Nature's Hideaway Phase 1A Homeowner Association

General Board of Director's Meeting

Date: November 10,2026

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

Call to Order: 7:05 P.M.
Attendance: Janet Sinigalliano, President, Patricia Born, Secretary/Treasurer

Approval of Minutes: October 13, 2026 Board of Directors Minutes were approved.

Proof of Notice of posted: Meeting Sign posted Janet Sinigalliano

- **PRESIDENT'S REPORT:**
  - Lot 104 Show contractor's invoices to confirm work dates to start or CC
  - *Confirmed the decision Magda is to send letter to Lot 143 trim must be repainted & to submit the paint manufacturer & color samples with stock 's.
  - Budget was approved with a slight increase due to the large increase to our payment from our Phase 1A from the Master Association.
  - Since a neighbor was concerned about the mold on the resin fence has to be removed, wooden fences should be pressure-washed also.
  - Homeowners should call Kathryn Starkey Pasco County Commission about terrible potholes on Hideaway Trail from all of the traffic. Owners should call: (727) 847-8109 or email: kstarkey@mypasco.net The best way to get this done is to make a big presence on the phone or by email. This is time since the neighborhood has not been taken care of since 1986. Homeowners on Hideaway Trail paid for the speed humps.

- **SECRETARY / TREASURER:**

Financial:

- Lot 088
- Lot 111
- Lot 115
- Lot 116
- Lot 104
- 2 Lots sent for FC

- I will be drawing up a new ARC Request to add articles VII and VIII which are stated in our documents which each homeowner was given to sign before purchasing in our Nature's Hideaway Community. These are readily available at the office for any owner to view.

- Master Association payments are due 2 times yearly per Magda. January and June.

- Magda will supply a copy to each Committee member for their review of all decisions they arrive at.

- **PROPERTY MANAGER'S REPORT:**
  - Lot 143- In reference to the bush/tree. This is not considered a bush and must be maintained as a tree and not block the view of the home or neighbor's home.
  - Lot 143 - trim has to be repainted & to submit the paint manufacturer & color samples with stock #'s.
  - Lot 084- Measurements and design on fence completed and submitted. After a discussion with Magda the design was approved.
  - Lot 128- Blocks need to be removed from front yard. Only approved shrubbery up to 4' high can be used in that particular area.
  - Lot 104- will submit all violations with date listed contractors to show when work begins within 14 days.

- **AJOURNMENT:** Meeting adjourned at 7:55 P.M.

Respectively Submitted by:



Patricia Born Secretary/Treasurer