

**RUXTON VILLAGE HOA | Board of Directors | Minutes | August 20, 2025**  
**Tall Pines Clubhouse | 10930 Tall Pines Blvd, New Port Richey, FL 34654.**

**Call to Order:** Dawn Horvath, President, at 7:27PM.

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

**Member Owners Present:** Jackey Besio, June Stanislaw, Sharon Crawley, Dennis Mulligan, Stanton Olsen and Paula Morin via Zoom.  
Richard Bremer, LCAM, for Parklane was present.

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

**Secretary Report:** Maureen moved to approve and waive reading of the May 14th Minutes. Bill seconded. All approved. Minutes were posted on Tall Pines website and in the Hi Lites.

**Treasurer Report:** Year to date income of \$30,366. Year to date expenses of \$30,770.  
Operating Account \$8,117.

Reserve Funding Allocation: As of 7/31/2025, roofing reserve (\$160,898) and painting reserve (\$30,248) totaling \$191,147. Of which, \$130,000 is invested in four laddered CD's with Raymond James and \$60,888 is in a Truist Reserve account.

Total assets of \$199,265 includes all Reserves.

**Old Business:**

**Roof Proposals:** Multiple proposals have been submitted with additional bids promised. Proposals received so far for reroofing in 2026 are in the mid-\$40,000 range per quad building. Richard from Parklane offered to review the proposals. Board anticipates a vote at next meeting on Nov 12.

**Plan:** reroof quad buildings in rotation as each approaches 15 years from previous permit date.

Last roofing permits pulled for quad buildings:

4/2011 June/Dennis/George/Carol ... planned for 2026.  
9/2011 Dana/Sharon/Jackey/Tyson ... planned for 2026.  
2/2012 Kim/Kevin/Pat/Needs Trust ... planned for 2026.  
2/2014 Paula/Dawn/etc ... planned for 2029.  
10/2015 Michael/Stanton/Ellen/Rene. planned for 2030.  
11/2015 Maureen/Bill/Bonita/Deb ... planned for 2030.

**Funding:** Projected Roof Reserves should be \$174,000 by Feb 2026. This amount could cover roofs for three of six buildings. With an increase of \$53.00 to our current \$230 HOA monthly, from March 2026 through Dec 2030, Dawn projected the roof project would be completed with \$9,400 left in Reserves. Note: While roof funding will increase the monthly by \$53, other expenses might rise too (garbage, lawn, etc). Therefore, monthly fees would rise to accommodate those increases too. Board will vote for the monthly increase at Budget meeting in December.

Richard of Parklane to check whether existing shingles are covered by warranty for the recent hail event. Each of three roofers used in previous reroofing project may have used different brand shingles.

### **NOTE OWNER RESPONSIBILITY!!!**

#### **Section 3 of ARTICLE V. of the Declaration of Covenants, Conditions, and Restrictions for Ruxton Village, shall be amended to add the following:**

It shall be the obligation of the owner of the residence to maintain, repair, and replace the gutters, fascia, and soffits on his, her, or its residence. It shall be the obligation of the owner of the residence to maintain, repair, and replace the roof that covers his, her, or its residence under all circumstances, except that the Association shall do roof maintenance to address normal wear and tear and that the Association shall only be obligated to replace a roof when normal wear and tear is the sole cause of the roof condition that requires replacement of the roof. Damage to a roof caused by fire, wind, impact, act of God, force majeure, acts of the homeowner, acts of the homeowner's invitee, or by any cause other than normal wear and tear shall obligate the owner of the residence to maintain, repair, or replace the roof as necessary. The term "roof" does not include gutters, fascia, or soffits.

**Painting:** Item tabled. Board to solicit bids in a year.

#### **New Business:**

Board agreed to change the color of the quad building on Fiddlesticks Court, including 10736, 10734, 10722 and 10720, to blend in with the other buildings in Ruxton Village.

**Architectural Committee:** Maureen reported no requests filed.

**Next meeting: Wednesday, Nov 12, 2025.**

**Adjournment:** Maureen moved to adjourn the meeting at 8:35PM. Dana seconded, all in favor.

Dana Ringewald, Secretary