

RUXTON VILLAGE AT TALL PINES HOA, INC
Minutes, Board of Directors Meeting
Wednesday, November 9, 2022
Tall Pines Clubhouse

Call to Order: June Stanislaw, President, at 4:00PM.

Board Members Present: William Martin, Treasurer; Dana Ringewald, Secretary; Bud Johnson, Director. Quorum was reached.

Also Present: Bob Zelensky, Member-Owner

And: John Lamont, Assistant Property Manager, for Parklane Real Estate Services Inc

Proof of Notice: Sign posted by Bud at entrance to Tall Pines and on website.

Secretary Report: Bud moved to approve and waive reading of revised minutes of May 4, 2022 and minutes of October 19, 2022, seconded by Bill, all in favor.

Treasurer Report: Bill's report will be forthcoming.
John presented the Annual 2023 Budget prepared by Parklane. Adjustments will be made for increase for Tall Pines HOA, increases for Waste Connection and for spraying service.

Old Business:

June discussed issue with new tenant parking a promotional vehicle in driveway at 7707 Rockville Ct. John to request copy of lease.

Dana suggested Parklane send a welcome letter to 'new owners' with identification of website to access Ruxton Village documents, minutes and notices, along with usual personal data form and usual questions about billing/payment options for monthly assessment. Notice of owner responsibility to follow all Rules and Regulations should be included.

Issue of parking RV's, not included in Tall Pines Rules and Regulations. Permission can be requested to park in clubhouse parking lot for limited time. Bud recommended rules for RV's should be adopted.

June discussed again need for Lease restrictions to prevent short term rentals such as AirBnB's. During required 90 day period following vote on initial Lease Amendment in May, two additional 'Yes' votes were added though 75% threshold of 18 'Yes' votes for passage was not reached. John suggested 24 months ownership before renting to avoid corporate or investors in general which had been tried and failed.

June cited that Florida Statutes Sect. 720 was rewritten to correct a glitch in the recent HOA law which is effective July 2022: 'No' votes to an amendment must now observe all terms of an amendment.

In discussing June's shortened Lease proposal, the following changes were made:

- Leasing would require 12 months ownership before renting.
- Minimum six-months for all leases.

—Owner to provide intent to lease to management company, followed by copy of the proposed lease, an application form, background check if available, an application fee. Management company to do background check for the HOA and charge allowable fee. Bill moved, seconded by Bud to have June update her draft with changes and email to the Board Members. Upon agreement on revised draft by Board, Parklane will submit same to new attorney, Cianfrone, Nikoloff.

June proposed using the Ruxton II rental application form. To be included on application, a statement that is owner's responsibility for Rules and Regulations, including owner's responsibility for their tenant to comply.

New Business:

Solar and Electric Car Chargers: Bud expressed need for guidelines for Architectural Committee review/ approval for both installation of solar panels and for EV car chargers. HOA cannot refuse use of solar panels per FL law although rules can restrict location and placement. Bud proposed guidelines for solar should be included in Tall Pines HOA Rules and Regulations and should have different rules for single-family homes vs villas due to Ruxton HOA responsibility for villa roofs. June to contact WREC regarding requirements for EV power stations, location.

Bid for Fertilizer, Weed & Pest Control:

Discussed disappointment with ControlaPest and termination of service. Interest in hiring Southern Care Lawn and Pest for spraying. Bid is \$330.00/year more. Dana moved to hire Southern Care provided they supply a monthly inspection report of lawns, seconded by Bud, all in favor.

Reduce Board to Three to Facilitate Quorum to Conduct Business:

Board agreed not to reduce Board size even though quorum difficult with only four members. Need one additional for five member Board and quorum of three. Bud thinks Board may be increased to as many as nine members. Difficulty in recruiting for Board with only 24 units/ owners, of which four are currently leased.

Dana suggested emailing or mailing minutes to all owners since we no longer have a monthly printed bulletin. June prefers owners and tenants check the Tall Pines website.

Dana suggested contacting Richard Bremer, our LCPR at Parklane, regarding training for our new agent who is at a disadvantage since he is new to working with an HOA.

Note: Parklane Real Estate Services main office is in Crystal River, yet they maintain a local office at 9851 State Rd 54, New Port Richey.

Adjournment: June moved, seconded by Bill, all agreed to adjourn at 5:55PM.

Next Meeting: Wednesday, January 18, 2023 at 4:00PM at the Tall Pines Clubhouse.

Respectfully submitted,
Dana Ringewald, Secretary