

HPCPO Budget & By-Law Meeting

Date: October 16, 2025

Time: 1:00 P.M.

Call to order: Pledge of Allegiance & Moment of Silence

Roll Call: Rick Manseau, Paul Quintin, Steve Heffron, Greg Myers, Jean Albano, Bill Rutledge, Ray Thomas by Phone, Corinne Foti Absent, and Office Staff - Susan & Verna

REVIEW OF BUDGET 2026 - GREG MYERS, TREASURER:

Copies available on table. Dues up \$2.00 per month. Lot mowing for homeowners (un-improved lots) raised \$50.00 per year. There was no raise in approximately 15 years. RV Lot Rental going up \$50.00 per year (also has not been raised in a number of years.) Greg explained budget (it will increase 3%) There were no questions.

REVIEW OF AMENDMENT CHANGES – JEAN ALBANO, SECRETARY: Explained (See attached)

CANDIDATES – BILL RUTLEDGE, LCAM:

Lisa Shaver and Greg Myers Spoke. As there are only 2 positions open and just 2 candidates applying the names do not need to go on ballot.

OPEN FORUM:

Question about background check for husband and wife explained.

Question on CAMS Involvement in Events. Answer we have chair and co-chair (homeowners). CAM will oversee if there are questions.

Greg explained Spectrum Spending

Paul explained about why we can't purchase a spare pool pump (warranty is from date of purchase)

Bill thanked all the volunteers who have worked on the activities because without them it would not have been possible. Asked for a round of applause.

Repair/Budget for Info Booth

Roof damage; someone knocked down flag pole – their insurance will pay for it.

Camera for East being worked on for High Point Blvd.

Request for more speed limit signs to go up.

Issues Regarding golf carts after dark

Question Regarding Thanksgiving Dinner committee not yet set up

Halloween Costume Party October 31st Tickets available (\$5) at the office or Dime Jingle.

Motion to Adjourn: 1st: Rick Manseau 2nd: Paul Quintin Time: 1:37 PM

Respectfully submitted by

Jean Albano, Secretary

Proposed Changes to Rules & Regulations

Fences:

Prohibited Types of Fences

1. Temporary Fences
2. Fences in right of ways
3. Permanent Fencing beyond the front corner of the home. This applies even to homes combining a vacant lot to an improved lot.

Approved Types of Fence Material

1. Chain Link-including vinyl coated chain link
2. White Vinyl

Applications

- 1) Decorative fences-made with white vinyl material no shorter than 36 inches and no taller than 42 inches may be placed in front of the house no further forward than the overhang of the front roof line of the home and may not extend farther than the width of the home.
- 2) *Patio enclosure fences not to exceed 72 inches tall constructed of either solid white vinyl panels or solid white vinyl panels with decorative designs (not to exceed 18 inches in height) on the top.*
- 3) *Carport side enclosure fences not to exceed 72 inches tall constructed of solid white vinyl panels or solid white vinyl panels with decorative designs (not to exceed 18 inches in height) on the top. These enclosure fences may not extend beyond an adjacent home structure (Florida room, laundry room, etc.) or beyond the last carport support on the street side.*
- 4) *Vision Barrier Fences-constructed of solid white vinyl not to exceed 72 inches tall and in aggregate 24 feet long (approved on a case by case basis by the Board of Directors).*
- 4) *Perimeter fences of solid white vinyl panels for homes bordering the perimeter of High Point with a height approved by the Board of Directors.*
- 5) *Fences to conceal air conditioners, heat pumps, or water softeners- consisting of solid white vinyl panels that must be no more than 36 inches away from the unit and no more than 60 inches in height.*
- 6) *Yard fencing-using chain line or solid white vinyl panels 48 inches in height.*
- 7) *Miscellaneous fencing-constructed of approved fencing material for various fence applications not covered in the preceding applications and approved on a case by case basis.*

Pool Policy for Community Pool (not in CCR's):

If homeowners rent out their home, they are no longer entitled to "Free Pool Privileges" as long as the property is rented out to others.

Renters/Tenants/Occupants Reference Approval Program:

Background checks time frame is decided by the Board of Directors on a case by case basis.

