

# Aristida Homeowners Association, Inc.

## 2nd Quarter Meeting

Monday, April 21, 2025 at 6:00 p.m.

The Villas at Hunter's Ridge, Community Room  
[ 5223 Hunters Ridge Dr, New Port Richey, FL 34655 ]

Join Zoom Meeting: <https://us02web.zoom.us/j/87398460397?pwd=7x69FiosuWN6GEPRJdID0AN0euVJL2.1>

Meeting ID: 873 9846 0397

Passcode: 030184

**Call to order** at 6:05 p.m.

**Roll Call:** Joe Aponte (President), Mike Constantine (Vice President), Stephanie Librera (Treasurer), Jacqueline Hagan (Secretary), Jade Mowry (Director at Large).

**Proof of Notice:** Sign posted on Wednesday, April 10, 2025

**January 2025 approval of minutes:** Motion to waive the reading of the minutes and approve as written.

Motion: \_\_\_\_\_, 2nd: \_\_\_\_\_

### Officer Reports:

1. Treasure's report
2. ARC's report

### OLD BUSINESS

Weather Proof Sign

- Three options posted to HOA website [ **Documents \ Agenda \ Apr 2025** ]

Declaration of Covenants Restatement (Update)

Fountains (Voted to keep operational)

Flock Cameras

Fence Proposal

- Posted to HOA website [ **Documents \ Agenda \ Apr 2025** ]

Mail Boxes

Ameri-Tech [ **Documents \ Agenda \ Apr 2025** ]

Greenburg Nikoloff [ **Documents \ Agenda \ Apr 2025** ]

### NEW BUSINESS

ARC Member Positions (Need 2)

- Ann Kreeb has volunteered to fill a slot

Violation Letter Rewording

Trespassing on Private Property

Chicken Coops

### OPEN FORUM

**Motion to adjourn** at \_\_\_\_\_ p.m.

Motion: \_\_\_\_\_, 2nd: \_\_\_\_\_

Daniel J. Greenberg, Esq.  
Stephan C. Nikoloff, Esq.  
Scott M. Gross, Esq.  
Gregory S. Grossman, Esq.  
Ariana E. Zarrella, Esq.



**Greenberg  
Nikoloff** P.A.

FLORIDA COMMUNITY  
ASSOCIATION LAWYERS

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Dunedin, Florida 34698

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Lutz, Florida 33558  
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[Scott@associationlawfl.com](mailto:Scott@associationlawfl.com)

February 7, 2025

**VIA CERTIFIED MAIL 9489 0090 0027 6613 9730 58**  
**RETURN RECEIPT REQUESTED**

Ameri-Tech Community Management, Inc.  
ATTN: Michael Perez, President  
24701 US Highway 19 North, Suite 102  
Clearwater, FL 33763

**Re: Notice of Termination of Management Agreement  
Aristida Homeowners' Association, Inc.**

Dear Mr. Perez:

As you are aware, this firm serves as counsel to Aristida Homeowners' Association, Inc. ("Aristida" or the "Association").

On or about October 1, 2023, Aristida entered into a Community Management Agreement with Ameri-Tech Community Management, Inc. ("Ameri-Tech") and as it relates to the management of the property governed by the Association. Pursuant to Section 2 of the Agreement, this correspondence shall serve as the Association's 60-day notice of termination with cause, due to actions and/or inactions of Ameri-Tech and its employees including, but not limited to, the following:

- The manager assigned to Aristida, Andrew George, raised his voice in a way that was perceived as disrespectful by members of the Association's Board of Directors at the 2024 annual meeting.
- Board Members and individual members of the Association have noted that Ameri-Tech is selectively enforcing the governing restrictions of the Association against certain members of the Association and failing to enforce the restrictions against other members. This includes issues with sheds and mailboxes in the community.
- The Association website, which was developed, hosted and updated by Ameri-Tech as part of the Agreement entered into between the parties, has not been functional and/or fully operational since its conception.
- There were two recent home sales in the community, and while Ameri-Tech charged and collected its estoppel fees for completing the estoppel requests, violations and/or fines adopted by the Association relative to violations on these properties were not collected at the closing on these properties. The two properties in question are 10747 Alico Pass (fine was passed on to the new owner) and 10508 Alico Pass.

