

ANNUAL MEETING | MINUTES

Ruxton Village Homeowners Assn

February 12, 2025 | Board of Directors

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

Call to Order: Dawn Horvath, President at 6:50PM

Board Members Present: Dawn; William Martin, Vice President and Treasurer by proxy via Zoom; Dana Ringewald, Secretary and by proxy; Maureen Johnston, Director and ARC.

Members Present: Paula Morin, June Stanislaw, Debbie Towasnicki and four Proxies. John Lamont, Parklane Real Estate Services, was present.

Proof of Notice: Sign posted at Tall Pines entrance. Notice on calendar in Hi Lites newsletter on Tall Pines website. Parklane mailed Notice with Annual Budget to Members.

Certification of Proxies: Secretary certified four proxies. A quorum was established.

Minutes: June waived reading of minutes for Feb 4, 2024 Annual Meeting. Paula seconded. All agreed.

Election: Directors serve for three year terms. No vote was necessary as there were two nominations, Dana and Bill, whose terms expire 2025. They were elected unopposed. Dawn and Maureen are serving three year terms which expire in 2026.

Organizational appointments: All agreed to serve in their current offices. Dawn as President; Billy as Vice-President and Treasurer, Dana as Secretary and Maureen as Director and head of Architecture Review Committee.

Treasurer Report: Bill reported, as of Jan 1, 2025: Profit on CD's approximately \$8,600 gain!

\$ 5,785 operating account (Truist)
49,079 reserve account (Truist)
1 Raymond James reserve funds
31,000 CD due May 25 @5.3%
32,000 CD due July @4.5%
32,000. CD due Oct @3.9%
33,000. CD due Dec @4.55%
600 MMA for CD's

183,465 Total Assets

Allocation of Reserves:

148,380. Roofs
29,300. Painting

177,680. Reserves

Annual Budget: Board approved 2025-2026 Fiscal Year Budget as presented.

NEW BUSINESS:

MONTHLY HOA PAYMENT: As of March 1, the monthly contribution to Tall Pines Community Association will be increased by \$4.00 per Member. Landscaping will also increase. As a result, the Ruxton Village monthly payment will increase from \$205.00 to \$230.00. Maureen moved and Dana seconded to approve the monthly increase. All agreed.

ROOFING: Ruxton II is coincidentally also preparing to re-roof buildings starting in 2026. Dawn will coordinate with Andrew, LCAM for Ruxton II, to obtain bids. Combining their 12 buildings with our 6 buildings may result in more competitive bids. Board will discuss roofing estimates at next meeting.

PAINTING: When painting of buildings was last done in 2016, cost was \$20,400 for the entire project. The Board will discuss future painting at the next meeting as some buildings are starting to look worn and faded. Ruxton II has recently completed painting and costs may be available for comparable estimates. Some fascia and soffits currently appear worn which is owners' responsibility.

Next Meeting: Wednesday, May 14, 2025, 7PM

Adjournment: Maureen moved to adjourn at 8PM and Paula Morin seconded. All in favor.

Respectfully submitted,
Dana Ringewald, Secretary