**High Point Community Property Owners, Inc.
2026 CONSOLIDATED BUDGET**

	2025	2026	2025	Budget 2026
Income:				
Homeowner Assessment Fee	\$44./\$22./mo	\$46./\$24./mo		
Vacant Lot Assessment Fee	1674	1677	\$883,872	\$925,704
Lot Mowing @ \$250./\$300./yr/lot	47	44	\$12,408	\$12,672
County Median Maintenance	17	16	\$4,250	\$4,800
RV Compound Rental @\$150./\$200./yr	238	175	\$7,553	\$7,553
RV Compound Rental @\$175./\$225./yr	24	23	\$35,700	\$35,000
			\$4,200	\$5,400
Total Service Income			\$947,983	\$991,129
Miscellaneous				
Pool Passes, Late Fees, Interest, Etc			\$58,448	\$80,448
OTHER - Board Designated Surplus Funds			\$100,000	\$100,000
Total Income:			\$1,106,431	\$1,171,577

	2025	2026
Operating Expenses:		
Salaries & Wages	\$458,887	\$458,553
Payroll taxes	\$36,556	\$36,580
Taxes: Property, State, Federal	\$7,725	\$7,500
	\$503,168	\$502,633

	2025	2026
Insurance		
Legal & Professional Services	\$141,200	\$143,921
Utilities	\$53,560	\$53,630
Security System	\$123,085	\$129,000
	\$4,120	\$2,000
	\$321,965	\$328,551

	2025	2026
Repairs & Maintenance:		
R/M Information Service (Front Gate)	\$1,030	\$6,500
R/M RV Compound	\$20,600	\$40,400
R/M Landscaping	\$3,090	\$18,000
P & L and DRAs	\$10,300	\$2,000
R/M Community Center	\$15,450	\$17,500
R/M Recreation (Pool, Tennis, etc.)	\$20,600	\$26,500
R/M Baltic Bldg	\$3,090	\$7,000
	\$74,160	\$117,900

	2025	2026
Supplies & Other:		
Groundskeeping	\$12,360	\$6,000
Community Center & Baltic Bldg	\$12,360	\$6,000
Office Supplies & Recreation	\$24,780	\$24,780
Social Activities	\$12,360	\$9,000
Dues, Fees, Leased Equip, Empl Rel	\$5,150	\$5,150
Computer Professional Svcs	\$16,570	\$21,000
Bank Charges	\$6,180	\$26,000
Other: Coupon Books, Bad Debt	\$4,120	\$9,000
Miscellaneous &	\$11,845	\$12,000
	\$2,060	\$1,500
	\$107,785	\$120,430

	2025	2026
Total Expenses:		
Annual "Statutory" Reserves Deposits	\$1,007,078	\$1,069,514
Capital Improvement Fund Deposits	\$87,467	\$90,112
Total Expenses, Replacement, and CIF	\$1,094,545	\$1,159,626
Net Income for Year	\$975	\$651

