

## 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:** 1<sup>st</sup>: Ray Thomas 2<sup>nd</sup>: 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:** 1<sup>st</sup>: Steve Heffron 2<sup>nd</sup>: 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:** 1<sup>st</sup>: Jean Albano 2<sup>nd</sup>: Rick Manseau

**All in Favor-passed:** Yes

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

**Motion to Ratify:** 1<sup>st</sup>: Paul Quintin 2<sup>nd</sup>: 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 11<sup>th</sup> 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:** 1<sup>st</sup>: Jean Albano 2<sup>nd</sup>: Steve Heffron

**All in Favor-passed:** Yes

**Dues Day!** December 3<sup>rd</sup> – 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: 1<sup>st</sup>: Jean Albano 2<sup>nd</sup>: 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 windscreens are 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: 1<sup>st</sup>: Paul Quintin 2<sup>nd</sup>: 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 5<sup>th</sup>. Line up 5pm Parade Starts 5:30pm. Followed by tree lighting and refreshments inside. Ron Drolet will play music.
- December 6<sup>th</sup> 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: 1<sup>st</sup>: Rick Manseau 2<sup>nd</sup>: Steve Heffron**

**All in Favor-passed: Yes**

Respectfully submitted by

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Jean Albano  
Secretary

**Permits:**

**APPROVED (32)**

NOV.  
2025

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

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

Continued next pag

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
<b>TOTAL</b>			
CUT AND BOX OUT PARKING AREA IN RV SECTION. REGRADE ALL ROADS AND ROLL AREA SIZE: 40 X 280			
<b>TOTAL</b>			<b>\$19,000.00</b>

*TERMS: Due in full, upon receipt of our invoice(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 Dues