Therefore, as referenced above, this letter shall serve as the Association's 60-day written notice, of the Association's intent to terminate the Community Management Agreement effective April 7, 2025.

We will contact you once a final decision has been made in relation to what firm will be taking over management of the Association, and where the Association's files should be transferred.

We thank you for your service to the community and your anticipated cooperation with the transition to new management.

Sincerely,

A handwritten signature in black ink, appearing to be "S. Gross", written over a horizontal line.

Scott M. Gross, Esq.

SMG:dls

cc: Addressee by Regular Mail  
Board of Directors

Management Firm:



**AMERI-TECH REALTY, INC.**  
24701 US Highway 19 N, Suite #102 Clearwater, FL 33763  
Phone (727) 726-8000 Fax (727) 723-1101

**ESTOPPEL FEE:**  
**\$418.00**  
**PAID AT CLOSING**

## **ESTOPPEL CERTIFICATE**

**FOR HOMEOWNERS / CONDOMINIUM ASSOCIATION**

**Statement of Assessments, Maintenance Information, Restrictions & Non-Compliance Violations**

THIS FORM MUST BE COMPLETED WITHIN 10 BUSINESS DAYS FROM THE DATE REQUESTED. EXPEDITED ESTOPPELS CAN BE PROCESSED IN 3 BUSINESS DAYS FOR AN ADDITIONAL FEE OF \$100.00. NO FEE CAN BE CHARGED IF NOT DELIVERED WITHIN 10 BUSINESS DAYS OF REQUEST.

**FAX THE ESTOPPEL REQUEST TO (727) 723-1101 OR EMAIL TO ESTOPPELS@AMERITECHMAIL.COM**

Agency/Name requesting information: Capital Title Solutions Date Received: 11/27/23

Attn: Tami Jones File #        Phone: 727-807-2229 Fax:        E-mail: closings@capitaltitlesolutions.com

ASSOCIATION NAME: ARISTIDA HOMEOWNERS ASSOCIATION, INC.

Gated Community?        Yes X No *(If yes, please inform the Buyer after closing to contact us to up-date the access and telephone information. Thank you!)*

Note: The information provided together with all assessments, special assessments, charges, late fees, penalties, interest and any violations of restrictions or non-compliance issues levied against the unit described below is good through the effective date of this estoppel certificate.

Unit Owner: Tyler & Victoria McGinnis Account No: 123

Parcel ID: 18-26-17-0030-00000-1230 Parking/Garage Space #: NA

Physical Address: 10747 Alico Pass, New Port Richey, FL 34655

If Account is in collections: Attorney's name and contact information: NA

**NO ESTOPPEL FEE WILL BE CHARGED BY AMERI-TECH IF THE ACCOUNT IS IN COLLECTIONS WITH THE ATTORNEY.**

**ESTOPPEL FEE \$299.00 + Additional Rush Fee: \$119.00 Total Due: \$418.00**

**PAYABLE TO AMERI-TECH REALTY, INC.**

### **Association Maintenance Fee Schedule**

2024 Maintenance Fee Amount: **\$ 459.80** Paid Annually

Payment is due on the first day of the year & paid through end of the year. Next Payment Due: 01/01/24

Current balance of: **\$ 0.00** as of: 11/30/23 (See Attachment on page 3 for itemized list)

Maintenance fees are paid through: 12/31/23

**\*There is the possibility of a special assessment sometime in the near future.\***

**Please collect: \$ 459.80 and maintenance fees will be paid through: 12/31/24** (See Attachment on page 3 for itemized list)

Included in Maintenance Fees: Maintenance of the common areas

OUTSTANDING WATER/SEWER INVOICE: NA

Capital Contribution fee, resale fee, transfer fee or other fees due: NO

If YES, Specify: \_\_\_\_\_

GROUND FOR  
TERMINATION

Current Non – Compliance or Deed Restriction Violations: NO

If YES, Specify: \_\_\_\_\_

HOME OWNER IN FACT HAD A COMPLIANCE  
VIOLATION ON PROPERTY

Do the rules and regulations of the Association applicable to the unit (parcel) require approval by the Board of Directors of the Association for transfer of the unit (parcel)? NO

If Yes, has the Board approved the transfer of the unit (parcel)?

