

# Nature's Hideaway Phase 1A Homeowner Association

## General Board of Director's Meeting

Date: February 18, 2025

Ameri-Tech 5434 Grand Blvd., New Port Richey, Florida 34652

- I. **Call to Order:** 5:31 P.M.
- II. **Attendance:** Janet Sinigaliano ,President, Patricia Born, Secretary/Treasurer, Amanda Campbell, Chere Dillard (Goldfeder), Ryan Rogers
- III. **Approval of Minutes:** November 12, 2024, Board of Directors Minutes were approved.
- IV. **Proof of Notice of posted:** Meeting Sign posted Janet Sinigaliano/Determination of Quorum
- V. **OFFICERS REPORT:** - **072-** Homeowner had an extension to re-sod the yard. Janet asked that Magda please re-check during violations drive through because only areas had sod patches put in and that will not repair the issue, and the patches have died. Weeds in the beds are still an issue although some work has been done.  
**094-** Lawn and weeds are still a major problem and the landlord has not taken care of the issue. The neighbor complained to Janet that it is not fair for them to not maintain.  
**093-** Still must edge the road sidewalk. Has already been asked.
  - Janet is concerned that the same homes are repeating the same violations. The Master Association Secretary asked Janet about these homes.
  - Check with the attorney to see if an amendment can be made so that all new home sales need to not rent out the property until one year period from purchase. At the time we can also have a background check and credit check if able. We are trying to discourage all the company rental purchases which are starting to lead to problems. Instead of only a letter to homeowners it might be a good plan to send a letter to homeowners why there is a need for this amendment and or a meeting.
- V1: **HOMEOWNER CONCERNS:**  
**Amanda Campbell-** Homeowner has a concern about the violation letter they received re: the wooden structure they erected on the left side fence. Not only are structures not allowed to be visible from the front of the home that are not allowed, but there was also no ARC form submitted. She was wondering about covering it from view because she keeps her children's toys and kayaks there. She said she measured, and it is only 6" above the fence. Magda was wondering about the cover up nets with the green leaves on them, (plastic). Janet brought to Amandas attention that a neighbor who does not like the view said they wondered if the county would allow the structure due to set back rules. Janet offered that it might be something to check. Janet offered ideas of different

greenery that she has grown that fill her whole end fence. Janet asked if they had gone through a gate there. Amanda said yes, they do. She wanted to know if she could have greenery on each side to cover but leave the gate area open.

Janet explained that under **Article VII (attached)** what is in our **deed restrictions Declarations**. Because of this nothing is allowed to be erected. Janet tried to explain the documents and give examples. At this time Amanda was visually agitated. Janet was being as clear as possible. **Chere Dillard** spoke up to state she had a flat roof on the back of her home. None of us have ever seen a flat roof. Patty mentioned it would be great if we could all have a structure but from the front of the home this structure shows and the aesthetics of it as well as other points are just not in harmony or within our Declaration explanation are not being followed. Patty tried to explain that this was not a personal issue, and we are merely following our Deeds. Amanda said she wanted to just cover with greenery, Patty said if the structure is not viewable that is what she needs. Janet spoke up and did not want there to be any question of expectations. Amanda said she would place trees on the side and cover the 6" with vines. Janet's concern was that trees will grow past the roof line of this structure and again it would show. Amanda stated she went to a compliance committee hearing with Ryan Rogers as one of the committee members agreeing that she could just cover the 6" since his conclusion would override the board. We explained the committee is there to give the board their opinions before a Board Meeting is held so more suggestions are involved. Sometimes an issue can be solved ahead of time. Amanda was agitated and wanted to keep the structure and was very insulting to Janet. Janet mentioned the disrespect was intolerable. Patty and Property Manager Magda completely agreed. Patty and Janet tried to explain she is not the only person in this neighborhood we must be fair for. Chere continually interrupted the conversation to give her opinion. Janet asked Chere to please stop and that her time had already been used. Now was Amanda's time. The board asked her to please understand our position. Amanda got very argumentative at this point. Patty again tried to explain we must do our fiduciary duty and take into consideration all homeowners' feelings on the subject and what could happen as a result in the future. Janet explained that neighbors felt bad complaining. Janet again tried to reiterate the concerns of the Deed Restrictions. Amanda said she did not want to discuss it anymore. Amanda was visually agitated and disrespectful. At this point Janet stopped the meeting and ended it by saying it is not approved and please send in an ARC request (attached). Patty agreed and thanked Amanda and Chere for attending the meeting. Ryan stayed on and we explained why this was handled this way and explained why the Declarations must be followed. The board explained that they cannot deviate and there will never be a problem. The rules will always be fair.

**\*Janet wanted the homeowners that have complained about this issue to be told it is not completed yet when and if they call the office. Magda said she did try to explain to Amanda in a separate heated telephone call that using other homeowners as examples cannot work because she does not know what is happening with another home. Either way she told Amanda she had to send in an ARC request.**

**We explained to Ryan that the committee cannot give any approvals to a homeowner during a Compliance Committee meeting. He said he understood, and sees now how it can become an issue. We told him we would also get some other new members to work with him. The board and manager thanked him for his hard work. Ryan said he appreciated it.**

VI. **VICE PREISDENT: N/A**

VII. **SECRETARY / TREASURER:**

Asked Magda for an updated homeowners' list

- Magda will get information and exact wording re: Renters' background checks and Application fees for renters. If an owner purchases a house, they will have to wait one year before renting their home.

- All HOA docs etc. on computer website and drive
- Magda supplies the BOD with an updated homeowner list.
- Information on website for Master Association.

VII. **AJOURNMENT:** Meeting adjourned at 7:05 P.M.

RespectivelySubmitted by:

A handwritten signature in black ink, appearing to read 'Patricia Born', written in a cursive style.

Patricia Born Secretary/Treasurer