

Nature's Hideaway Phase 1A HOA
Board of Directors Meeting Summary

Date: July 14, 2026

Location: Ameri-Tech, New Port Richey,

Annual Meeting began: 6:30 to 6:45 pm

Board of Directors (BOD) Meeting: began at 6:56 pm and adjourned at 8:35 PM.

Attendees:

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

- Property Manager: Magda (Ameri-Tech)
- Homeowner's:

Chere Dillard, AGM & Regular meeting

Bonnie Wistner AGM

HOA- AGM MEETING OVERVIEW:

After waiting an additional period for possible attendees, the scheduled meeting was formally closed. Those remaining agreed that any further conversation would be for discussion and informational updates only, and not an official meeting.

Informal HOA Discussion Summary

The following discussion occurred after the Annual Meeting was closed and does not constitute official board action.

Respectfully submitted by:

Patricia Born

Secretary Treasurer

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Board of Directors Meeting Summary

Date: July 14, 2026

Location: Ameri-Tech, New Port Richey, FL

General Board Meeting Time: 6:56 - 8:35

Attendees: Janet Sinigalliano President

Patricia Born Secretary/Treasurer, Magda Hatka Property Management

Homeowner: Chere Dillard

President's report:

Water Restrictions/Fountain: Current watering restrictions were discussed. The community fountain is presently limited to approximately four hours of operation per day. A 5:00–9:00 p.m. operating period was discussed as the practical schedule until restrictions are lifted.

Property Compliance – Trailer/Exterior Conditions: A property identified in the discussion as **Lot 109** was reviewed. A prior trailer had apparently been removed, but a newer and larger trailer was subsequently observed and a compliance letter had been sent.

Exterior clutter/property-maintenance concerns were also discussed, with an emphasis on communicating directly with the homeowner regarding correction.

Property at **Lot 135** The group discussed continuing concerns regarding the property and uncertainty over current ownership/title status. Possible future enforcement options were discussed depending upon whether the property is lender-owned or owned free and clear. The discussion included verifying title information and determining the proper legal/enforcement route before taking further action. No formal action was taken during this discussion.

Chimney/ExteriorRepair

Compliance: A homeowner who received a compliance letter regarding a chimney was discussed. The homeowner reportedly intends to perform repairs and repaint the home. The importance of the owner remaining in communication with management regarding repair plans and timing was emphasized.

Architectural Review / Exterior Paint: The board clarified that an ARC request is generally not necessary when a homeowner is repainting with the same existing colors, while a change in exterior colors requires architectural review/approval. A particular exterior paint request was discussed, and prior email approval was as long as same shade, then approved.

Secretary/Treasurer report:

Might be a good suggestion to inform owners to read their documents so there is no questions about deed restrictions for them and their neighbors that were set with the state by the builder. The committee and board members are only there to make sure all of the deed restrictions and bylaws are followed properly.

Property Manager report: n/a

Meeting ajourned: 8:35 pm

Respectfully submitted by:

Patricia Born

Secretary Treasurer

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