

**RUXTON VILLAGE HOA | Board of Directors | Minutes Annual Budget Mtg | Jan 14, 2026  
Tall Pines Clubhouse | 10930 Tall Pines Blvd, New Port Richey, FL 34654.**

**Call to Order:** Dawn Horvath, President, at 6:58 p.m.

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

**Member Owners Present:** Stanton Olsen.

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

**Proof of Notice:** Sign posted at entrance to Tall Pines, on Tall Pines website and in the HiLites. Parklane emailed notice to Owners 48 hrs prior to meeting.

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

**Treasurer Report:** Bill reported HOA is right on budget. Year to date income on CD's was \$7,000. Current rates are lower at 4.46%. .

**New Business:**

**Budget March 1, 2026 to Feb 28, 2027:**

Proposed 2026 - 2027 budget was presented by Dawn. It proposed income of \$78,912 with expenses of \$78,912.

The budget also indicated a proposed increase in monthly dues per unit from \$230.00 monthly to \$274.00 monthly beginning March 1, 2026.

To account for major items that increased the monthly per unit:

\$20. for Roof Reserves for reroofing project

\$14. for Tall Pines Community Assn

In addition, monthly costs to Ruxton Village HOA for lawn service, trash and property management services all accounted for small increases.

There being no objections, Dana moved to approve the budget for March 1, 2026 - Feb 28, 2027. Maureen seconded. All approved.

**Roofing Project:**

Samples of shingles were discussed, mindful of Region's advice that the lighter the roof, the cooler the attic. Preference was for Driftwood or Golden Harvest. Email choice to Dawn.

**Painting:**

Question was raised about needed painting of wood trim on some quad buildings considering the painting project for all buildings won't be funded from reserves for a year or two. Proposal was considered to hire a painter for those worn boards to buy time until funding is available.

Board agreed to solicit painting bids for the areas with immediate needs, as well as for the future entire project. Jacky Besio will be asked to recommend contractors.

**Next Meeting: Ruxton Village HOA Annual Meeting: Wednesday, Feb 11, 2026.**

**Adjournment:** Maureen moved to adjourn the meeting at 8:30p.m..Bill seconded, all in favor.

Respectfully submitted, Dana Ringewald, Secretary