

HPCPO BOD Meeting

Date: November 25, 2025

Time: 9:00 A.M.

Call to order: Pledge of Allegiance & Moment of Silence

Roll Call: Rick Manseau, Paul Quintin, Steve Heffron, Ray Thomas, Jean Albano, Lynda Anderson, Greg Myers, Bill Rutledge, Corinne Foti, Susan

Verification of Notice: Agenda posting done on 11/21/2025 - Yes

OLD BUSINESS: (Items previously tabled from last meeting)

APPROVALS:

BOD 10/28/2025 Meeting Minutes and

Motion to Approve Both: 1st: Ray Thomas 2nd: Lynda Anderson

Rules and Regulations changes – Fences – see attached **All in Favor – passed:** Yes

6 Violations – (approve to go to fining Committee) : 7313 Western Circle, 11548 Fairway, 8759 High Point Blvd, 12378 Conde, 9023 High Point Blvd, 7381 Fairlane

Motion to Approve: 1st: Steve Heffron 2nd: Rick Manseau

All in Favor-passed: Yes

14 Background Applications: 12311 Thomason, 7489 Little Tee, 7543 Fairlane, 12499 (CP), 12334 Fairway, 8138 Eagle Drive, 7350 First Loop, 12053 Eldorado Ave., 12136 Fairway, 12555 Fairway (2), 7380 Harlow, 12062 Formosa (2), 7386 Harlow, 9074 High Point Blvd All Apps previously approved – need to ratify

Motion to Ratify: 1st: Jean Albano 2nd: Rick Manseau

All in Favor-passed: Yes

Background Applications: 12499 Fairway (1) (TV): App previously denied

Motion to Ratify: 1st: Paul Quintin 2nd: Rick Manseau

All in Favor-passed: Yes

OPEN FORUM: Guest: NONE

- Question asked why we can't get a discount if we pay HOA Dues for the entire year in January. Answer: it is not in our CCRS

NEW BUSINESS – COMMITTEE REPORTS:

1. **By-Laws/CCR's: Jean Report:** Nothing going on with Bylaws until February
 - A) Please remember to vote! Ballots must be received by 1:00 PM December 11th to be counted! Sign-up sheet for Christmas parade on table
2. **Community Business: Bill Report:**
 - A) Hernando County will transition to Coastal Waste and Recycling as the new residential trash, recycling and yard waste collection provider beginning January 2, 2026. Info Available on table.
 - B) Thanksgiving Dinner – Buy your tickets at office \$15 each. We welcome anyone that wants to help.
 - C) Office closed – Thursday & Friday
3. **Community Center: Steve:** Looking forward to more people coming back to use our community center. Thank you for the compliments about the Community Center and pool looking good.
4. **Finances: Greg Report:** Explained Financial Report for October 2025. Copies available today

Motion to Approve: 1st: Jean Albano 2nd: Steve Heffron

All in Favor-passed: Yes

Dues Day! December 3rd – 9am – 10am in the Community Center

5. **Grounds keeping: Report: NONE**

6. **Information Services/ Info Booth: All Good**

7. **Permits: See Last Page**

**Motion to Approve: 1st: Jean Albano 2nd: Rick Manseau
All in Favor-passed: Yes**

8. **Recreation: Paul:**

Pool – we received 15 chaise lounges. Sign on gate with hours etc. is up. Pickle ball windscreen is up and a net is being replaced on a court. At bocce we will be replacing lights. at Horse shoes maintenance trimmed back trees.

9. **Storage Compound/Dog Park: Ray Report:**

A) New 2026 stickers are in. Reminders all items in the compound must be registered and insured. We audit 3 or 4 times a year.

B) Proposal from Daniel Construction to add limestone base to Section D & Regrade all roadways in Compound - \$19,000. Approved Previously by BOD- **Need to Ratify.**

**Motion to Ratify: 1st: Paul Quintin 2nd: Rick Manseau
All in Favor-passed: Yes**

ANNOUNCEMENTS:

- Thanksgiving Dinner will be between 1pm-4pm. Deliveries will be done close to 1pm if you know of anyone who needs a dinner or you want to Donate one call Susan at the office. Marty Carrol will be playing music at the Thanksgiving Dinner.
- Christmas Parade is set for December 5th. Line up 5pm Parade Starts 5:30pm. Followed by tree lighting and refreshments inside. Ron Drolet will play music.
- December 6th Saturday 7pm – Christmas Show – Thank you Bill for fixing the Microphones.
- List of Food Banks are available at office or Library.

Motion to Adjourn: Time: 9:19

**Motion: 1st: Rick Manseau 2nd: Steve Heffron
All in Favor-passed: Yes**

Respectfully submitted by

Jean Albano
Secretary

Permits:

NOV.
2025

APPROVED (32)

7394 Western Circle
8194 Fiesta St
12468 Harker St
7356 Western Circle
7356 Western Circle

Carport Lattice
Replace roof
Extend Driveway
Steps/small deck
Fence

12248 Hallmark Ave

Fence

Continued next page

11545 Formosa St
7427 Eastern Circle
7358 First Loop Ave
8030 Western Circle Dr
12185 Club House Road
7445 Eagle Drive
12327 O'Brien Ave
9088 High Point Blvd
12402 Harker St
7518 Fairlane Ave
8113 Western Circle
12365 George Dr
12116 Club House Rd
8932 High Point
12363 Fairway Ave
7489 Little Tee Lane
12088 Walshwood Ave
8860 High Point Blvd
7324 Score St
12364 Conde Dr
12022 Formosa St
7331 Western Circle Dr
8147 Baycrest Dr
12349 Fairway Ave
12032 Formosa St
8258 High Point Blvd

Extend Driveway/pavers
New Windows
New Windows
New Roof
New windows & siding
Small Fence
New Fence
Fence-barriers
Deck screen-in
Extend Driveway
Gazebo
Repair edging
Fence
Ext Driveway
New Driveway
New Circular Driveway
Fence
Replace Shed
Screen in porch
Gazebo
Concrete Drive/rear slab for spa
Screen scene/carport
Driveway Ext/walkway/pavers
Fence
Fence
Shades/Carport

DANIEL Construction
 4435 Baseball Pond Road
 Brooksville, FL 34602
 (352) 796-6930 Fax (352) 754-9314

PROPOSAL AND ACCEPTANCE

TO: RAY THOMAS
DATE: 11.18.25
PHONE: 352.397.6473

RE: HIGHPOINT

We hereby submit specifications and estimates for the following scope of work to be performed to include ONLY that which is listed below in accordance with plans furnished:

Description of Work	QTY	UNIT	PRICE
TOTAL			
CUT AND BOX OUT PARKING AREA IN RV SECTION. REGRADE ALL ROADS AND ROLL AREA SIZE: 40 X 280			
TOTAL			\$19,000.00

TERMS: Due in full, upon receipt of our invoices(s).
 Subject to a **FINANCE CHARGE** of 1.5% per month OR a minimum late fee of \$5.00 per month on any unpaid balance 30 DAYS from invoice date. Subject to **ATTORNEY FEES** arising with collection.

If this proposal meets with your approval, please SIGN AND RETURN one copy for our files. We appreciate the opportunity to quote on this project.

From BJ
 Proposal

12/3

[View mes](#)