

**ANNUAL MEETING | MINUTES**

**Ruxton Village Homeowners Association, Inc.**

March 11, 2026 | **Board of Directors and Members**

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

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

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

**Members Present:** Paula Morin, June Stanislaw, Debbie Towasnicki, Jacky Besio and Sharon Crawley

**Present:** Saile Alvarez, property management Parklane Real Estate Services.

**Proof of Notice:** Sign posted at Tall Pines entrance. Notice in Hi Lites newsletter and on Tall Pines website.

**Secretary:** Secretary certified proxies. A quorum of 10 was established. June waived reading of minutes for Annual Meeting Feb 12, 2025.. Paula seconded. All agreed.

**Election:** Directors serve for three year terms. No election was necessary since no candidates submitted a request. Dawn and Maureen, whose terms expired 2026, agreed to retain their current positions.

**Treasurer Report:** Bill reported, as of March 1, 2026: Profit on CD's approximately \$8,600 YTD gain! Current year net loss: -\$761.63 due to attorney fees and landscaping increase.

\$76,066.61. reserve account (Truist)  
 322.86. Raymond James reserve funds  
 33,000.00 CD due May 25 @5.3%  
 33,000.00 CD due July @4.5%  
 33,000.00. CD due Oct @3.9%  
 34,000 CD due Dec @4.55%  
 988.26. Government Portfolio MMA

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 210,387.00 Total reserve accounts  
 5,012.58. Operating account (Truist)

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\$215,400.33. Total Assets

Allocation of Reserves:

178,972.13. Roof Reserves  
 31,415.62. Painting Reserves

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\$ 210,387.75

**NEW BUSINESS:**

**Annual Budget:** Board approved 2026-2027 Fiscal Year Budget at Board meeting Jan 12, 2026. The Board increased the monthly fee from \$230.00 to \$274.00 due to supplemental funds needed for Roof Reserves to prepare for costs coming over the next few years and small increases for vendors.

**OLD BUSINESS:**

**ROOFING:** The contract with Region Roofing has been signed. Roof replacement for first three quad buildings will be according to Region Roofing's schedule, anticipated to begin by or before end of March.

**ATTENTION OWNERS of the three designated quad buildings:**

**COMMITMENT FOR WORK AT OWNERS EXPENSE.** Region Roofing will be contacting Owners directly to approve in writing, the replacement, if needed, of fascia and soffits, at their expense per Amendment to the HOA Declaration of Covenants, Article V, Section 3. Region's cost is \$12.00 per lineal foot for fascia and/or soffits. In addition, Region can provide as an option, new gutters at \$14.00 per lineal foot.

**ANTENNAS AND ANYTHING ATTACHED TO ROOFS:** In order to install new roofs, the Roofer needs any property attached to a unit roof removed, including the satellite dishes on two roofs. Any repairs after removal are at Owners' expense.

**DUMPSTER** locations for delivery of materials and dumpsters will require a cleared driveway on each side of a quad building. Owners have volunteered their driveways for two buildings; the third building is in need of two volunteers. .

**SHINGLES** Cranes will deliver materials to each building and the materials stored on the roof which is being replaced.

**PARKING** restrictions will be waived for cars parked on Rockville, Fiddlesticks and Upton for duration of the project. Owners' cars are to be parked on one side of the street to allow access and egress.

**GARBAGE CANS** on regular waste hauler days, for units on Rockville, Fiddlesticks and Upton, Owners will be required to bring their cans for pickup to Millriver for Rockville Ct, to Tall Pines Blvd for Fiddlesticks and the nearest main pickup for Upton Ct, since their trucks will not have access to backup on those streets.

**PAINTING:** The HOA does not have sufficient funds to paint the buildings at present. The Board will be obtaining bids to paint the six quad- buildings. The cost will increase significantly from when the buildings were last painted several years ago. The Board will also obtain bids to paint those limited areas badly in need. Depending on cost, the Board may consider doing those areas sooner.

**Next Board Meeting:** Wednesday, May 13, 2026.

**Adjournment:** Maureen moved to adjourn at 7:46PM. Bill seconded the motion. All in favor.

Respectfully submitted,  
Dana Ringewald, Secretary

**ANNUAL ORGANIZATION MEETING | MINUTES**  
**March 11, 2026 | Board of Directors**

**Call to Order: Dawn Horvath, President at 7:47PM**

**Present: Dawn, Bill Martin, Vice-President and Treasurer, Dana Ringewald, Secretary, Maureen Johnson, Director and Head of Architectural Review Committee.**

**Assignment of Offices:**

**The four Directors will retain their positions. All in favor.**

**Adjournment: 7:48PM**

**Dana Ringewald, Secretary**