

Nature's Hideaway Phase 1A HOA
Board of Directors Meeting
November 11,2025
Ameri-Tech Community Management Partners LLC offices

Meeting Type: Budget & Regular Board Meeting Date: November 11, 2025

In attendance: Janet Sinigalliano President

Patricia Born Secretary/Treasurer

Regular Meeting 6:15 pm Close 7:00 pm

Budget Meeting 7:02 pm Close 8:10pm

1. Meeting Overview

This meeting covered the proposed HOA budget, financial position, community operations, compliance matters, and ongoing property management concerns. Board members reviewed expenses, discussed planning priorities, and addressed homeowner and maintenance topics.

2. Financial & Budget Discussion

- The proposed annual budget was reviewed in detail.
- Operating expenses, reserves, and projected costs were discussed.
- Key cost areas included maintenance, landscaping, insurance, and administrative expenses.
- The board evaluated ways to manage expenses while maintaining community standards.
- Discussion included reserve funding and long-term financial planning.

Key Takeaway: Focus on balancing rising costs with maintaining adequate reserves and essential services.

3. Operations & Property Management

- Property management provided updates regarding community conditions and ongoing tasks.
- Maintenance and landscaping performance were reviewed.
- General upkeep and service scheduling were discussed.
- Communication between the board and property manager was emphasized.

Key Takeaway: Continued monitoring of vendors and service quality is important.

4. Compliance & Community Issues

- Compliance matters were discussed regarding homeowner responsibilities.
- General enforcement and consistency of rules were reviewed.
- The board discussed handling ongoing or unresolved compliance concerns.

Key Takeaway: Maintain consistent enforcement while supporting community standards.

5. Planning & Future Considerations

- The board discussed planning priorities for upcoming periods.
- Budget sustainability and long-term maintenance were highlighted.
- Continued evaluation of community needs and expenses was emphasized.

6. General Notes

- The meeting included both budget planning and regular HOA business.
- Ongoing communication and monitoring of financial and operational matters remain a priority.

Summary

The meeting focused primarily on reviewing and planning the HOA budget, monitoring community operations, and maintaining compliance and property standards. The board

emphasized financial stability, effective management, and continued oversight of community needs.

Meeting Adjourned 8:10pm

Respectfully Submitted by:

Patricia Born

Secretary/Treasurer

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