\$7,509.33
\$941.67

High Point Replacement Schedule

2026

	Estimated Life	Remaining Life	Anticipated Cost	Total Accrued 12/31/2025	2026 Budget
Community Center					
Roof-Complete	25	14	\$66,000	\$25,262	\$4,332
Floors	15	3	\$84,000	\$63,522	\$11,028
Air Handling / AC	15	5	\$36,000	\$32,030	\$1,061
Kitchen Equipment	15	10	\$24,000	\$7,778	\$1,918
Tables and Chairs	20	17	\$24,000	\$10,358	\$906
Sound System	10	0	\$3,600	\$6,000	\$0
Security Cameras	10	6	\$36,000	\$17,135	\$4,027
Ice Maker	15	10	\$3,400	\$1,460	\$229
Floor Scrubber	12	9	\$10,800	\$2,192	\$1,145
Canopy - CC	5	1	\$9,600	\$9,669	\$2,405
Stage Curtains	10	5	\$7,200	\$5,404	\$480
All Painting					
Painting - All	7	1	\$18,000	\$18,152	\$6,335
Pool					
Structure pool and deck	10	4	\$42,000	\$30,046	\$4,270
Filtration System/ pumps	10	0	\$16,000	\$25,685	\$9,976
Surface Finish	20	2	\$24,000	\$22,706	\$1,414
2 Geo Thermal Heaters	12	11	\$25,000	\$4,228	\$2,209
Fencing (Privacy)	20	9	\$7,200	\$3,976	\$428
Recreation Facilities					
Tennis, Shuffleboard, etc	20	9	\$48,000	\$22,682	\$3,369
Office - Computers & Furniture					
	5	4	\$6,000	\$2,030	\$1,061
Outbuildings/ flatwork					
Sidewalks, curbing, shed	15	6	\$24,000	\$12,629	\$2,428
Rules & Enforcement Cart					
	10	6	\$8,400	\$4,396	\$854
Maintenance equipment					
52" Lxmark Laser Z - 2020	6	2	\$14,000	\$11,091	\$3,183
Club Car (Cushman) - 201	15	10	\$14,400	\$7,036	\$871
2015 Chevy Truck	10	7	\$40,000	\$26,661	\$2,371
Lazer Z 60"- 2022	6	4	\$17,000	\$10,740	\$2,235
ExMark 60"-2023	6	4	\$17,000	\$7,822	\$3,278
Lazer Z 60"- 2017	6	0	\$17,000	\$23,554	\$0
Fence					
Perimeter Fence	50	50	\$282,000	\$52,331	\$7,080
Fencing compound RV	50	50	\$18,000	\$2,014	\$1,127
Parking Lot					
Lot seal, stripe, repave	30	9	\$140,000	\$101,131	\$6,174
Demolition					
Unforseen	10	6	\$20,000	\$16,273	\$1,796
Community Safety & Security					
	5	4	\$10,000	\$4,060	\$2,122
TOTALS:				\$590,053	\$90,112

NOTE: In 2026: \$90,112 divided by 12 months = \$7,509. in Jan. (Repl II account) & \$7,509. each month thereafter to be deposited in (Repl I account), designated as replacement funds.

PROPOSED AMENDMENTS TO THE AMENDED AND RESTATED RESTRICTIONS
AND COVENANTS FOR HIGH POINT COMMUNITY PROPERTY OWNERS, INC

EXAMPLE ONLY

2026 New wording to be
done by Attorney Soon. (3)
Ballot will be in different format

The following are proposed amendments to the Amended and Restated Restrictions and Covenants of High Point Community, originally recorded at Official Record Book 1413, Page 1613, Public Records of Hernando County, Florida and as subsequently amended.

(New Wording is UNDERLINED. Deleted wording is ~~STRICKEN THROUGH~~
Except when Proposed Amendment involves substantial rewording)

Item #1 on Ballot

ON P. 7 in book

Restated Restriction and Covenants are hereby amended as follows:

1. Improvements-Prefabricated sheds and prefabricated structures ~~are~~ will be
evaluated on a case by case basis using the criteria listed in the Rules and Regulations section.
~~prohibited in High Point.~~ Hernando County Building Permits and High Point Permits for attached sheds,
and or other structured are required and must be presented to the Board of Directors for approval. All
structures must have a concrete base and be attached to the home roof line. This attachment must be
esthetically correct and follow the total roof line, must have an exterior of a similar color and
architectural type as existing structures on the lot. All work must be completed within 120 days.

Item #2 on Ballot

P. 9 in book

Restated Restriction and Covenants are hereby amended as follows:

2. Set Backs-Except for approved fences under the terms hereof, no permanent
structure of any type (as defined in the Rules & Regulations) shall be erected or placed on any lot ~~other~~
~~than~~ within the following setbacks, and any specific expectation which may apply. Setbacks are measured
from property lines. All normal lots shall have a front (address side) setback of 20 feet, side setback of 5
feet and rear setback of 12 feet. Corner lots shall have a front (address side) setback of 20 feet; on the
other side street (not the address side) a setback of 12 feet; and the side not facing a street a setback of 5
feet.

Item #3 on Ballot

P. 11 in book

Restated Restriction and Covenants are hereby amended as follows:

10. Limitation on Mobile Home Site, Placement and Model Type:

(a) Any mobile or manufactured home must be new and unused at the time of the
home being brought into the community. A current homeowner may replace their older mobile home
with one which is no more than (5) years older than the current calendar year. Board of Directors
approval is required in all cases.

