

HPCPO BOD Meeting

Date: December 30, 2025

Time: 9:00 A.M.

Call to order: Pledge of Allegiance & Moment of Silence

Roll Call: Lisa Shaver, Steve Heffron, Ray Thomas, Rick Manseau, Greg Myers, Jean Albano, Bill Rutledge, Sue, Corinne Foti, Lynda Excused

VERIFICATION OF NOTICE: Agenda posting done on 12/18/2025

OLD BUSINESS: NONE

Approval of Minutes:

BOD 11/25/2025 Meeting Minutes

Annual Election 12/11/2025 Meeting Minutes

Organizational Meeting 12/11/2025 Minutes

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

All in favor-passed: Yes

Resignation of Lisa Shaver from the Board effective immediately

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

All in favor-passed: Yes

Appointment of John (Jack) Sanders to the Board effective immediately

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

All in favor-passed: Yes

Rules & Regulation Changes – Approve change of \$250.00 daily fine or per occurrence to \$100.00 daily fine or per occurrence –see attached

Motion to Approve: 1st: Rick Manseau 2nd: Ray Thomas

All in favor-passed: Yes

Background Applications: 8236 Fiesta Street, 12095 Club House Road, 7527 Fairlane Ave., 8407 High Point Blvd, 7384 First Loop, 12068 Walshwood, 7606 Fairlane, 12158 Club House, 12112 Sara St. , 12276 Fairway, 12053 Thornridge, 12264 O'brien, 7169 Fairlane, 8229 Green Ct, 8407 High Point, 8289 High Point, 7547 High Point, 8496 High Point

All Applications previously approved- need to ratify

Motion to ratify: 1st: Rick Manseau 2nd: Ray Thomas

All in favor-passed: Yes

OPEN FORUM: Guest: Stephen Gongola – Happenings in High Point

Stephen Gongola – Thanked the BOD For their hard work. Liked most of what was done over the years.
Complaints: The coupon payment book. Sign after the front gate. Don't need signs on High Point Blvd to show directions to dog park or RV Compound; wires not covered on High Point Blvd.

Monica Z – Thank you to B.O.D. expressed concern about process of appointing B.O.D. Also feels the new computer system is not working properly. She offered her assistance.

NEW BUSINESS – COMMITTEE REPORTS:

- 1) By-Laws/CCR's: Jean Report: By-Laws Committee will start up again in February. If you would like to volunteer and be a part of committee, please see me.

Permits: *Dec. 30, 2025*

APPROVED

8127 Baycrest Drive	Fence
8727 Highpoint Blvd	Gravel
9075 Highpoint Blvd	Ramp w/railing
8138 Eagle Drive	Fence
8068 Western Circle	Screen Room Enclosed
12266 Clubhouse Road	Sun Room
7587 High Point Blvd	Pan Roof
8254 Fiesta St	Fence
8139 Stockholm St	New Roof
7270 Fairlane Ave	New Roof/Paint driveway/walkways/fence
12429 Conde Dr	New Skirting
12291 O'Brien Ave	Fence
12137 Sara St	Fence
12474 Harker St	New Siding
7331 Fairlane Ave	Concrete Slab

Violations & Fines General Information: (CCR's #19 page 15)

- ✓ When a violation is noted a "Notice of Violation" (1st letter) is sent to the property owner indicating what the problem is and asking property owner to respond within 14 days.
- ✓ Violation notices applicable to rental properties are sent to the property owner, not the tenant. It is the property owner's responsibility to ensure tenants are aware of and comply with the restrictions.
- ✓ If compliance is not achieved, a "Final Notice of Violation" (2nd letter) is sent regular mail indicating fines will be applied should compliance not be made 10 days after the date of the letter.
- ✓ A letter (3rd letter) sent regular mail and certified mail advising that the property owner has a right to a hearing and must request such hearing within 2 weeks on the date of the letter; if not, it will be otherwise assumed the property owner(s) has given up their right for such a hearing. The following fines typically apply for restriction violations. (CCR's #19 Violations, page 15, aggregate \$2500.00)
- ✓ A letter (4th letter) sent regular mail and certified mail is generated advising of said fine if the property owner did not respond.

