Association or _____ as my proxyholder to **ATTEND** the Annual Membership Meeting of **NATURE'S HIDEAWAY PHASE 1A HOMEOWNERS ASSOCIATION** to be held on **TUESDAY, JULY 14, 2026 at 6:30 PM at Ameri-Tech Community Management Partners, LLC., 5434 Grand Boulevard, New Port Richey, FL 34652, via Zoom Meeting - Zoom ID: 854 2323 4356 Passcode: 345436, Mobile - +1305-224-1968.**

The proxyholder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS: Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.

_____ I authorize and instruct my proxyholder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

Signature of Owner or Designated Voter:	Signature of Co-Owner	Date:
_____	_____	_____
Print Name:	Print Name:	Date:
_____	_____	_____

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____
To substitute for me in voting the proxy set forth above. (Print Name)

Dated: _____
(Signature of Proxyholder)

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.