

**Nature's Hideaway Phase IA Homeowner Association**  
**Annual General Meeting and General Board of Director's Meeting**

**Date: July 20, 2024**

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

- I. **Call To Order:** Meeting was called to order at 10:03 A.M.
- II. **Attendance:** Dorothy Conover, President, Bruce Basagic, Vice President, Janet Sinigalliano, Secretary/Treasurer, Homeowners present: Ryan Rogers, Bonnie Wistner, Joe Kahn, Patty Born
- III. **Proof of Notice of Posted Meeting Sign:** Posting of signage validated as well as mailed notification to homeowners.
- IV. **Annual General Meeting:** Determination of quorum completed. There were not enough homeowners present, nor were there enough proxies collected to establish a quorum. Therefore, due to not enough homeowners present and/or proxies, we were unable to conduct official Annual Meeting business.
- V. Meeting adjourned 10:14 A.M.

**Board Meeting:** It was stated in the official Annual Meeting notification there would be a Board of Director's meeting immediately following the closure of the Annual General Meeting.

Board Meeting called to order immediately after adjournment of the AGM. There was no official agenda for the board meeting. Therefore, the Board agreed to have the meeting be an Open Forum Roundtable discussion and/or questions homeowners would like to discuss.

\*The first topic was homeowners wanted to have a better understanding of the new Florida Legislation that went into effect as of 7/1/2024. HB 59 and HB1203. Janet S. discussed in detail the changes and how it affects our Association.

\* The second topic was each homeowner discussing why so many homes have clear violations that aren't being addressed and why they've been allowed to not correct the issues or in some cases where there has been some effort, the results were minimal.

\*Third topic was Otter Creek homeowners stating the canal that runs the length of the homes on that street is blocked up with sections of lily pads and has been that way for about 3 months. The board agreed to have our pond company come out and access the situation.

\*It was brought up that our property manager, did not conduct inspections for the months of May and June. Our monthly schedule has been to have the drive-throughs around the first week of the

month. At the time of this meeting, the July inspections had not been completed as well. That also means there has been no follow-up for all the violations from April and older. A call to the owner of Ameri-Tech for a refund for the two missed months is to be made by the Board of Directors.

Meeting adjourned: 11:20 A.M.

Respectfully Submitted by:

*Janet Sinigalliano*  
*Bruce Margolis*

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Janet Sinigalliano, Secretary/Treasurer