

HPCPO BOD Meeting

Date: January 27 2026

Time: 9:00 A.M.

Call to order: 8:59 Pledge of Allegiance & Moment of Silence

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

Verifications of Notice: Agenda posting done on 1/23/2026

Approval of Minutes: BOD 12/30/2025 Meeting Minutes **Motion to Approve: 1st:** Ray Thomas **2nd:** Rick Manseau
All in Favor-passed: Yes

Background Applications: 7306 Score Street, 12328 George Drive, 12070 Clubhouse Road, 9293 Highpoint Blvd, 12499 Fairway Ave., 12332 Conde Drive, 7363 Eastern Circle, 12325 Fairway Ave, 8046 Highpoint Blvd, 7444 Highpoint Blvd, 12038 Formosa Street, 8348 Highpoint Blvd, 8022 Eastern Circle, 12342 Club House, 8010 High Point Blvd, 8124 Eagle Drive (2x) Total of 17 – **All Applications previously approved- Need to Ratify**

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

OPEN FORUM: NO GUESTS

NEW BUSINESS-COMMITTEE REPORTS:

1. By-laws/CCR's : **NO REPORT**
2. Community Business: Bill Report: 4th July Meeting Friday 1:00pm Baltic Building
3. Community Center: Resident Committee meeting for new homeowners 7:00pm January 27th Community Center
4. Finances: Greg Report: Financial Report for 12/31/25 **Motion to Approve: 1st:** Rick Manseau **2nd** Jack Sanders
All in favor-passed: yes

Dues Day! Wednesday February 4th 9am-10am in the Community Center

5. Grounds keeping: **NO REPORT**
6. Information services/Info Booth: **NO REPORT**
7. Permits: 10 Permits **Motion to Approve: 1st:** Ray Thomas **2nd:** Jack Sanders
All in favor-passed: Yes

8. Recreation: **NO REPORT**
9. Storage Compound/Dog Park: Ray Reported: Too cold for paving in Rv Compound possibly 2nd week in February

Motion to Adjourn: Time: 9:10

Motion: 1st: Ray Thomas **2nd:** Jack Sanders
All in favor-passed: Yes

Respectfully submitted by

Jean Albano SIGNED
Secretary

Permits:

APPROVED

7477 Little Tee Lane	Fence
12291 O'Brien	Removal Window & Add Door
	Sidewalk & Patio
7440 First Circle Drive	Fence
8012 First Circle	Driveway
12396 Conde Drive	Fence
7331 Fairlane	Windows Replacement
12062 Formosa	Fence
12554 Fairway Ave	Movie Screen
12095 Clubhouse Road	Roof Over
9335 High Point Blvd	New Home
