

**-Nature's Hideaway Phase 1A Homeowner Association**

**General Board of Director's Meeting**

**Date: April 15, 2025**

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

- I. **Call to Order:** 5:36P.M.
- II. **Attendance:** Janet Sinigalliano, President Bruce Basagic Vice President, Patricia Born, Secretary/Treasurer, , Chere Dillard (Goldfeder) Home owner, Ryan Rogers Compliance Committee
- III. **Approval of Minutes:** February 18,2025 Board of Directors Minutes were approved.
- IV. **Proof of Notice of posted:** Meeting Sign posted Janet Sinigalliano/Determination of Quorum

**OFFICERS REPORT:** -Janet Sinigalliano brought up concerns about questions we want answered legally about new renters properties. She suggested we contact the attorney for the HOA Greenburgh and asked how much their cost per hour is. Magda said about \$400 per hour and \$450 with filing. We as a BOD will compose a letter to send to the homeowners to explain the reasons and what their best interest in the matter will be. Janet will construct a letter and send it to each BOD to approve. After the letter is complete we will send the letter to the owners in May in time for AGM meeting. At the AGM meeting we will have the homeowners vote on this amendment. We will have the amendment filed with the court and it will be added to the documents. The BOD is concerned we need to get a listing of new owners as they purchase we will know if it is a business or private. We also need to have our 30 yr. covenants done.

During a meeting with Attorney Greenburgh he informed Janet that the Master Association is held to the same standard as regular Phases for a website. Magda is under the impression they only have 7 homeowners. Janet is stating that they oversee all homeowners. Magda said she has been told differently from her office. Janet requested we ask Greenburgh since he was involved in the legislation so he will be best. We feel it is not good practice for either the MA or BOD not to have all the answers a homeowner might have on the issue. Magda said as a board we should be getting all of the Master documents every month. Including a problem with the Master Assoc. keeping up with the esthetics of our sub-division. There are things indisrepair as well as all the financial information needs to be supplied.

**V. Managers Report:**

We asked Magda to please include 30 year covenant documents in our questions for the attorney.

**ARC request- Lot 130-** ARC not approved

**ARC request- Lot 145-** Approved

**ARC request- Lot 072-**Approved

**ARC request – Lot 146-** Shed being installed on back left side on an existing concrete pad. The owner will complete with finishings that will blend with the look of his home. Owner supplied images of the shed. Owner said we would not see any doors to the building. You can see the building approx. 3ft. Owner will give us exact measurements and the color and roof line will match the home. The building will be approx. 3ft off the edge of each side. The structure is 10 ft wide. Janet reiterated that we need to make sure his neighbors on each side are approving the structure due to it blocking the preserve. Can he ask his fellow neighbors to either meet, write a letter to notify the office and board that they are in agreement. Owner said he will get the approvals in writing and offered the board to see the area in person.

ARC request – Lot 130- Told Sean the structure will be approved if he lowers the structure to below the fence line and the neighbors can't see it. We also informed him the board asks that he keep it in good repair since it is wood. We advised owner to check set back requirements. Patty had questions about the landscaping in the front yard and what the plan was to replace as they die out. Owner said he actually just replaced the plants and need time to root.

**LOT 121:** Homeowner was given an extension to make corrections so he would not be fined as long as he complied with all violations. If he did not correct the issues needed to repair the violations the fines would be put back in place. Bruce being an acquaintance of this homeowner has been put in the middle of the violation process. This being a conflict of interest is becoming a problem. The homeowner said they would not attend a zoom meeting but would let someone come to the home to discuss the issues. We spoke of Chere' and Ryan going to see him.

**V1: HOMEOWNER CONCERNS:**

Chere Dillard asked if we are allowed to have siding. She was informed YES. She informed us that there are homes that have siding missing. Janet explained that we had given people extra time from the hurricane to make repairs but they will be notified starting this month.

The BOD asked if Chere would be interested in joining the Compliance Committee since she is involved in the meetings. She agreed she would like to join. The BOD voted Chere in and Magda will supply her with the new info.

**V. VICE PREISDENT:**

VI. **SECRETARY / TREASURER:**

Request from previous meeting:

- Needs an updated homeowners' list
- Magda will get information and exact wording re: Renters' background checks and leases for 1 year and Application fees for renters (paid for by the owner or renter) If an owner purchases a house, they will have to wait one year before renting their home.
- Compliance Committee documents for Committee members.

VII. **Business for Property manager Magda to have answers by next meeting.**

- Contact Attorney to answer exact questions
  - a. Legal advice on the letter about new renters
  - b. Master Association information
- Needs an updated homeowners' list
- Information on website for Master Association.
- Compliance Committee documents for Committee members.
- Implement the BOD getting a list of new home purchases in the Phase 1A.

VII. **AJOURNMENT:** Meeting adjourned at 6:54 P.M.

RespectivelySubmitted by:

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

Patricia Born Secretary/Treasurer

