

- **RUXTON VILLAGE HOMEOWNERS ASSN, INC**
- **Minutes of Board of Directors Budget Meeting**
- **Thursday, February 9, 2023**
- **Tall Pines Clubhouse, 10930 Tall Pines Blvd, New Port Richey, FL 34654**

**Call to Order:** Dawn Horvath, President, at 7:00PM.

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

**Members Present:** Mike Karafantis, Paula Morin.

**Proof of Notice:** Sign posted 48 hrs prior at Tall Pines entrance as required, notice posted on Clubhouse bulletin board and on Tall Pines Community Assn website.

**Secretary Report:** Bill moved to approve and waive reading of the Jan 23, 2023 minutes, Betty seconded, all in favor.

**Treasurer Report:** Bill presented the financial report as of Jan 31, 2023. Year to Date Income: \$44,905; Expenditures: \$42,057; Surplus: \$2,148. Of note, legal fees of \$1,763. for preparation and revisions of the proposed Lease Amendment were unanticipated in the 2022 budget.

**New Business:** Annual Fiscal Year Budget 2023-2024 was presented by Bill and Dawn.

Besides increased Tall Pines Master Assn contributions, there are also increases for landscaping, fertilizer/weed spraying and waste hauling due to escalating cost of gasoline, supplies and wages. As a result, overall HOA expenses will increase for the fiscal year to \$51,840 which will necessitate an increased monthly payment for Members from \$169/month to \$180/month as of March 1, 2023.

<b>On Hand:</b> \$ 33,000 Operating Account	
	80,466 Roofing Reserves
	26,611 Painting Reserves
+107,077 Total Reserves	
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<b>\$ 140,077 Total Assets</b>	

Parklane will notify Members of the increased monthly payment by email this week and will send new coupon books out shortly. Since only 16 member emails are available, Parklane will include a notification letter with coupon books to the remaining 8 members.

Bill suggested investing the Reserves in bank CD's for interest income and will present to Members at Annual Meeting.

Dawn projected that first building will likely be re-roofed in 2026 with other buildings each succeeding year. Paula will seek current roofing estimate so as to project reserves that will be needed. Exterior painting was last done in 2016.

Dana moved to accept the fiscal budget for 2023-2024, seconded by Betty, all in favor.

**Adjournment:** Maureen moved to adjourn at 7:53PM, seconded by Bill, all in favor.

**Next Meeting:** Annual Meeting to be held on Feb 15, 2023 at 7:00PM at the Tall Pines Clubhouse. Notification sent as required.

**Attached:** Fiscal Year Budget for 2023-24.

Respectfully submitted,  
Dana Ringewald, Secretary

