

Ruxton Village Homeowners Association Minutes | Board of Directors | May 15, 2024 Tall Pines Clubhouse | 10930 Tall Pines Blvd, New Port Richey, FL 34654

Call to Order: Dawn Horvath, President, at 7:02PM. **Board Members Present:** Dawn; Dana Ringewald, Secretary; William Martin, Treasurer via Zoom; Maureen Johnson, Director. Quorum established. **Not Present:** Betty Ditzenberger, Vice President; John Lamont, Parklane **Member Present:** Paula Morin

Proof of Notice: Sign posted at Tall Pines entrance, notice on Clubhouse bulletin board, posted in HiLites newsletter and on the Tall Pines website.

Secretary Report: Maureen moved to approve and waive reading of minutes of Board Meeting, Nov 8, 2023. Dana seconded, all in favor.

Treasurer Report: Bill presented April 2024 report. Year to date income \$10,023 on course with YTD expenses \$9,728. Total operating account \$34,959. Total Reserve Funding \$127, 473 in CD's. Total Assets \$162,432.

Old Business: Liability insurance and Bonding for Board of Directors. John confirmed, as requested, that current insurance policy meets State and Federal guidelines.

New Business: Board Resignation. Betty Ditzenberger has resigned as Vice President. Dana moved to accept, Maureen seconded, all in favor. Maureen nominated Billy to also serve as Vice President consistent with the FL Statutes. Dana seconded, all agreed.

Pest Spraying. Green Thumb sprays planting beds along units' outside walls but Southern sprays the lawns. Question Parklane about two checks issued to Southern in one month?

Lawns. Many concerned with brown spots/areas in lawns. Pasco currently restricts watering systems to once per week, while hand sprinkling is permitted. System should run one hour per section. Rain Right is checking sprinkler heads on rotating basis. Malfunctioning heads should be reported to Dawn or reported on Tall Pines website. Paula suggested that Green Thumb thatch lawns for water to seep deeper into the soil. (Green Thumb has since recommended better to aerate lawns which Southern can provide.) Estimate needed.

Roof regulations. HOA documents require that owners have full responsibility to replace/repair fascia and gutters on their units.

Architectural Committee ARC: Maureen reported an application submitted to replace windows on a unit which was approved with two additional Board members.

Walk-on Topics from Board: Roof Reserves. Dawn reported that our documents require that all 24 units must be assessed equally with regard to roof replacements starting in 2026. Will likely need a Special Assessment. We would likely have enough funds to complete half of the buildings but a special assessment may need to occur as we work on the last three buildings. As outlined in our documents, any special assessments would need to be voted on by members of Ruxton Village before being assessed.

Next Meetings: Wednesdays at 7:00PM, August 21, 2024 and Nov 13, 2024 the Clubhouse.

Adjournment: Maureen moved to adjourn at 7:40PM. Dana seconded, all in favor.

Respectfully submitted, Dana Ringewald, Secretary