If NO, contact information for approval:

Is there a right of first refusal provided to the members or the Association? NO

If YES, have the members of the Association exercised that right of first refusal?

Provide a list of, and contact information for, all other associations of which the unit (parcel) is a member:  
There is no other association.

Association Insurance Policy Contact Information: Barrett Harding Insurance at 727-697-3200

SPECIAL INSTRUCTIONS:

Check payable to Aristida HOA: \$ 459.80

Check payable to Ameri-Tech Realty, Inc. for estoppel fee: \$ 418.00

**\*PLEASE SEND ALL CHECKS AND A COPY OF THE NEW DEED TO AMERI-TECH REALTY, INC.\***

**\*\*THE HOME MUST BE OWNED FOR 2 YEARS BEFORE IT CAN BE LEASED OUT. AFTER THE 2 YEAR PERIOD THE LESSEE MUST FOLLOW THE APPLICATION & APPROVAL PROCESS BY THE BOD.\*\***

The above information is being provided and certified by: **AMERI-TECH REALTY, INC.**

Signature of Authorized Agent: Michael G. Perez

Print Name of Authorized Agent: Michael G. Perez, CEO/LCAM

Date of Issuance: 11/30/23

**Please make the check payable to the Association regarding any assessments or outstanding water & sewer bill collected and send to the address listed on page 1 along with a copy of the Warranty Deed. Please make the check for the ESTOPPEL FEE of \$250.00 plus additional expedited fee if applicable, payable to AMERI-TECH REALTY, INC. Also inform the Buyer(s) of all deed restrictions related to the Association, and insure the Buyer(s) has received a copy of the Documents, Rules, Regulations, Design, and Architectural Standards, Budget, and Maintenance Fee Schedule, Master Insurance Information if applicable, Remaining Maintenance Payment Coupons, and any recreational or pool keys and gate openers to be transferred to the new Buyer(s). Should you have any questions, please contact our office prior to closing. We thank you in advance for your cooperation. The responses herein are made in good faith and to the best of our ability as to their accuracy.**

As per Florida Statutes 719.116 & 720.30851 Updated July 1, 2017 Form 1017

**ITEMIZED LIST ATTACHMENT**

Itemized list of all assessments, special assessments and other monies owed on the date of issuance of the estoppel certificate to the Association by the unit owner:

**\$ 0.00**

Itemized list of any additional assessments, special assessments and other monies that are scheduled to become due for each day after the date of issuance for the effective period of the estoppel certificate:

**\$ 459.80 – Annual maintenance fees due 01/01/24**

**\*\*THE HOME MUST BE OWNED FOR 2 YEARS BEFORE IT CAN BE LEASED OUT. AFTER THE 2 YEAR PERIOD THE LESSEE MUST FOLLOW THE APPLICATION & APPROVAL PROCESS BY THE BOD.\*\***

**\*THE GOVERNING DOCUMENTS MAY BE FOUND AT [ARISTIDAHOA.COM](http://ARISTIDAHOA.COM)\***



# Neighborhood Sign Board Proposals

## Trail Sign with Post - Brown



[More Images](#)

Post instructions, directories or maps at parks or on camp trails.

- Shatterproof, clear plastic windows with lock.
- Thick 1/4" corkboard.
- Recycled plastic frame and post are weather and graffiti resistant.
- [Push Pins](#) available.

## Proposal #1

SPECIFY COLOR: ■ ■ ■

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
				1	3+		
H-7975BR	Trail Sign w/ Post	20 x 4 x 100"	70	\$620	\$600	<span>■</span> Brown ▾	<input type="text" value="1"/> <input type="button" value="Add"/>

SHIPS VIA MOTOR FREIGHT

## Message Center Sign with Posts - Brown



[More Images](#)

Post instructions, directories or maps at parks or on camp trails.

- Shatterproof, clear plastic windows with lock.
- Thick 1/4" corkboard.
- Recycled plastic frame and post are weather and graffiti resistant.
- [Push Pins](#) available.

