

Annual Meeting | Ruxton Village Homeowners Association

Minutes | Board of Directors | February 7, 2024

Tall Pines Clubhouse | 10930 Tall Pines Blvd, New Port Richey, FL 34654

Call to Order: Dawn Horvath, President, at 7:08PM.

Board Members Present: Dawn; Betty Ditzenberger, Vice-President; Dana Ringewald, Secretary present and by proxy; William Martin, Treasurer via Zoom and by proxy; Maureen Johnson, Director.

Members: Paula Morin. Five proxies for Members were presented.

Present: John Lamont, Parklane Real Estate Services.

Proof of Notice: Sign posted at Tall Pines entrance and notice on Clubhouse bulletin board. Notice posted in five issues of HiLites newsletter on the Tall Pines website. Parklane mailed Notice and Annual Budget to Members.

Certification of Proxies: Secretary certified five Member Proxies. Four Members were present. A quorum of nine was established in accordance with Florida Statutes 720.36(1)(a).

Election: The Directors serve 3-year terms. There are no Directors' terms up for election.

Board Members Dawn Horvath, Betty Ditzenberger and Maureen Johnson are serving three-year terms to expire in 2026. Dana Ringewald and William Martin are serving three-year terms to expire in 2025.

Organizational Meetings: Directors all agreed to retain their existing positions for fiscal year 2024.

Secretary Report: Betty moved to approve and waive reading of minutes of previous Annual Meeting, Feb 15, 2023, which had been posted on the Clubhouse bulletin board, on the Tall Pines website and in the HiLites. Maureen seconded, all in favor.

Treasurer Report: Board-approved fiscal year Budget for 2024-2025 is based on increase of HOA from \$180/month to \$205/month. In addition to an increase for Tall Pines master association contribution, an increase for Roof reserves was factored in. A special assessment is anticipated for the re-roofing projected to begin in 2026. Although laddered CD's will generate

about \$6,000/year, the Reserves will not meet the escalating cost for the project.

Walk-on Topics from Board:

Billy reported that an MMA was opened with Fidelity Government Money Market earning about 5.45% interest for income from the reserves invested in CD's. Florida Statutes require operating accounts and reserve accounts be kept separate. Fidelity MMA will satisfy the requirement.

John for Parklane: Since HOA documents don't address a penalty policy, HOA can't assess a penalty for late payment or non-payment of monthly obligation although no problem currently exists. He recommended \$25.00 penalty if not paid in 30 days which would require an attorney prepared amendment. Board was unanimous in not wanting to incur attorney fees for this purpose. John will inquire whether Springlake and Valleywood would share one lawyer with Ruxton Village to write an amendment to reduce the cost for all three HOA's.

Dawn reported that a Tall Pines Board Member has volunteered to track the required homeowners' policies and renewals for 317 Tall Pines properties divided by sub-associations.

Question was raised whether Board is covered with adequate liability insurance for errors and omissions. And whether that insurance covers requirement in HOA documents for Bonding of President and Treasurer. John to supply State and Federal requirements.

John clarified the question of insurance coverage for ROOFS with regard to HOMEOWNERS INSURANCE POLICIES referencing the Florida Statutes/2023/627.3011, paraphrased below:

An insurer may NOT refuse to issue or refuse to renew a Homeowners Policy insuring a residential structure with a roof that is less than 15 years old solely because of the age of the roof.

For a roof 15 years old, an insurer may NOT refuse to issue or refuse to renew a Homeowners Policy solely because of roof age IF an inspection performed by an authorized inspector indicates that the roof has 5 years or more of useful life remaining.

Corporate Seal: John said it is not in possession of Parklane. Suggestion made to check boxes left in office by a previous Board member.

Next Meeting: Wednesday, May 15, 2024 at 7:00PM at the Clubhouse.

Adjournment: Dana moved to adjourn at 8:22PM. Maureen seconded, all in favor.

Respectfully submitted,
Dana Ringewald, Secretary