

**Nature's Hideaway Phase IA Homeowner Association**

**General Board of Director's Meeting**

**Date: August 13, 2024**


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

- I. **Call To Order:** Meeting was called to order at 5:30 P.M.
- II. **Attendance:** Bruce Basagic, Vice President, Janet Sinigalliano, Secretary/Treasurer, Homeowners present: Ryan Rogers, (by Zoom) Patty Born, Scott Sinigalliano, Shawn Campbell.
- III. **Proof of Notice of Posted Meeting Sign/Determination of Quorum:** Posting of signage validated as well as the determination of quorum met.
- IV. **Approval of Minutes:** The July 20, 2024 Board of Director Meeting Minutes were approved.
- V. **Officers Report:** Email from President - Dorothy Conover read by Janet Sinigalliano to the Board and attendees that Dorothy has made the determination, due to increased responsibilities at her place of employment, she will no longer have the required time to continue as part of the Board. Her resignation is effective immediately.
- VI. **Election of Officer to Replace the Empty Board of Director Position:** Two homeowners, Patty Born and Ryan Rogers requested to be considered for the empty seat. At the AGM on July 20, 2024 Patty had turned in 26 proxies, however there was no quorum to formally replace the seat. Now, with the resignation of a Board seat it was unanimously voted by the board to place Patty Born in the vacated seat position. She is currently a Compliance Committee member and that seat would now need to be replaced. It was unanimously voted by the BOD to place Ryan Rogers in the now vacated CC position.

Therefore, a discussion and vote took place to realign the Board positions due to the newly vacated and filled Board position. Patty Born now being a board member, made the Motion to move Janet Sinigalliano from Secretary/Treasurer to President. Bruce Basagic seconded it. Bruce Basagic stayed in the same position, Vice-President. Then Bruce B. made a motion and Janet S. seconded it to place Patty Born in the Secretary/Treasurer position.

- VII. **Manager Report:** Magda Hatka/Property Manager, reported she was on property on 8/6/24. Magda discussed the three-month-old violations on record and that arrangements by homeowners were underway, so there are no new violations for the Compliance Committee to review at this time.
- VIII. **Unfinished Business:** Janet Sinigalliano provided an attorney update regarding the home with a current faded painting violation.
- IX. **New Business:** 1.) The Board unanimously voted to end our contract with Stevens and Stevens Business Records and Storage and move our records to a 5'X 5' storage closet at Seven Springs Storage for a considerable annual savings. 2.) One homeowner in attendance, discussed his ARC request regarding landscape changes. The board asked the homeowner to submit a drawing of all the changes that would also include the measurements for further discussion.
- X. **Homeowner Questions/Comments:** None
- XI. **Adjournment:** Meeting adjourned 6:38 P.M.

Respectfully Submitted by:

  
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Janet Sinigalliano, Secretary/Treasurer