

Nature's Hideaway Phase 1A HOA
Board Meeting Minutes
Date: September 8, 2026
Ameri-tech offices

Attendees: Janet Sinigalliano President
Patricia Born_ Secretary/Treasurer
Property Manager- Magda Ameri-tech

Meeting Overview Start: 6:00 PM / Close: 7:25 PM

President's Report

Violation concerns

- Lot 110 Needs paint and weeds updated and to deed restrictions standards.
- Lot 115 All landscaping issues, vent broken, fence broken
- Lot 143 Homeowner has not adhered to deed restrictions for months. They never filled out an ARC request and painted an unapproved color. The board is trying to find a solution to help tone down the extreme brightness of the white paint that is not cohesive to our neighborhood. We suggested some greenery around the front of the house. They also have a grape tree in front of their home that we have requested to be trimmed and shaped into a tree not a bush.
- Lot 111 Driveway oil stains are severe and need to be addressed
- The board would like the home on Otter Creek (Magda knows location) to repair the chimney on their home from the last hurricane. Owner said they are waiting for insurance. We need proof of that considering the length of time it has been.
- Lot 126 owners have installed cinder blocks down the side of the front yard between their home and neighbor for weed control. We requested Magda inform them our deed restrictions do not allow blocks as border. They asked if they painted it and planted flowers in the top would they be accepted. We unfortunately could not allow it.
- Requested that homeowners be reminded to check Deed Restrictions and follow ARC rules
- Concerns about no ARC requests for **Forever lights**. We have color guidelines that the board put in place for a cohesive look and to clear up any questions.

Secretary's Report

- Requested that Magda please supply me with a copy of just the violations list for this January until now.

- Decided we are going to have a bullet point list for homeowners for the outline of deed restrictions to mail out.
- Lot 84 Concerns about wants to change fence line. Since this is a very big change I think we need to know county guidelines besides the setback.
- Still have concerns about violations dropping of violation list.

Meeting records

- Attendance, quorum, approval of prior minutes, motions and votes were confirmed from the official records.
- **Treasurer's Report**
- **Collections and outstanding accounts**
- Lot 127 & Lot 130 Properties identified as were discussed in connection with collection foreclosure referrals.

Fine and payment arrangements

- Lot 138 A possible \$1,000 fine relating to overgrown landscaping at a property identified as was mentioned. A separate payment plan counterproposal of \$1,000 plus \$200 per month was discussed. The board accepted financial agreement.

Property Manager's Report

- Discussed Compliance Committee suggested for trash can infraction will have 60 days for first infraction only.
- Lot 088 completed all violation repairs. \$1000 fine will not be imposed.
- Lot 123 Neighbor approached Magda while she was driving for violations, they were concerned about this home has a green pool. Magda said please email her for a follow up and to place complaint.
- Lot 088 Board to remove foreclosure filing.
- Lot 7215 Board approved the financial arrangement from owner request
- Lot 126 has their home for sale with cinder blocks. They have requested to keep blocks, paint them green and install plants in openings. We need to make sure the infraction is clear to new owners before purchaser finishes signing deed restrictions at their closing. The blocks are not approved due to restrictions and have to be removed.

Driveway oil staining

- Lot 111 Participants discussed extensive oil staining and the possibility of professional cleaning. A hearing was mentioned; no final cleaning requirement was verified.

Exterior maintenance and notices

- Lot 110 Discussion covered weeds and faded paint at a property identified as, as well as fences, shrubs, lawns and exterior vents at other properties.
- **Trash cans and debris**
A compliance committee reportedly granted an additional 60 days for correction. A possible fine was discussed, but no new board vote was established.

Exterior repainting

- Lot 090 Work on a peach-colored house was reportedly delayed by weather and rotten wood repairs. Participants discussed coordinating notices with the documented repair schedule.

Neglected pool and enclosure

- Lot 123 A green pool, damaged or missing enclosure screens and an unmaintained yard were discussed. We need to have this corrected for sanitary and safety concerns.

Architectural application and tree maintenance

- Lot 143 A hearing involving a property described as concerned exterior paint and a tree. Participants reported a need for an architectural application and tree maintenance, subject to verification of the committee's written decision. Later after the face ARC request for paint was turned in. Board was discussing compromising ways to help with the un-approved paint color to make it more cohesive. No decision was made; homeowner did not attend in person or by Zoom call to discuss. The grape tree that is very unruly was discussed. This is a tree and not a bush. Not only is it completely out of shape, it falls across the neighbor's yard. The board has asked that the tree be cut into a tree shape and not like a bush. Pictures and final approval will be provided.
- **New Business**
Checklist held by the Secretary lists all new and follow up business
- **11. ARC procedures**
Participants discussed reminders about uniform deed-restriction enforcement and architectural applications for exterior painting, landscaping changes and permanent

lighting of any kind. No new policy was confirmed as adopted except that homeowners are asked to follow the deed restrictions and keep in mind that the neighborhood must remain cohesive.

- **12. Management reports and website**

A printable violation-only report and updated community website were discussed.

- **13. Water restrictions and driveway cleaning**

Participants raised the need to check current water-use restrictions before issuing driveway-cleaning instructions. Pressure washing cleaning is not approved while drought conditions are in place until 10/1/2026

- **Adjournment 7:25PM**

Respectfully submitted by:

Patricia Bern

Nature's Hideaway Phase 1A HOA
Secretary/Treasurer