

RUXTON VILLAGE HOA | Board of Directors | Minutes | May 14, 2025
Tall Pines Clubhouse | 10930 Tall Pines Blvd, New Port Richey, FL 34654.

Call to Order: Dawn Horvath, President, at 7:05PM.

Board Members Present: Dawn; William Martin, Vice President & Treasurer via phone; Dana Ringewald, Secretary; and Maureen Johnson, Director. A quorum was reached. John Lamont for Parklane was not present.

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

Secretary Report: Maureen moved to approve and waive reading of the Feb 12, 2025 minutes. Bill seconded. All approved. Minutes were posted on Tall Pines website and in Hi Lites.

Treasurer Report: Bill noted that Park Lane's 2024 accounting error has been rectified. May, 2025 report. Year to date income of \$19,071. Year to date expenses of \$19,655. Total assets of \$195,190 including all Reserves.

Reserve Funding Allocation:

for roof (\$156,982) and for painting (\$29,916) totaling \$189,098 in Reserves. Of which \$129,645 is invested in four laddered CD's with Raymond James. The balance of \$56,696 is in a Truist account.

Old Business:

Roofing: Based on three contractors' estimates received by Andrew (Ameritech) to reroof buildings in Ruxton II starting in 2026, a guesstimate for Ruxton Village averages about \$50,000 per building, including 5% for extras. It was suggested that Andrew inquire of the contractors whether combining the projects for buildings in Ruxton Village with Ruxton II will produce a more competitive bid. Also suggested, asking Parklane if there is a formula for a project like ours.

Projected 2026 Roof Reserves of \$174,000 could cover the cost of three of our six buildings. The Board plans to reroof one building a year, starting in 2026. Each of the six buildings will be done in rotation as their roof becomes 15 years old, starting with Fiddlesticks Court. Since there must be equal assessments across the 24 units, discussion followed regarding when and how to collect the additional assessments for roofing.

1. Assess \$5,000 per unit or
2. Increase monthly to \$400 temporarily until there are sufficient Reserves to complete the project.

Dawn and Billy will work the numbers for discussion at August Board Meeting, with a plan to vote on a contractor's bid at November meeting.

Painting: Board plans to paint all buildings within next two years. Based on cost for painting at Ruxton II last year, a guesstimate for Ruxton Village could be about \$40,000 for all six buildings. General consensus was to obtain more specific quotes for our project.

New Business:

NOTE — Owner responsibility:

Prior to a building being reroofed, antennas and anything affixed to the roof must be removed at owner's expense. Any damage to a roof caused by such will also be charged to owner.

Prior to painting potentially within two years, owners must repair or replace rotted wood fascia and/or soffits, if needed. Note: All wood will be repainted by the HOA. Any changes to gutters or downspouts must also be done at owner's expense prior to painting.

Board agreed to change the paint color of the red building at the entrance of Fiddlesticks to a taupe shade to blend with the other buildings.

Architectural Review Committee: Maureen reported that an application for a new garage door was approved.

HB 1203 requires adding hurricane provisions on ARC application form. New law requires a written approval or denial of an ARC application after having been voted on at soonest board meeting. An email to the owner can be sent previously noting "it appears" that application will be formally approved at next board meeting.

Walk On Topics: Reminder to residents to report **irrigation issues** on Contact Form on Tall Pines website.

Next meeting: August 20, 2025. Note change for this meeting only to the third Wednesday.

Adjournment: Dana moved to adjourn the meeting at 8:10PM. Billy seconded, all in favor.

Dana Ringewald, Secretary