(b) The placement of all mobile and manufactured homes must comply with all
governmental regulations and requirements, in addition to being approved by the Association. Further,
all homes must have a carport and/or a garage, and must also have a utility room, and may have a screen
room or a Florida room or the equivalent thereof. Any homes being brought into the community must be
placed on ~~the site by a engineer or surveyor licensed in the State of Florida~~ the lot in accordance with
the certified site plan developed by an engineer or surveyor licensed in the State of Florida to ensure
that all setback requirements are met, additionally and all exterior work, including the laying of sod on
any disturbed ground, or fully installing "xeriscaping" or "Florida-friendly landscaping", as provided for
and described in the Florida Statutes, must be completed in 120 days.

Item #4 on Ballot

Restated Restriction and Covenants are hereby amended as follows:

15 Homeowner Responsibilities:

p. 12 in book

(d) (2) All information and forms in connection with any proposed rentals shall be submitted to the Corporation at least 30 days prior to the effective date of the proposed rental agreement, and all rentals shall be subject to the approval of the Corporation. An investigation regarding the criminal record and residency history of the proposed tenant(s) may be conducted, and the Association may charge ~~an a reasonable~~ application fee to cover the cost of any investigation. ~~not to exceed \$100.00 per occupant, provided that a~~ **A** husband and wife shall be considered to be one occupant for this purpose. Within 15 days from receipt of all requested information and forms the Corporation will notify the homeowner(s) as to whether the proposed lease agreement has been approved. Occupancy is not permitted until background investigation has been completed and approved. The only grounds upon which a lease may be disapproved are the following: (a) a criminal record of one of the proposed occupants which leads the Corporation to conclude that occupancy by such persons may be detrimental to the safety and welfare of the community; (b) dishonesty, including the failure to provide accurate information on the application for approval; (c) if the application and related forms demonstrate that one or more of the proposed occupants do not intend to occupy the property in a manner that is consistent with the restrictions and rules of the community; or (d) one or more of the persons seeking to occupy the property has a record or history of disruptive behavior or disregard for the rights or property of others as evidenced by the occupancy history or prior conduct of such individual. If a lease is disapproved and the tenant(s) disregard the disapproval and occupy the property, both the homeowner(s) and the tenant(s) will be jointly and severally liable for all costs and attorney's fees, incurred by the Association in connection with the enforcement of these restrictions. (4)

Item #5 on Ballot

Restated Restriction and Covenants are hereby amended as follows:

16. Housing for Older Persons:

p. 14 in Book

(f) Sale of Units: All information and application forms in connection with any proposed sale shall be submitted to the Corporation at least 30 days prior to the effective date of the proposed sale, and all sales shall be subject to the approval of the Corporation. An investigation regarding the criminal record and residency history of the proposed homeowner(s) may be conducted, and the Association may charge ~~an a reasonable~~ application fee to cover the cost of the investigation. ~~not to exceed \$100.00 per occupant, provided that the~~ **A** husband and wife shall be considered as one occupant for this purpose. Occupancy is not permitted until background investigation has been completed and approved. Within fifteen (15) days from receipt of all requested information and forms, the Corporation will notify the homeowner(s) as to whether the sale has been approved. The only grounds upon which a sale may be disapproved are the following: (a) a criminal record of one of the proposed occupants which; leads the Corporation to conclude that occupancy by such person may be detrimental to the safety and welfare of the community; (b) dishonesty, including the failure to provide accurate information on the application for approval; (c) if the application and related forms demonstrate that one or more of the proposed occupants do not intend to occupy the property in a manner that is consistent with the restrictions and rules of the community; or (d) one or more of the persons seeking to occupy the property has record or history of disruptive behavior or disregard for the right or property of others, as evidenced by the occupancy history or prior conduct of such individual; or (e) the application and credit report demonstrates serious financial irresponsibility on the part of the applicant.

