

Nature's Hideaway Phase 1A Homeowner Association

General Board of Director's Meeting

Date: September 17, 2024

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

- I. **Call to Order:** 5:42 P.M.
- II. **Attendance:** Janet Sinigaliano , President, Patricia Born, Secretary/Treasurer, Homeowner present: Chere' Dillard
- III. **Approval of Minutes:** August 13, 2024, Board of Directors Minutes were approved.
- IV. **Proof of Notice of posted:** Meeting Sign/Determination of Quorum: Posting of signage validated as well as the determination of a quorum met.
- V. **OFFICERS REPORT:** Shawn Campbell erected a wooden structure on the left side of his home. Even though it is behind the fence it is viewable to the front of the home. Requested Magda to notify him that all ARC changes must have a form submitted and approved before any work of any kind is done per the by-laws of our HOA deed restrictions. We have spoken with Mr. Campbell about another ARC request that was not filled out and he was very cooperative. We believe he has just not been used to a deed restricted neighborhood.

*I asked Magda if the budget report can also include last year's budget for comparison for transparency. She said yes, she will change that.

*Janet Sinigaliano-President and Patricia Born Sec./Treas. Ratified previous ARC requests submitted.

MANAGER REPORT: COMMITTEE: Magda was concerned that Ryan was the only committee member who attended the Committee meeting today. We have decided we would like to inquire about other homeowners' interests, so this does not become an issue.

The homeowner that was due to show up to the committee meeting today for a hearing did not attend. They did receive a notice per Magda. Ryan suggested giving the homeowner a one-week extension.

VIOLATIONS: We also asked Magda to notify neighbors that the area on the other side of the sidewalk is also theirs to maintain.

*I will email an example of items we would like to add to a newsletter for fall improvements for sprucing up homes. I will email by September 20, 2024.

*We will also include the budget in the same envelope.

*Magda will give me a full distribution report, so I am up to date.

*Janet asked about a \$200.00 fee 1 time per year for start-up admin. Magda says it is a general fee for misc. My concern is why are there any extra fees for office expenses or banking. We explained we need to have Magda ask Mark what that \$200.00 fee two times per year includes.

*The fee for the IT website payment is now \$595.00 and the tech is an employee at Ameritech. If we have any questions, we can contact the office and at no charge anything will be explained. All documents will be uploaded to the site. There will be a difference in the financial statement of \$110.00 for the expense of all the new legislation paperwork that is now included.

*I asked Magda if the budget report can also include last year's budget for comparison for transparency. She said yes, she will change that.

VI. **FINANCIALS:** I asked for information about changing our HOA payments to Sun State Bank. Magda asked if Janet or I received any notification from the bank about the change to a different bank for our HOA payments and neither of us has received anything. Magda will check that for us.

*Janet asked if there was any extra charge incurred by the HOA or the homeowner for this change in banks. Magda informed us there is no increase for either. Janet asked about a fee listed for \$125.00 listed on our financials under different titles. One time it has categorized as insurance, administrative fees under code 5300. Magda thought that was the billing for Steven's and Steven's when we were storing some of our documents.

*We also have some 6 boxes stored at Ameritech that we didn't know about, but Magda had found. There was no charge for that storage because that would be paperwork the office is working with. Our Officer's binders were included.

*I would like an actual breakdown of those misc. expenses. Magda said according to the financials she was looking at it was insurance for September.

*Magda will give me a full distribution report. Janet asked about a \$200.00 fee 1 time per year for start-up admin. Magda it is a general fee for misc. My concern is why are there any extra fees for office expenses or banking. We explained we need to have Magda ask Mark what that \$200.00 fee two times per year includes. The fee for the IT website payment is now \$595.00 and the tech is an employee at Ameritech. If we have any questions, we can contact the office and at no charge anything will be explained. All documents will be uploaded to the site. There will be a difference in the financial statement of \$110.00 for the expense of all the new legislation paperwork that is now included.

VII. **NEW BUSINESS:** Now with the new legislation put in place that all HOA boards and committees need to have 4 CEU classes completed the HOA will pay the \$25.00 fee for the classes for all members. We ratified ARC requests and asked that the one ARC request we could not approve because there was not enough information. Magda will contact the homeowner and will ask the homeowner to supply the name, color number/SKU and information on location of where paint will be placed for the new ARC request.

*Janet Sinigaliano-President and Patricia Born Sec./Treas. Ratified previous ARC requests submitted.

*The quarterly fees have increased \$5.00 and now that we have approved the budget, we will have it mailed to homeowners and added to the website. Magda will check to see if the Master Association fees have increased first and if so, we can adjust then.

Homeowner installed twenty plus landscape lights in the front yard without an ARC request. Bruce Basagic said he will contact him personally for other issues since they are near neighbors.

VIII. **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.

IX. **HOMEOWNER'S QUESTIONS:** Cherre Dillard submitted 6 ARC request forms for approval, and all were approved at this meeting, Janet Sinigaliano President made a motion to approve and seconded by Patricia Born Sec./ treas. Some improvements need to be permitted and might take extra time, approximately six weeks, we explained the extra time is of no issue. Magda is aware. Cherre asked what our phase 1A covers in area because she checked other homes to make sure the colors she chose will blend and she was surprised to see other colors. We explained our Phase 1A is only Hideaway Trail and Otter Creek.

X. **AJOURNMENT:** Meeting adjourned at 7:28 P.M.

Respectively Submitted by:

A handwritten signature in black ink, appearing to read 'Patricia Born', written in a cursive style.

Patricia Born Secretary/Treasurer