

HPCPO BOD Meeting

Date: August 25, 2026

Time: 9:00 A.M.

Call to order: Pledge of Allegiance & Moment of Silence

Roll Call: Jack Sanders, Greg Myers, Jean Albano, Lynda Anderson, Sue, Bill, Ray by Phone, Rick Manseau and Bill Wilson Excused

OLD BUSINESS: Violations: Motion to Levy fines for Violations (Unit – Block- Lot) 3-23-9, 6-38-16, 6-48-14
Motion to Approve: 1st: Jean Albano 2nd: Jack Sanders
All in Favor-passed: Yes

Approval of Minutes: BOD Meeting 7/28/2026 Minutes **Motion to Approve:** 1st: Ray Thomas 2nd: Lynda Anderson
All in Favor-passed: Yes

BACKGROUND APPLICATIONS: 12247 Fairway Ave, 12095 Walshwood, 12136 Fairway Ave, 7168 Fairlane Ave, 12028 Fairway Ave (2x), Western Circle – Lot, 12107 Eldorado (2x), 12118 Fairway Ave, 8081 Fairlane Ave, 12280 Fairway Ave, 8044 Western Circle, 12331 Fairway Ave, 7386 Highpoint Blvd (2x), 8061 Eagle Drive, 7356 Western Circle, 7354 Nielsen (2x), 7386 First Circle, 8039 Eastern Circle, 7555 Highpoint Blvd (2x), 8059 First Circle (2x), Eastern Circle – Lot, 7439 Harlow Street, 11533 Formosa (2x), 8055 Tower, 12260 Hallmark Ave (2x), 8049 Tower (2x), 7530 First Circle, 7569 Western Circle, 12087 Club House – **Total 38 - All applications previously approved – need to ratify**
Motion to Ratify: 1st: Jean Albano, 2nd: Jack Sanders
All in Favor-passed: Yes

OWNER FORUM: Guest: NO

NEW BUSINESS – COMMITTEE REPORTS:

- 1) **By-Laws/CCR's:** Bill read and explained changes to CCR's
Motion to Ratify Rules & Regulations Signs: (CCR's #9 Signs Page 11) and Storage Compound and RV Rules: (CCR's #5 Storage for Trailers, Boats, and Etc. Page 10) Revisions attached
Motion to Ratify: 1st: Lynda Anderson 2nd: Jack Sanders
All in Favor-passed: Yes

Fining Committee: Appoint Committee per Florida Statute 720.305
Motion to Approve: 1st: Jean Albano 2nd: Ray Thomas
All in Favor-passed: Yes

Fining Committee will consist of 3 rotating groups of 3 people (NOT related to any **BOARD Member**)

- 2) **Community Business:** Bill Report:
1. Labor Day Pool Party September 7th 11 AM to 1 PM will include A Buck a Duck Race. (1,000 ducks). Three prizes to be given out the other half of money will go to future events Ex. Thanksgiving. There will be food trucks, 50/50 and Splash Zone.
 2. Fining Committee and Violations fully explained
 3. Proposed changes sent to Lawyer for review to be completed for Budget/Bylaws meeting Thursday October 8th at 1pm
 4. A lot of improvements being done in horseshoe area. Thanks to the horseshoe members who have a good plan and are doing the bulk of the work. Tractor is there today (operated by Highpoint Employee)
 5. Our leans on collections align with Fl. Statutes. A packet of the first 7 Totaling \$6,041 have been sent to attorney
- 3) **Community Center:** Reopens August 30th

4) **Finances:** Greg Read Report

Motion to Approve: 1st: Jean Albano **2nd:** Ray Thomas

All in Favor-Passed: Yes

5) **Groundskeeping:** Greg Reported Horseshoe guys are renovating and updating that area.

6) **Information Services/Info Booth:** Ray stated everything is ok right now

7) **Permits:** Motion to Approve 11 Permits (See attached)

Motion to Approve: 1st: Lynda Anderson **2nd:** Jean Albano

All in Favor-Passed: Yes

8) **Recreation:** NO

9) **Storage Compound/Dog Parks:** Ray Reported: Getting estimates from Daniels for Road Base in "D" Section.
This will be helpful to people with big rigs who have to deal with the grassy area

Motion to Adjourn: Time: 9:18

Motion 1st: Jack Sanders **2nd:** Lynda Anderson

All in Favor-passed: Yes

Respectfully submitted by

Jean Albano
Secretary

Storage Compound & RV Rules: (CCR's #5 Storage for Trailers, Boats, etc., page 10)

- ✓ RV & Motorized and non-motorized watercrafts, or watercraft capable of being motorized, & trailer parking at your home, that are visible, is limited to ten days at a time (30 day maximum per year) solely for the purposes of loading, unloading or repairs, with the exception of canoes and kayaks and other watercraft as determined by the Board of Directors. (see **Canoes & Kayaks**) Class B RV vans (Dodge ProMaster, Mercedes-Benz Sprinter, and Ford Transit style) which are used as daily drivers, shall be considered "vehicles" for the purposes of *Storage Compound & RV Rules and Parking*.

Signs: (CCR's #9 Signs, page 11)

- ✓ ~~Placement of For Sale or For Rent signs shall be no more than two feet from the foundation of the home.~~ One (1) For Sale or For Rent sign shall be allowed on each site. These signs shall be the step down/push-in or "bandit" type and no greater than 24" x 30", 25" x 18". ~~All signs on vacant lots shall be 20' from the edge of the pavement and in the center of the lot.~~ Corner lots may have two (2) compliant signs, one (1) sign on each street side of the site. Golf course sites may also have one (1) additional compliant For Sale or For Rent sign on the golf course side of the site.

Permits:**APPROVED Total 11**

Lund	7488	Little Tee Ln.	8/6/2026	12/6/2026	screened carport, doors
Forrey	8161	Stockholm Street	8/6/2026	12/6/2026	New Roof
Smedile	7363	Western Circle Dr	8/6/2026	12/6/2026	Landscaping
Lewis	8091	Tower St.	8/6/2026	12/6/2026	New A/C
Ryves	12370	Club House Rd.	8/6/2026	12/6/2026	Driveway/Pad
Lund	7483	Little Tee Ln.	8/11/2026	12/11/202	Shed/Concrete Pad
				6	
Rhoades	8144	Fiesta St.	8/11/2026	12/11/202	Roof over shed/pan
				6	overs
Denny	7355	First Loop	8/11/2026	12/11/202	Shed Extension
				6	
Perry	8036	Western Circle Dr	8/14/2026	12/14/202	New Windows
				6	
Centofante		Lot 11 Western Circle	8/14/2026	12/14/202	Clear Lot for New Home
				6	
Jessen	8381	Highpoint Blvd.	8/17/2026	12/17/202	New Windows
				6	