The seller of a unit is responsible for providing the buyer with copies of all the governing documents of the Association, including the Restrictions, By-Laws, and any rules and regulations. Regardless of whether such information is provided by the seller, the buyer needs to be aware of all existing restrictions.

BYLAW IV (P. 18)

Item #6 on Ballot

~~Restated Restriction and Covenants~~ are hereby amended as follows:

~~20. Modifications.~~ Section 5. Meetings of the Board of Directors will be held at least once monthly ~~at the High Point Office/Welcome Center~~ at such place and time as determined by the Board of Directors.

Item #7 on Ballot

Restated By-Laws are hereby amended as follows: (p. 20 in Book)
By-Law VI. Community Association Manager

Section 1. The Board of Directors may employ a Community Association Manager ("Manager") to administer and coordinate all the activities and functions of the Corporation, pursuant to the Corporation's governing documents and the adopted policy and general directives of the Board of Directors.

Sections 2 - 6 to be taken out as items are in CAM Contract
~~Section 2.~~ The Manager generally is to attend the Board meetings and general meetings of the Corporation

~~Section 3.~~ The Board of Directors shall prepare a job description setting forth the precise duties and responsibilities of the Manager.

~~Section 4.~~ The Manager shall be paid such compensation as is determined and fixed by the Board of Directors.

~~Section 5.~~ The Manager shall be in charge of all employee issues.

~~Section 6.~~ Florida law requires a licensed, certified Community Association Manager (CAM) or a Licensed Management Company if corporate assets are \$100,000.00 or more.

Item #8 on Ballot

No Item #8

HIGH POINT COMMUNITY PROPERTY OWNERS, INC.
2025 SPECTRUM SPENDING

DATE:	AMOUNT:	DESCRIPTION:	TOTAL:
9/3/2024	\$674,000.00	Spectrum Money Rec'd	\$674,000.00
9/3/2024	\$101,100.00	Commission Payment	\$572,900.00
12/31/2024	\$110,800.00	Income Tax Payment	\$462,100.00
Mar-25	\$32,000.00	Tractor with attachments	\$430,100.00
Mar-25	\$68,000.00	Pool Repair & Resurface Deck	\$362,100.00
TBD	\$100,000.00	Security Camera System Upgrade	\$262,100.00
Mar-25	\$20,000.00	Pool Pump Upgrade	\$242,100.00

6

Ballot

High Point Community Property Owners, Inc.

December 11, 2025 1:00pm

12249 Club House Road, Brooksville, FL 34613

(Must be received by 1:00pm on December 11, 2025)

Ballo

1. Place your **COMPLETED BALLOT** inside the envelope marked "**BALLOT ENVELOPE**" blue on the outside. *This ballot will be used to establish quorum for the annual meeting.*
2. Place the **SEALED "BALLOT ENVELOPE"** inside the return envelope (envelope which has the **YELLOW highlighted** area for your signature).
3. **SIGN** The return envelope in the **yellow highlighted** area.
4. **BALLOTS WITHOUT A SIGNATURE WILL NOT BE COUNTED!**
5. Ballots must be received no later than 1:00 pm on December 11, 2025

Proposed Amendments to Restated Restrictions and Covenants
(Please refer to full amendment wording enclosed)

(Please circle only 1 answer)

Article 1, Section 1 -- Prefabricated sheds and structures approval change	YES
Article 2, Section 1 -- No permanent structure of any type within setbacks	YES
Article 10, Section (a) and (b) -- Placement of all homes in accordance with a certified site plan by a licensed Surveyor or Engineer & all exterior work to be completed within 120 days	YES
Article 15, Section (d)(2) -- Homeowner Responsibilities-Background Application fee limit change for occupant/single/married couples	YES
Article 16, Section (f) -- Housing for Older Persons-Background Application fee limit change for occupant/single/married couples	YES

Proposed Amendments to Bylaws

Article IV, Section 5 -- Director Meetings at time and place as determined by the Board	YES
Article VI, -- Community Association Manager functions as per Contract and Florida Statutes	YES

APPROVE YEAR 2026 BUDGET?

(Please circle only 1 answer)

YES

NO

CANDIDATES FOR BOARD OF DIRECTORS ARE ON THE
BACK OF THIS BALLOT