

Nature's Hideaway Phase 1A Homeowner Association

General Board of Director's Meeting

Date: June 16, 2026

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

- **Call to Order:** 6:39 pm
 - **Attendance:** Janet Sinigalliano ,President, Patricia Born, Secretary/Treasurer, Sean Campbell by Zoom, Property Manager Magda
- **Approval of Minutes:** May 13,2026 Board of Directors Minutes were approved.
- **Proof of Notice of posted:** Meeting Sign posted Janet Sinigalliano/Determination of Quorum

HOMEOWNER CONCERNS: Homeowner Yard/Lawn Compliance Issue

The board spoke with homeowner Sean regarding the condition of his front yard and bare grass areas. Sean explained that he and his wife are actively trying to restore the lawn, but the drought and watering restrictions have made it difficult. The board agreed to place the matter on hold through the end of July and review the yard again after giving the homeowner more time, especially with possible summer rain.

The board emphasized that fines are not intended to punish homeowners or generate money, but to encourage compliance and protect neighborhood appearance. Communication with the board and property manager was encouraged.

- Going to try to place bahia grass because 2 planters and grass died in the front sidewalk area. The board has decided to postpone the fine and we will revisit in the end of July 2026.
- **President's Report:**
- Watering Restrictions and Lawn Challenges

Several board members discussed the difficulty of keeping grass alive during drought conditions. Homeowners are allowed to hand-water during approved time periods, but some have seen high water bills or possible county warnings due to increased usage. Pool leaks and refilling pools were also mentioned as contributing to higher water bills.

- Architectural/Exterior Changes

A homeowner placed cinder blocks in a straight line between properties, apparently to prevent weeds or create a barrier. The board agreed this is not allowed and should be removed. The board discussed that hedges may be acceptable in some cases for privacy if approved and maintained, but brick, block,

or wall-like structures are not permitted.

The board also discussed that rock landscaping is not allowed, partly because rocks can collect mildew, weeds, and debris over time.

6. Lawn Maintenance and Weeds

The board discussed multiple lawn issues throughout the neighborhood, including unmowed grass, weeds, chinch bugs, and poor yard maintenance. Some homeowners claim they are "working on" their yards, but the board emphasized that grass still needs to be mowed and maintained during the process.

7. Driveway/Concrete Stain Issue

Dorothy contacted the property manager about cleaning stains from her driveway caused by a vehicle. The board discussed how difficult and expensive these stains can be to remove and shared examples of prior cleaning attempts.

- **Property Manager Report:**

- Safety Concerns

The board discussed concerns about certain homeowners becoming aggressive toward the property manager during inspections or compliance follow-up. There was discussion that dash cameras may be helpful for protection and documentation. The board expressed support for Magda and agreed that firm enforcement is necessary with repeat violators.

- **VICE PRESIDENT: N/A**

- **SECRETARY / TREASURER:**

- Collections and Liens

The board discussed delinquent accounts and the need to move forward with liens where appropriate. They noted that liens can generally be placed for money owed, not simply for violations. The board wants the attorney to move quickly so the HOA can protect its ability to collect if a property is sold or foreclosed.

One property, referenced as 7028, was specifically discussed for collection/legal follow-up.

9. Pending Violations

The board reviewed pending violations, including a property on Otter Creek that still needs painting and another property given until July 9 to complete required action. The board discussed giving reasonable time for homeowners to comply while still moving enforcement forward.

10. Meeting Location / Annual Meeting

The board discussed possibly contacting a church to see if space is available for an upcoming annual meeting. They may consider July or August dates depending on availability.

11. Financial Summary

A board member mentioned preparing a simplified financial summary to make the financial report easier to understand. The goal is to break the financial information down clearly instead of requiring board members or homeowners to review multiple pages.

- **OLD BUSINESS:**
- **Magda will use her sheet for violations and Patricia will use the other and condense them for the meeting and to send out notices.**
- **NEW BUSINESS:**
- **Violations**
- **Lot 117 Lot 118 Lot 101 Lot 084 Lot 143 Lot 106 Lot 135 Lot104 Lot 135 Lien**
- **We will start using Alliance for certain needs**
- **2 ARC requests- Lot 121 Approved Lot 085 Approved**

Main Takeaways

The meeting focused heavily on compliance, lawn maintenance, architectural rules, homeowner communication, safety concerns for the property manager, and collections/legal follow-up. The board repeatedly emphasized fairness, documentation, communication, and protecting the appearance and financial interests of the community.

Adjournment: 8.29 pm

Respectively submitted by:

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

Patricia Born Secretary/Treasurer