

NATURE'S HIDEAWAY PHASE 1A HOMEOWNERS ASSOCIATION

Minutes Annual Member's Meeting

DATE/TIME: TUESDAY, AUGUST 14, 2018 at 7:00 PM

**LOCATION: Trinity Meeting Center
7813 Mitchell Blvd, Suite 106
New Port Richey, FL 34655**

- Call to Order: Meeting called to order by Steve Hoskins, President at 7:20 P.M
- Proof of Notice of the Meeting – Letter sent as mass mailing to all residents
- Certifying of Proxies & Establishing Quorum: Proxies cannot be certified as it has been determined there is no quorum. Therefore, no official board business can be discussed at this meeting.
- The reading of minutes of Last Members' Meeting was waived as minutes not available.
- Due to lack of quorum, nominations for officers will be taken at next board meeting.
- Meeting was opened for questions and general discussions as follows:
 1. Procedure for reporting unsightliness of property:
 - a. Report to David @ Ameritech
 - b. Report to Board member
 - c. All reports will be maintained electronically and will remain a permanent part of residents file
 - d. County may inspect for code enforcement violations
 2. Hideaway Trail Speed bump discussion: County will hold a workshop Tuesday, August 21, 2018 @ 1:30 P.M. – attendance open to anyone. If traffic diverts causing additional speeding on Otter Creek, speed bumps will be considered there as well. However, the county is also open to gating off the back of the neighborhood, with access only by key card and approval of 60% of residents.
 3. Repaving of Hideaway Trail – 18-20 month time span for county approval. Once speed bumps are completed, repaving will be considered, with majority of residents needed for approval.
 4. Lawn maintenance around lake on Otter Creek – Management will contact the lawn company responsible for this area.

5. Transition of monies from previous board of directors and previous management company has been completed successfully with no infractions. Currently HOA has surplus
6. Property infractions – Cannot be posted on Facebook – illegal to discuss Board business except during Board meeting. Topics for discussion on Facebook page can also be submitted to HOA web site.
7. Waste/trash companies: Member will contact for possibility of putting services out to bid.
8. Master's Association is responsible for front entrance/pond in rear by Pemberton/Holiday lighting - \$2838.00 every 6 months/\$5688.00 annually.
9. Enforcement of deed restrictions will begin again with “kind” letters.
10. Discussion ensued re: advertising on Facebook page
11. Bylaws/deed restrictions will be reviewed and brought up to date. Volunteer committee will review and present to board/Ameritech and all residents for approval.
12. Shed additions must be submitted to architectural committee through Ameritech.
13. Discussion ensued re: parking/blocking of sidewalks.
14. Deed restriction documents on website are the actual documents recorded by Pasco County
15. Volunteer committees to be formed: Compliance/Compassionate Care/Event Planner-Welcoming committee. Interested parties may submit names to Board of Directors and/or Ameritech.
16. Next Board Meeting will be held September 11, 2018 at 7:00 PM at the Stadium Restaurant (private room).
17. Meeting adjourned at 8:10 PM by Steve Hoskins, President

Respectfully Submitted:

Dorothy L. Conover
Acting Secretary