## Proposal #2

SPECIFY COLOR: ■ ■ ■

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
				1	3+		
H-2857BR	Message Center Sign w/ Posts	43 x 6 x 100"	124	\$920	\$895	<span>■</span> Brown ▾	<input type="text" value="1"/> <input type="button" value="Add"/>

SHIPS VIA MOTOR FREIGHT



[More Images](#)

## Outdoor Message Center

\$2,085.00

High Quality and Built to Last  
Choose Your Optional Features:

### EXTENDED POST

POST HEIGHT - Our standard posts are 7' with typically about 2' of that cemented into the ground. This viewing is ideal for "vehicle viewing". However, we recommend our extended length (8') posts for "pedestrian walk-up viewing" so people do not need to stoop over and to allow clearance from the weather overhang.

☐ OPTIONAL EXTENDED LENGTH POSTS - 8' (for Pedestrian Walk up) (+\$250.00)

### TOP PANEL

This optional panel is for more permanent lettering such as a Community Name or a Website. For Logo option, you must provide AI or EPS file or ask us about converting your JPG logo for a charge.

## Proposal #3

Proposal submitted by resident.

# Fencing Proposal

ADDED | REMOVED

## Article VI

R. All fences must be approved by the Board of Directors and must conform at a minimum to the following standards:

1. Any fence which borders a street, side or rear lot lines, must conform to the one of the following:

(a) They ~~must~~ may be constructed of 4 x 4 vertical wood posts eight (8) feet apart or vinyl posts no less than eight (8) and no more than ten (10) feet apart with three (3) 1 x 6 horizontal wood rails. They should be not less than four (4) feet nor more than six (6) feet in height measured from the ground to the top of the upper rail. They will be stained medium brown (matching Sherwin Williams Exterior Latex Paint Ultra Base SW6083 or equivalent medium brown paint); or

(b) They may be constructed in such a fashion that the vertical supports are made of brick or stucco that match the materials and color found on the exterior of the home. The vertical supports shall be no less than sixteen (16) feet apart, and the rails between the vertical supports shall consist of three (3) 1 x 6 wood rails, or steel or aluminum rods that are medium brown or black in color; or

(c) They may be constructed using chain link fencing coated with brown or black plastic material, or powder coated three railed smooth top aluminum fence panels, and shall be no less than four (4) feet nor higher than six (6) feet in height measured from the ground to the top of the upper rail; or

(d) They may be constructed using privacy panels made of wood stained medium brown (matching Sherwin Williams Exterior Latex Paint Ultra Base SW6083 or equivalent medium brown paint), vinyl or aluminum material in color brown. Panels shall not be less than four (4) feet nor more than six (6) feet in height measured from the ground to the top of the upper rail.

~~2. Fences bordering side or rear lot lines, which do not border a street, must conform to one of the following:~~

~~(a) They must be constructed of 4 x 4 vertical wood posts eight (8) feet apart or vinyl posts no less than eight (8) and no more than ten (10) feet apart with three (3) 1 x 6 horizontal wood rails. They should be not less than four (4) feet nor more than six (6) feet in height measured from the ground to the top of the upper rail. They will be stained medium brown (matching Sherwin Williams Exterior Latex Paint Ultra Base SW6083 or equivalent medium brown paint); or~~

~~(b) They shall be constructed of chain link fencing coated with brown or black plastic material, and shall be no less than four (4) feet nor higher than six (6) feet in height; or~~

3. Fencing which does not border a street, ~~a~~ side lot lines, or a rear lot line may extend from the wall of a structure and intersect with a side lot line; in which event the fence can be a chain link fence with brown or black plastic coating, made of wood painted medium brown, or black powder coated aluminum. ~~The fencing shall be shielded from view from the street by plantings. The plantings are to be designated by the Board of Directors.~~

(a) Chain link and powder coated aluminum fencing must be shielded from view from the street by plantings. The plantings are to be selected from the Florida .....

4. No fencing may be installed without the expressed written approval of the ~~Board of Directors~~ ARC. Once installed, all fencing must be maintained in accordance with the provisions of this Declaration and any other standards established from time to time by the Board of Directors.