Nature's Hideaway Phase 1A Homeowner Association

General Board of Director's Meeting

Date: October 13,2026

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

Call to Order: 6:40 P.M.
Attendance: Janet Sinigalliano, President, Patricia Born, Secretary/Treasurer

Approval of Minutes: September 8, 2026 Board of Directors Minutes were approved.

Proof of Notice of posted: Meeting Sign posted Janet Sinigalliano

- **PRESIDENT'S REPORT:**
  - Discussion of all line items for 2027 budget
  - Magda to check information about collection company used for other HOA's and right to lien. We will discuss at the next meeting.
  - Forever lights status.
  - Confirmed the decision Magda is to send letter to Lot 143 trim has to be repainted & to submit the paint manufacturer & color samples with stock #'s.

- **SECRETARY / TREASURER:**
  - Next year 2027 has a 4% increase due to increase in Master Association fees. Quarterly maintenance fee will increase from $120 to $125 per quarter.
  - Master Association dues paid through to 2027 excess of $7227.50 (figure they gave)
  - Setting budget Lawn maintenance $4000 canal/tree maintenance $1000 Community events (Christmas) $375 Comm. Projects $0 all can still change before complete budget.
  - Erika will contact the 5 lots for $44 assessments
  - My questions about financial reports and fee schedules

- **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 is beginning within 14 days.

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

Respectively Submitted by:



Patricia Born Secretary/Treasurer