

**RUXTON VILLAGE AT TALL PINES HOA, INC**  
**Minutes, Board of Directors Meeting**  
**Monday, January 23, 2023**  
**Tall Pines Clubhouse**  
**10930 Tall Pines Blvd, New Port Richey, FL34654**

**Call to Order:** Dana Ringewald, Secretary, at 7:00PM.

**Board Members Present:** Dana Ringewald, Secretary; William Martin, Treasurer via Zoom. A quorum was reached.

**Members Present:** Dawn Horvath, Maureen Johnson, Betty Ditzenberger, Mike Karafantis, Paula Morin. Dana moved to recognize the members, Bill seconded, all in favor.

**Proof of Notice:** Sign posted at Tall Pines entrance, on Clubhouse bulletin board and by email to members from Parklane.

**Secretary Report:** Bill moved to approve and waive reading of Nov 9, 2022 minutes, Dana seconded, all in favor.

**Treasurer Report:** Bill presented the financial report as of Dec 31, 2022 which is attached to these minutes.

**New Business:**

Dana recognized the unexpected passing of longtime, beloved Board member, Bud Johnson, whose knowledge of the community and of HOA history will be sorely missed.

Dana moved to accept the resignation of President, June Stanislaw, seconded by Bill, all agreed.

Bill moved to appoint Dawn Horvath to the Board of Directors, seconded by Dana, all agreed. Dana moved to appoint Maureen Johnson to the Board of Directors, seconded by Bill, all agreed. Dana moved to appoint Betty Ditzenberger to the Board of Directors, seconded by Bill, all agreed.

Discussion ensued regarding Parklane's proposed 2023 budget, mailed with Annual Meeting packet. Their proposed \$186.00, a monthly increase of \$17.00 for members, had not been discussed with the Treasurer or Board previously. Due to anticipated increases from contractors for escalating cost of gasoline and supplies, as well as an increased contribution to Tall Pines CA, a budget has not been adopted. Treasurer and Parklane to discuss and clarify budget projections. Prior to Feb 15, it will be necessary for the Board to adopt the budget. Dana moved to table the budget matter until the next meeting, seconded by Bill, all agreed.

### **Organizational Meeting:**

Bill moved to name Dawn Horvath, a previous Pres. of Tall Pines Community Assn, to the vacant position of President. Dana seconded, all in favor.

Bill moved to name Betty Ditzenberger, formerly on the Ruxton Board, to the vacant position of Vice-President. Dawn seconded, all agreed.

Bill moved to name Maureen Johnson to Bud Johnson's position as Director and head of the Architectural Control Committee. Dawn seconded, all agreed.

**Adjournment:** Dana moved to adjourn the meeting at 7:20PM. Dawn seconded, all agreed.

**Next Meeting:** Budget Meeting to be held prior to Annual Meeting. Budget Meeting date TBD with notice to be posted. Annual Meeting on February 15, 2023 at 7:00PM at the Tall Pines Clubhouse.

Attached: Treasurer Report as of Dec 31, 2022.

Respectfully submitted,  
Dana Ringewald, Secretary

