

**RUXTON VILLAGE HOA | Board of Directors | Minutes | November 12, 2025**  
**Tall Pines Clubhouse | 10930 Tall Pines Blvd, New Port Richey, FL 34654.**

**Call to Order:** Dawn Horvath, President, at 7:08PM.

**Board Members Present:** Dawn; William Martin, Vice President/Treasurer via zoom; Dana Ringewald, Secretary; Maureen Johnson, Director. A quorum was reached.

**Member Owners Present:** Jacky Besio, Paula Morin, June Stanislaw, Stanton Olsen.

**Parklane Present:** Richard Bremer, LCAM, via Zoom and Saile Alvarez present.

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

**Secretary Report:** Maureen moved to approve and waive reading of the August 20 Minutes. Bill seconded. All in favor. Minutes were posted on Tall Pines website and in the Hi Lites.

**Treasurer Report:** Parklane's Financial Report of 10/31/2025 was made available after the meeting. The Operating Account, \$6,707.67. Total Reserves of \$200,949.00 are allocated to Roofing Reserves, \$170,200.20 and Painting Reserves, \$30,748.94. Reserves are invested in four laddered CD's with Raymond James and the balance in a Truist Reserves account. Total HOA assets of \$207,656.81 includes all Reserves.

Board discussed a Parklane accounting discrepancy with Richard which was clarified.

**Old Business:**

**Roof Proposals:** Dawn prepared a spreadsheet for the seven roofing proposals ranging from \$36,727 to \$49,182 per quad roof. Bill compared types of shingles and underlayment, wood sheets included, fascia board cost and types of warranties offered. After much discussion, with input from Owners, the Board favored the Region Roofing proposal overall for highest quality materials and warranty at \$36,975 per quad building with an additional discount of \$870 per quad for roofs scheduled within a two week period.

Region's bid provides the GAF Timberline High Definition roofing system with GAF's top Golden Pledge Limited Warranty. Per GAF, manufacturer defects on shingles and products are covered for 40 years. Workmanship (Labor and materials) and disposal is included for 20 years and there is no shingle proration the first 10 years. GAF includes 4-6 nails per shingle, a leak barrier for protection wind driven rain, algae protection 25 years, a transferable warranty, etc.

Since fascia, soffits and gutters are the Owners' responsibility, Region offered to track cost of fascia board at \$12/LF, soffit at \$14/LF, and gutters and downspouts at \$11/LF, if needed, so Owners can be billed individually for those extras.

**Plan:** Richard clarified that since roofing is "regular maintenance," a vote of the Board is required. A special assessment will not be necessary.

Bill moved and Maureen seconded to hire Region Roofing to reroof three quad-buildings scheduled for 2026 at \$36,975 per building, which will be done two weeks apart to qualify for Region's \$870 discount. All voted in favor.

Building 1. 7702 & 7700 Rockville Ct & 10716 & 10718 Fiddlesticks Ct

Building 2. 10734, 10736, 10720 & 10722 Fiddlesticks Ct

Building 3. 7708 & 7710 Upton Ct & 7705 & 7707 Rockville Ct

Note: Building 1. Previous roofing permit issued April 2011.

Dana moved and Bill seconded to have our attorney review the roofing contract. All in favor.

**Note:** If Owners have any questions about Region Roofing or specifics about GAF or the proposal, please direct your inquiry to Dana at [dringewald@gmail.com](mailto:dringewald@gmail.com) or (630)849-5111.

**Funding:** Projected Roof Reserves are anticipated at \$174,000 by Feb 2026. This amount would fully cover roofs for three buildings in 2026 with remaining and incoming Reserves to go toward three buildings scheduled for 2029-2030. By increasing the existing monthly deposit to the Roof Reserves by \$480 per month (which works out to \$20 per unit per month) from March 2026 through Dec 2030, Dawn projected the roof project could be completed with \$9,000 remaining in reserves in 2030. Note that actual reroofing cost for three roofs in 2029 and 2030 is unknown this far in advance. Although reasonable increases were taken into account, the projection depends on the actual cost of the last three roofs in a few years.

While the additional roof funding will increase the current \$230 monthly fee, regular expenses may also increase for the Tall Pines Community Assn, garbage, landscaping and/or spraying. Monthly fees must accommodate those increases too. The Board will vote for the proposed monthly increase at the annual Budget meeting January 14, 2026 when all potential increases are available.

**Painting:** Board plans to add to Painting Reserves in the new budget so that the project could be scheduled sooner than anticipated. A specified bid sheet to solicit proposals will include power washing, brand paint, number of colors, etc. Richard will assist with the bid sheet.

#### **New Business:**

Parklane will mail both proposed Budget and Notice for Annual Meeting together at least two weeks before the Annual Budget Meeting Jan 14, and well in advance of Annual Meeting Feb 11. A letter will be enclosed with the packet reminding Owners of their responsibility for cost of fascia, soffits and gutters, if needed, in preparation for roofing project.

**Architectural Committee:** Maureen reported no requests were received.

**Next meetings:** Ruxton Village HOA Annual Budget Meeting: Wednesday, Jan 14, 2026.  
Ruxton Village HOA Annual Meeting: Wednesday, Feb 11, 2026.

**Adjournment:** Maureen moved to adjourn the meeting at 8:35PM. Dana seconded, all in favor.

Respectfully submitted,  
Dana Ringewald, Secretary