

Nature's Hideaway Phase 1A Homeowner Association

General Board of Director's Meeting

Date: October 15, 2025

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

❖ **Call to Order:**

❖ **Attendance:** Janet Sinigaliano , President, Patricia Born, Secretary/Treasurer

❖ **Approval of Minutes:** September 9, 2025, Board of Directors Minutes were approved.

❖ **Proof of Notice of posted:** Meeting Sign posted/Determination of Quorum

❖ **OFFICERS REPORT:** President Janet Sinigaliano

- Concerned that as violations are written they are done on a spreadsheet to make sure the problem is cured before it drops off the list. We have noticed different homeowners have new violations instead of continued violations and the board wants this to be fair to all owners. RE: A homeowner had an issue with his sod, instead of replacing sod he decided to plant seed. This would not have time to take hold right away due to winter coming, so he should remain on the list until the beginning of the season to grow and recheck then. The BOD and numerous owners' have commented on how nice everything is starting to look again and being vigilant keeps up the beauty of our neighborhood as well as equity in our homes.
- The board members have made it clear that we want more interaction from the management company manager (Magda) during meetings. It is not the boards place to run a meeting, it is the management company per agreement, and the board members will step in as needed. Reason being time management. We have always tried to keep the setting relaxed but the management company and the BOD have noticed the meetings are lasting too long and we will pay extra fees for this. We will go back to the regulations and have a sign-in sheet on the table for anyone who would like to speak to sign up on the list. They will be allotted 3 minutes at the end of the meeting.
- The BOD would like a copy of the letter, information on the legal opinions and the charges for the letter for new homeowner agreement to new corporate tenants. Magda will supply this to the board for approval, and it will be included in the announcement for the Budget Meeting coming up in November.

❖ **VICE PREISDENT:** N/A

❖ **SECRETARY / TREASURER:**

- Requested that the violations list be done on a spreadsheet so we can be assured they are done correctly and fairly.
- The board would like a copy of all aged balances up to date as of the meeting.
- The BOD would like a copy supplied from another community, if possible, as promised re: the rental of new corporate owners so we could possibly make a fair decision.
- Are the management company and master association raising their dues for the upcoming year of 2026.
- BOD needs a breakdown of these costs if need be.

❖ **COMPLIANCE COMMITTEE AND VIOLATIONS:** Next meeting has not been confirmed yet.

❖ **MANAGER REPORT: FINANCIALS:**

- Nothing new to discuss

❖ **NEW BUSINESS:**

- Patty will purchase a new sign for front entrance to be aware of alligators for safety.
- Patty requested we have a compliance committee report available for each board meeting.

❖ **The BOD will be awarding Christmas Decorating Contest prizes.**

- 1st \$100
- 2nd \$75
- 3rd \$25
 - We will place a sign in each homeowners' yard announcing their award. I will place a sticker on the back to ask them to save the sign until January 2, 2025, and we will pick it up.
- The management company will explain to all homeowners how to get into the website and be able to check their account if needed.

❖ **UNFINISHED BUSINESS:**

- 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.

❖ **HOMEOWNER" S QUESTIONS:** N/A

- **AJOURNMENT:** Meeting adjourned at 7:17 P.M.

Respectively Submitted by:



Patricia Born Secretary/Treasurer