

RUXTON VILLAGE HOA | Board of Directors | Minutes | August 21, 2024
Tall Pines Clubhouse | 10930 Tall Pines Blvd, New Port Richey, FL 34654.

Call to Order: Dawn Horvath, President, at 7:00PM. Board Members Present: William Martin, Vice President & Treasurer via phone; Dana Ringewald, Secretary, and Maureen Johnson, Director. A quorum was reached. John Lamont for Parklane present.

Proof of Notice: Sign posted at entrance to Tall Pines . Notice posted on Tall Pines website and in the HiLites newsletter.

Secretary Report: Bill moved to approve and waive reading of the May 15, 2024 minutes. Maureen seconded. All approved. Minutes were posted on the Clubhouse bulletin board, in the Hi Lites and on the Tall Pines website.

Treasurer Report: Bill presented the July, 2024 report. Year to date income of \$26,131 was on course with budget; year to date expenses were \$25,941. Total operating account \$34,874. Reserve Funding for roof (\$105,022) and painting (28,601) totaling \$133,622 invested in CD's. Total assets \$163,842. Parklane Financial ReportJohn to check \$416 taxes paid on 2023 IRS return.

Old Business: Lawn aeration estimate from Southern \$975 tabled. Unsightly brown areas in most lawns noted due to recent drought spell, yet large patches of green weeds evident. Inquire whether Green Thumb can suggest an alternative to sodding. Parklane to arrange meeting/call with Southern and a board member regarding effectiveness of their spraying in view of many large, healthy green patches of weeds. Board agreed that any sodding would be at individual property owner's expense and not by special assessment.

New Business: Contract renewals: Insurance by Jan 10, 2025. Dawn to inquire name of new agency for Tall Pines. Southern Pest due Jan 1, 2025 pending their response to evident proliferation of weeds.

HB 1203: Extensive new HOA regulations enacted July 1, 2024 though limited for communities under 100 units like Ruxton. Fortunately, documents, minutes, etc. already appear on master TPCA website as required. New regulation for HOA to provide recorded documents and Rules to new owners. Question if sufficient that board direct property manager to reference link to TPCA website or necessary for Parklane to scan the documents and forward with estoppel. Question of deadline for required courses for board members. Question of deadline to comply with new regulations. Question of where to maintain list of owners' personal information. Parklane waiting for updates since interpretation of provisions varies from one attorney to another.

Architectural Review Committee: Maureen reported questions regarding real estate signs with two units on the market. HB 1203 requires adding hurricane provisions on ARC application form. New law requires a written approval or denial of an ARC application after having been voted on at soonest board meeting. An email to the owner can be sent previously noting that "it appears" that application will be formally approved at next board meeting.

Next meeting: Nov 13, 2024.

Adjournment: Maureen moved to adjourn the meeting at 8:37PM. Dana seconded, all in favor.

Dana Ringewald, Secretary