

## **Ruxton Village Homeowners Association**

Minutes | Board of Directors | August 9, 2023

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

Call to Order: Dawn Horvath, President, at 7:01PM.

Board Members Present: Dawn; Betty Ditzenberger, Vice-President; Dana Ringewald, Secretary; William Martin, Treasurer; Maureen Johnson, Director. A quorum was reached.

Member Present: Chris Horvath.

Also Present: John Lamont, Parklane Real Estate Services.

Proof of Notice: Sign posted at Tall Pines entrance. Notice posted in three issues of HiLites newsletter on the Tall Pines website. John emailed 19 owners. Reminder: John asked to forward notice of future meetings to Andrew at AmeriTech for TPCA website, as well as by email to Members.

Secretary Report: Maureen moved to approve and waive reading minutes of May 10, 2023, which were posted on the Tall Pines website and in the HiLites, Betty seconded, all in favor.

Treasurer Report: Bill presented the financial report as of June 30, 2023. YTD Income \$17,318, Expenses \$16,880 on course with budget. BBT 3-month CD/Operating Account On Hand \$33,617. Roof Reserve \$85,704, Painting Reserve \$27,221, Total Reserves \$112,925. Total Assets \$146,542.

In addition to BBT Reserves on hand of \$22,889, the CD investments with Raymond James remain as follows: \$30,000 each in 6, 9, 12 month rolling CD's earning 5%-5.1%. Upon maturity, about \$6,000 interest will be deposited into Reserve funds yearly. First two buildings projected for re-roofing in 2026.

### **Old Business:**

Pest Service status. Improvement in some lawns, although the problem with fire ants continues. Board will address in Nov; contract renewal Jan.

Suggest Tall Pines Board investigate consolidating services for all sub-community HOA's for landscaping and spraying. Suggest bids for each service separately for the entire Tall Pines, as well as bids for combined landscaping/spraying. Cost savings may result, as well as resolution to problem of troublesome platting of scattered common areas not easily identified with different contractors for each HOA.

Welcome Letter: Maureen volunteered to deliver welcome packets to newcomers with material compiled by Bob Krobatsch.

Proof of Insurance. Owner's Declarations Page for full replacement value is required per HOA documents. John to send second notice of violation by mail to the two owner-members who are non-compliant. Board feels it's untenable for Ruxton Village to establish a penalty committee to assess fines per HOA documents with only 24 units. Legal action discussed.

### **New Business:**

Notice of Preservation 2015: The 2015 document amended and deleted many provisions in the original Ruxton Village Declaration and Bylaws of 1985. A review of the documents is needed. Some deletions should have remained; some provisions conflict between the documents; other items need to be added. An Amendment voted on by the members would be required. Dana and Bill to compile a list of suggested changes before the Nov meeting. Dawn, Betty and Maureen to forward suggestions to them. Changes may also be needed to satisfy new State laws of July 2023. Since Charlie Kriss is currently reviewing the Tall Pines documents, coordination may be needed on their Rules & Regulations which apply to Ruxton Village.

Contract Review: All existing contracts should be reviewed at Nov meeting for the attorney, property management, liability insurance, landscaping and spraying to determine if bids are needed. At same time, Board will evaluate Tall Pines progress towards consolidation of services for landscaping and spraying. John to supply copy of contract for Parklane including breakdown for extra charges. Question of having property manager track members' proof of insurance and renewals depending on cost.

Requests from Residents for All Services must go to Parklane: Residents are not to contact vendors directly, including landscaping and lawn spraying. Address all complaints/concerns to John at Parklane. Parklane to notify all residents of new policy by email. Notice should be posted in HiLites. For irrigation, all residents/owners must report concerns directly to Andrew at AmeriTech; the sprinklers are a Tall Pines community-wide system.

Committee Report: Maureen reported that homeowner at 7702 Rockville Court applied to replace their windows. Dawn and Dana approved.

WalkOn Topics: Armadillo seen frequently. John to check Dept of Health and Pasco County Animal Control regarding removal. Local News reported that armadillos are known to be carrying disease and the cause of increasing cases of leprosy in Central Florida. Warning issued against personal contact with armadillos or even vegetation they may touch.

Next Meeting: Wednesday, Nov 8, 2023 at 7pm at the Tall Pines Clubhouse.

Adjournment: Betty moved, seconded by Billy, to adjourn at 8:41PM. All in favor.

Respectfully submitted,  
Dana Ringewald, Secretary