

HPCPO BOD Meeting

Date: March 24, 2026

Time: 9:00 A.M.

Call to order: Pledge of Allegiance & Moment of Silence

Roll Call: Jack Sanders, Ray Thomas, Rick Manseau, Greg Myers, Jean Albano, Bill Rutledge, Sue, Lynda Anderson
Excused

Approval of Minutes: BOD Meeting 2/24/2026 Minutes **Motion to Approve:** 1st: Rick Manseau 2nd: Ray Thomas
All in favor-passed: Yes

BACKGROUND APPLICATIONS: 12141 Fairway, 7406 Western Circle, 7352 Eastern, 8257 Fiesta (2x), 7402 Eastern Circle, 12112 Sara Street (2x), 8124 Eagle, 12299 Fairway, 12021 Clubhouse, 7481 Eagle Drive (2x), 2 Looking in HP, 12277 O'Brien, 12544 Harker (2x), = 18 Total 1 Denied

Motion to Ratify: 1st: Jean Albano 2nd: Rick Manseau
All in favor-passed: Yes

NEW BUSINESS-COMMITTEE REPORTS:

Bill Wilson appointed to BOD – **Motion 1st:** Rick Manseau **Motion 2nd:** Jack Sanders

All in favor-passed: Yes

1. By-Laws/CCR's: New Meeting date to be setup. Committee members will be called

2. Community Business: Bill Report:

- Siren down will be taken to Tampa for Repairs/Rewire.
- Pool will be open later as its lighter out in evening.

3. Community Center: No Report

4. Finances: Greg read report: Available on table or at office

Motion to Approve: 1st: Ray Thomas 2nd: Rick Manseau
All in favor-passed: Yes

5. Groundskeeping: No Report

6. Information Services/Info Booth: Ray Reported: Lou M. and Stacey retired thank you for a job well done.
Connie has returned.

7. Permits: **Motion to Ratify Permits :** 1st: Jean Albano 2nd: Ray Thomas

Read by Rick: Make a motion to incorporate the below in our Rules & Regulations:

In many instances "Home improvements" require approval from both the High Point Board of Directors (via the Home improvement Committee) and Hernando County (Via the issuance of building permits by the Hernando County building Department). Consequently, **IT IS THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER(S)** when making a home improvement: 1) to determine if a Hernando County Building Permit is required for their particular home improvement; 2) Complete the High Point Home Improvement Form; 3) Obtain any required Hernando County permit(s) prior to initiation of their home improvement.

Motion to Approve: 1st: Jean Albano 2nd: Greg Myers
All in favor-passed: Yes

8. Recreation: Jack Reported: a request was made for a new set of horseshoes

9. Storage Compound/Dog Park: Ray Report: All is good

ANNOUNCEMENTS:

- July 4th Committee Meeting Friday 1pm March 27, 2026
- Dues Day Wednesday April 1st
- April 2nd General Meeting 7pm
- Tuesday April 28 Next BOD Meeting

Motion to Adjourn: Time: 9:12 Motion 1st: Ray Thomas 2nd: Rick Manseau
All in favor-passed: Yes

Respectfully submitted by

Jean Albano
Secretary

3-24-26

Permits:

APPROVED: 10

7483 Dearborn	Workshop/Extend Roof
8070 Little Tee	Repair/Replace Roof
8369 Highpoint	Add to Existing Pavers
8084 Little Tee	Resurface, Paint driveway, garage, stoops
124980 Harker	Window Replacements
8929 Highpoint	Window Replacements
12053 Thornridge	Fence
8605 Highpoint	Skirting Replacement
7312 Score	Stone with Pavers

Denied: 2

7350 Western Circle	Fence
12053 Fairway	Pergola