

Nature's Hideaway Phase 1A HOA

Annual & Board of Directors Meeting Summary

Date: July 19, 2025

Location: Ameri-Tech, New Port Richey, FL

Annual Meeting (AGM): Opened at 10:02 AM but adjourned at 10:04 AM due to lack of quorum.

Board of Directors (BOD) Meeting: Began at 10:05 AM and adjourned at 2:45 PM.

Attendees:

Board: Janet Sinigalliano (President), Patricia Born (Secretary/Treasurer)

Com. Committee Chere Dillard

Homeowner's

Bonnie Wistner, Sean Milbourne, Anna Sears

➤ Property Manager: Magda (Ameri-Tech)

Violations: Admitted limited knowledge of who lives where; issues citations based on observation.

Holiday/Security Lights: White lights acceptable year-round; seasonal lights permitted for major holidays. ARC request required please.

• Specific Homes:

Lot 143- Must repaint; \$2000 fine paid. ARC required.

Lot 140 – Claim of squatters. Board cited new state law removing “squatters’ rights.” Proof of ownership + police required.

Lot 150 – Missing chimney slats; to be rechecked.

➤ Officer's Report

➤ President Janet Sinigalliano

- Other: Suggested Janet handle city communication
- Concern about inconsistent violation enforcement.
- Clarified past board conflicts; emphasized Patricia's limited role in controversial past decisions.

- Directed follow-ups on: Lot with unapproved paint and dangerous sidewalk.
- Master Association records (minutes, improvements, expenses). Attorney letters may be needed to obtain documents.
- Tree & lighting maintenance at front entrance.
- Fountain timer reset.
- Natura tree ownership dispute – confirmed not Phase 1A's responsibility.
- Phase 1B tree issue – requested communication to them. Follow-up on Magda and her communication.
- Fairness in violation handling (warn exemplary homeowners before citing).
- Flag rules – only U.S. flag or MIA allowed with request.

➤ **Secretary/Treasurer Patricia Born •**

Financials validated.

- Management company, not board, handles all money. Therefore, impropriety is not possible unless Ameri-tech and all board members were dishonest together.
- Budget impact: Association projected to run a deficit due to hurricane/tree expenses.
- Reserves are healthy but assessments are about \$1,000 short annually.
- Awaiting final budget figures from Magda.
- Collections: ~\$2000 recovered from arrears
- Directed cleanup at Lot 043 (tree trimming/leaves)
- Approved purchase of new flag

➤ **Homeowner Concerns**

- ✓ Board Participation: Lot 105 considered joining board but declined; no other volunteers.
- ✓ Meeting Space: Lot 150 noted space too small. Future notices will request RSVP to decide on renting larger venue.
- ✓ Concerns about “harassment” from notices from Ameri-tech; board emphasized they follow deed restrictions, and the property manager does not know who lives where. She never singles anyone out.
- ✓ Lot 092 supported strict enforcement as fiduciary duty.
- ✓ Lot 095 unhappy with past violation; board clarified violations are manager-issued, reviewed by compliance committee, then approved by board.
- ✓ General desire for consistency in enforcement.
- ✓ Weather/Storm Issues: Owners requested leniency; board stressed flexibility but maintained responsibility to maintain property.

- ✓ Past Issues: Concerns raised about missing funds under previous boards (Patricia addressed in Treasurer's report).
- ✓ Communication: Homeowners felt management company was sometimes unresponsive. Magda acknowledged and asked for emails, if possible, instead of calls for efficiency.

➤ •Key Decisions & Action Items

1. Obtain missing Master Association documents (possibly via attorney).
2. Tree & lighting maintenance at front entrance.
3. Reset fountain timer (6:00 AM – 11:00 PM).
4. Monitor specific properties for compliance issues.
5. Consider RSVP system for future meetings.
6. Budget review pending hurricane/tree expense reconciliation.
7. Purchase new entrance flag.
8. Patricia will get copies of violation letters to read the verbage

Adjournment

Meeting adjourned at approximately 2:45

Respectively Submitted by:

Patricia Born

Patricia Born
Secretary/Treasurer