

Nature's Hideaway Phase 1A Homeowner Association

General Board of Director's Meeting

Date: October 15, 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
- III. **Approval of Minutes:** September 17, 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 for the Budget Meeting and Board of Directors Meeting
- V. **OFFICERS REPORT:** At the close of our Budget Meeting, we will adjourn and open an Emergency Board of Directors Meeting due to the Hurricane damage to our sub-division. The sub-division will have some clean-up costs due to the hurricane. Magda and Patricia will reach out to people they have used in the past to get estimates. We will address at the next meeting.
- VI. **VICE PREISDENT: Bruce Basagic**-Vice President is very ill, we don't know the status of his condition at this point.

COMPLIANCE COMMITTEE AND VIOLATIONS:

Lot 074 asked for an extension for painting the home, it was granted for 30 days. No fine currently.

Lot 094 Submitted an ARC form to paint but we asked for another form that was clearer and more concise.

Lot 094 Landscaping is not kept according to the deed restrictions. As of this meeting the owner cured most of the issue- no fine at this time.

Lot 118 Landscape needs to be kept up according to Association Rules. Extended 2 weeks and no fine currently.

Lot 135 Has numerous violations. The owner is moving back to get the home to sell. No fine currently.

Lot 121 Owner has numerous violations and has sent documents to Ameri-Tech to dispute them. Currently, he has been dealing with Bruce Basagic Vice President BOD as a courtesy. Since Bruce is not available right now, we will have our property manager get in touch with the owner and get the status of all the violations.

The BOD will re-visit all the violations and ARC documents at the next meeting.

- VII. **MANAGER REPORT:** Magda Property Manager has had a very difficult time addressing any violations due to the hurricane damage.
- VIII. Magda Property Mg. informed us that being that we don't have at least 100 homes we do not have to adhere to the new law that requires all Board information be included on a web site for all to see. We as a board decided we will place all documents and separate accounts for all homeowners to view. Magda asked that Janet Sinigaliano President go to the bank to sign the documents regarding the new account for Nature's Hideaway. Ameri-Tech owner will be the second signature.
- IX. **FINANCIALS:** Ameri-Tch increased annual fee by \$100.00 per month for misc. expense. The fee for the new IT system will have an increase of \$500.00 per year. The sub-division will have some clean up costs due to the hurricane. A new budget was sent out to homeowners with a cost of \$115.00 per quarter for Phase 1A dues.
- X. **NEW BUSINESS:** Due to the cost of the clean-up of the hurricane we have decided we will get estimates and use the money in our contingency account to pay the expense. The flag was damaged in the storm. Patricia Born Sec/Treas. purchased a new flag and will have it installed. We asked Magda to contact Pond Mait. Co. to work on the fountain because of uneven streams. The BOD asked that Ameri-Tech send communications of any kind to all members because the previous President worked with the property Mgr. only.
- XI. **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.
- XII. **HOMEOWNER" S QUESTIONS:** N/A
- XIII. **AJOURNMENT:** Meeting adjoined at 7:15 P.M.

Respectively Submitted by:



Patricia Born Secretary/Treasurer