Rule #1: Failure to remove unapproved structures, improvements, unapproved permits, etc.: \$250. per day until compliance is achieved. (Max fine \$2,500.)

Rule #2: Unapproved Parking on Lawns/Vacant Lots: \$250. per occurrence. (Max fine \$2,500.)

Rule #3: Storage of trailers, motorized watercrafts & trailers, etc.:

- a) Failure to remove unauthorized vehicles at your home is subject to a \$250. per day fine until compliance is achieved. (Max fine \$2,500.)
- b) Failure to remove improperly stored vehicles in the RV/Storage Compound are subject to a \$250.00 per day fine until compliance is achieved. (Max Fine \$2,500.) Owners must secure their own liability and damage insurance, and provide same along with proof of ownership to store an item in the RV/Storage Compound.
- c) Unauthorized vehicles, RV's, motorized watercrafts & trailers or vehicles, RV's and motorized watercrafts & trailers incorrectly parked in the RV/Storage Compound are subject to towing at the owner's expense.

Rule #4: Pets/Nuisance: Failure to remove a pet: \$250. Daily fine per pet per day until compliance is met. Unleashed pets: \$250. Per occurrence; Failure to remove dog feces: \$250. Per occurrence. Unleashed pet roaming area & feces: \$250. Per occurrence. (Max fine \$2,500.)

Rule #5: Care & Maintenance of Property: \$250. Daily fine until compliance has been met and/or an hourly when a work crew is sent to clean it. (Max fine \$2,500.)

Rule #6: Laundry & Clothes Lines: \$250. Daily fine if not removed after proper notification. (Max fine \$2,500.)

Rule #7: Signs: Improper placement: \$250. Daily fine until compliance is achieved. Unapproved sign: \$250. Daily fine until compliance is achieved. (Max fine \$2,500.)

Rule #8: 120 days Completion of a New Home: \$250. Per day until compliance is achieved. An extension may be granted by the Board of Directors. (Max fine \$2,500)

Rule #9: Occupancy: \$250. Per day for non-compliance with High Point Community Property Owners, Inc. age restrictions, background checking & approval requirements. (Max fine \$2,500.)

Rule #10: Golf Cart Rules and Regulations: A \$250. Daily fine will be applied to a resident who has been warned and continues to violate the rules laid down by the Board of County Commissioners and High Point Community Property Owners, Inc. (Max fine \$2,500)

Rule #11: Noise Rules and Regulations: A \$250. Daily fine will be applied once a resident has been warned yet continues to violate the rules laid down by the High Point Community Property Owners, Inc. Board of Director. (Max fine \$2,500.00)

Rule #12: Unlicensed, Inoperable or Abandoned Vehicles: Stored or illegally parked in High Point are subject to a fine of \$250. Per day until removed, after legal notice has been served. (Max fine \$2,500.)

Rule #13: Condemned buildings: Failure to restore or remove damaged, destroyed or condemned buildings within stated time frame will result in a fine of \$250. Per day being applied after due legal notice. (Max fine \$2,500.)

Rule #14: Holiday decorations: Failure to remove Holiday decorations within one month shall result in a fine of \$250. Per day. (Max fine \$2,500.)

Addendum to Violations and Fines:

B. Unpaid Fines: Are subject to civil suit action 30 days after a "Final Notice" of totals due or after \$2500.00 of accumulated fines whichever occurs first.

B. Compliance: All owners and/or residents (renters, guests, etc.) must comply with all current Homeowner Association local, State and Federal Laws in regard to the use of their property.

**NOTE: UNAPPROVED STRUCTURES MAY BE REQUIRED TO BE REMOVED
AND MAY RESULT IN A FINE OR FURTHER LEGAL ACTION**