

Nature's Hideaway Phase 1A Homeowner Association

General Board of Director's Meeting

Date: November 12, 2024

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

- I. **Call to Order:** 5:37 P.M.
- II. **Attendance:** Janet Sinigaliano , President, Patricia Born, Secretary/Treasurer
- III. **Approval of Minutes:** October 15,2024, Board of Directors Minutes were approved.
- IV. **Proof of Notice of posted:** Meeting Sign posted/Determination of Quorum
- V. **OFFICERS REPORT:** President Janet Sinigaliano had concerns about owner from lot 150 approaching workmen who cleaned out the front pond. They were instructed by Janet to remove all debris and start to cut back vegetation growth. While they were working the owner of lot 150 said they broke the float she had in the pond for water for her property. Phillip (worker) told her it was broken, and he was instructed to remove all debris. He said he discarded the ball with the debris.
As the discussion progressed at the meeting, Magda was interested to know if the owner had received a shallow or well permit to use the pond water. Owner contacted Janet after 5 ½ weeks from the storm and wanted Nature's Hideaway BOD to approve paying for the float to be replaced. Janet explained that the hurricane was so strong that it broke our iron fountain head off and moved it to the other side of the pond; it was obvious that Phillip and Jacob were correct in saying the float was broken. Janet also viewed that the float was located at a very different position lodged in a pile of weeds that were floating, pictures were taken of the area due to the hurricane and the location of the float was seen. Unfortunately, we will not be responsible for the replacement. Janet invited Bonnie to please feel free to come to the meeting to explain her position to the board.
 - A. Magda said she will write and send a letter to the homeowner regarding our documents and to let her know the homeowner's responsibility.
 - B. It was brought to the board's attention that Lot 150 owner never received permission to put a float in the pond which the BOD has said is very unsightly. Janet did inform Bonnie that she should've at least filled out an ARC form.
There is also a homeowner that has sunk bate catching baskets in the left front side of the pond.
 - C. During this discussion we have asked owners that have used the pond water to use their own water during a drought.

D. Janet also mentioned there were some trees lying down further down the channel of the pond on the right facing side and we would examine to see if we needed to remove them.

E. The BOD will be hiring someone to clean all the low hanging bushes and grass covering the waters edge around the pond.

VI. **VICE PREISDENT: N/A**

VII. **SECRETARY / TREASURER:** Asked Magda for an updated homeowners' list

Purchased a new flag for front pond. I will have it put up.

VIII. **COMPLIANCE COMMITTEE AND VIOLATIONS:** Next meeting not confirmed yet.

IX. **LOT 121-** Stated that he painted, and the Vice President of the BOD saw that it was repainted two times. He said he will not fill out an ARC request because it is the same color as the original. Magda explained that he still must fill out the ARC request. The last meeting Bruce the Vice president attended said he would speak to him to take care of the issue and please take care of the painting issue. Magda feels the house does not look freshly painted and has informed the BOD.

This homeowner has until November 27, 2024, or will be scheduled for the December CC Meeting and asked that if he takes care of all issues, we need to remove the \$1000 fine. The issue started in April 2024 and the issues are not resolved as of this meeting. If the owner is saying he is keeping original colors, it seems he painted the trim but not the house. The original color was powder blue.

LOT 130- New plants that were put in are already dying and need to be replaced now along with the weeds in the planters. The upkeep of this landscaping was the condition of allowing for rock landscaping areas.

The owner has erected a wood structure behind the left facing fence (viewable from the street). No structures are allowed to be erected that show to the front street of a home per the documents. Magda will send a letter.

LOT 072- The owner has received 2nd request letter for his landscaping. 11,11,2024 he will be scheduled for a committee meeting if the issues are not resolved by then.

LOT 104- The owner turned in multiple ARC forms and has not started work on anything yet. Magda will contact the owner for the status of the projects.

LOT 071- This owner has received multiple violation reports for driveway, pressure washing sidewalks, edging, clean and repair siding, fence repair, lawn is all weeds. Will be sending to the committee for next meeting for any items that are not cured. The other Phase is complaining about the esthetics right next to their Phase. This home will be attending a committee meeting for the lawn compliance not cured.

LOT 074- Hearing for painting on 10,28,2024 extended because the owner told us he is repairing extra wood on the house before painting because of water damage. Office did not send a new letter since the owner reached out.

LOT 090- The owner has promised to fill the planting beds with shrubbery that has been removed. Please fill out the ARC request. Correct weeds in the grass and edge.

LOT 118- Magda will follow up because I informed her that he is working very hard on fixing the home from the hurricane.

LOT 093- This homeowner must be informed they never edge and have had 2 dead palms that need taking care of.

- X. **MANAGER REPORT:** Magda has informed us she will give the CC Board at least 3 to 4 weeks' notice for a meeting.
- VII. **FINANCIALS:** Nothing new to discuss
- VIII. **NEW BUSINESS:** The BOD has explained to Magda that each home was supplied with hedges that ran all along the front windows of the home. This is a standard we are working toward being upheld.

The BOD will be awarding Christmas Decorating Contest prizes.

1st \$100
2nd \$75
3rd \$25

We will place a sign in each homeowners' yard announcing their award. I will place a sticker on the back to ask them to save the sign until January 2, 2025, and we will pick it up.

- IX. **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.

Magda supplies the BOD with an updated homeowner list.

- X. **HOMEOWNER" S QUESTIONS:** N/A
- XI. **AJOURNMENT:** Meeting adjourned at 7:17 P.M.

RespectivelySubmitted by:



Patricia Born Secretary/Treasurer