

- **RUXTON VILLAGE HOMEOWNERS ASSN, INC**
- **Minutes | Board of Directors Meeting**
- **August 12, 2026**
- **Tall Pines Clubhouse, 10930 Tall Pines Blvd, New Port Richey, FL 34654**

Call to Order: Dawn Horvath, President, at 7:00PM.

Board Members Present: Bill Martin, Vice President and Treasurer; Dana Ringewald, Secretary. A quorum was reached.

Property Manager Present: Saile Alvarez for Parklane Real Estate Services.

Proof of Notice: Sign posted 48 hrs prior at Tall Pines entrance as required. Notice posted in Hi Lites newsletter, and on the Tall Pines Community Assn website.

Secretary Report: Bill moved to approve and waive reading of the May 13, 2026 minutes, Dawn seconded, all in favor.

Treasurer Report: Bill presented the July Treasurer's Report which is right on budget. Year to Date Income: \$36,595. Year to Date Expenses: \$36,463. Due to low interest rates on CD's, Board discussed exploring higher yield alternative investments. Bill to discuss with Raymond James. Saile relayed that Richard Bremer advised against alternatives the Board discussed, such as Treasuries, Standard & Poor or Dow Jones which may offer more risk than CD's.

Assets:

\$ 7,354. Operating Account Truist
 10,633. Reserve Account Truist
 217 Reserve Raymond James
 39,000. CD Raymond James (1/27)
 33,000. CD Raymond James (12/26)
 34,000. CD Raymond James (8/26)
 822. Money Market for future CD

125,026. Total HOA Assets

Allocation of Reserve Funds:

\$. 84,900. for Roofing
 32,772. for Painting

117,672. Total Reserves

OLD BUSINESS:

Pest Control: Saile presented proposals for three new spraying contractors. Hughes Exterminators provided the only analysis of the makeup and current condition of the lawns, or lack thereof. Some lawns are majority weeds. Board feels it best to know what we're dealing with and how best to remedy the situation. Dana suggested we reach out to the Pasco County or FL Dept of Agriculture for advice. Lawn condition and spraying to be discussed further at Nov meeting.

Painting: the HOA is soliciting bids for painting. The cream colored stucco on four quad buildings needs only pressure washing. Paint proposals will address those areas that are most in need of repairs, areas which are currently dark brown. As agreed, the red quad on Fiddlesticks and the gray quad on Rockville will be painted in neutral shades to blend with the overall color scheme. All bids should include pressure washing and, caulking. The first concern is the repair and/ or replacement of any wood beams, trim or siding or any stucco, all of which is an obligation of the unit owner. The Board will attempt to find additional contractor(s) for quotes, if repairs are not included in paint proposals. Costs for repairs could be estimated per unit, or individual owners could have necessary work done on their own. Concern was raised as to the extent the HOA can demand needed repairs and what recourse can be taken if work is not completed prior to painting.

NEW BUSINESS:

Insurance Declaration Page. Per HOA documents (Article XVI, Section 1), all owners must submit the annual renewal Declaration Page of their homeowners insurance to Richard Bremmer at Parklane Real Estate Services, 9851 SR-54, New Port Richey, FL 34655.

Property Transfers/New Residents: There is a new owner on Rockville Court; one unit is on the market.

Architectural Review Committee. No requests.

Comments from Board: Date for **ANNUAL CLEANUP** to be announced.

Next Meeting: Wednesday, Nov 11, 2026 at 7:00PM at Tall Pines Clubhouse.

Adjournment: Bill moved to adjourn at 8:15PM. Dawn seconded. All in favor.

Respectfully submitted,
Dana Ringewald, Secretary