

RUXTON VILLAGE HOMEOWNERS ASSN

Minutes | Board of Directors | May 10, 2023

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

Call to Order: Dawn Horvath, President, at 7:04PM.

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

Members Present: Paula Morin, June Stanislaw

Also Present: John Lamont, Parklane Real Estate Services

Proof of Notice: Sign posted 48 hrs prior at Tall Pines entrance as required.

NB: John will forward notice of future meetings to Andrew at AmeriTech to post on TPCA website, as well as by email to Members.

Secretary Report: Maureen moved to approve and waive reading of Annual Meeting minutes, Feb 15, 2023 which were posted on the Tall Pines website and in the Hi Lites, Bill seconded, all in favor.

Treasurer Report: Bill presented the financial report as of March 23, Income \$4,142, Expenses \$4,611, Operating Account On Hand \$33,031, Roof Reserve \$82,485, Painting Reserve \$26,921. And as of April 23, Monthly income \$4,141, Expenses \$4,303, Operating On Hand \$23,676, Roof Reserve \$83,547, Painting Reserve \$27,021.

In April, Dawn and Bill invested \$120,000, including \$10,000 from Operating account and Roof and Paint Reserves, through Raymond James as follows: \$30,000 each in 3, 6, 9, 12 month rolling CD's earning 5%-5.1%. No broker fees were charged. Upon maturity, about \$6,000 interest will be deposited into Reserve funds yearly.

Old Business:

Pest, Weed, Fertilizer, irrigation. Improvement in the lawns is evident with Southern Care. the new spraying service. They continue to address the problem fire ants. Due to the drought, Pasco County has limited irrigation to once per week but more water is needed. Hand watering is allowed before 8am and after 7pm. If there are problems with the irrigation system, ONLY the owner/resident is to contact Andrew George at Ameri-Tech who will forward the complaints to ALOTT. The company claims to have thus far replaced some 700 of the 6,000 sprinkler heads throughout Tall Pines.

Solar. HOA cannot prohibit solar by law, yet can regulate location and placement. General consensus is that solar would not be cost effective for our units since average electric bill is about \$120/mo. Application to ARC is required prior to installation on roof and HOA should require a liability waiver as any installation on roof will vacate warranty. The matter should be included in future amendments to the documents.

Electric Car Chargers. HOA cannot prohibit. Requires permit and location of utility lines. If placement outside, requires application to ARC. Can also be installed inside owner's garage.

Antennas. Prohibition of antennas on roofs was inadvertently stricken in 2015 HOA edits, although the installation may affect the roof warranty. Board discussed prohibiting replacement of antennas when a building is re-roofed which would require an amendment. General policy permits antennas not visible from the street, yet it is not so stated in documents. NB: Owner is responsible for fascia, soffits and gutters.

Welcome Letter. A welcome packet with material compiled by Bob Krobatsch is available for all HOAs in Tall Pines. A board member is needed to deliver packets to newcomers. Parklane is notified of new owners for accounting purposes and will furnish same to the Board.

New Business:

Proof of Insurance. Owner's Declarations Page indicating full replacement value is required per HOA documents. John to resend notice by email or mail to owners who have not complied.

Dirty Roofs. Concerns: cost to clean 6 buildings & damage to landscape from chemicals used.

Committee Report:

Architectural Review. 10734 Fiddlesticks plans to bury drainage from downspout toward road and replace sod across front wall. Maureen questioned whether an ARC application is needed. Bylaws & Declaration are unclear. John recommended an application be submitted with a drawing of the plan to have on file. He will supply application forms to Maureen.

Next Meeting: Wednesday, August 9, 2023 at 7pm at the Tall Pines Clubhouse.

Adjournment: Bill moved to adjourn at 8:52pm; Maureen seconded, all in favor.

Respectfully submitted,
Dana Ringewald, Secretary