

HPCPO BOD Meeting

Date: February 24, 2026

Time: 9:00 A.M.

Call to order: Pledge of Allegiance & Moment of Silence

Roll Call: Ray Thomas, Steve Heffron, Rick Manseau, Greg Myers, Jean Albano, Jack Sanders, Bill Rutledge, Susan, and excused Lynda Anderson

OLD BUSINESS: Items previously tabled from last meeting

Approval of Minutes: BOD Meeting 1/27/2026 Minutes

General Meeting 2/5/2026

Motion to Approve: 1st: Ray Thomas 2nd: Steve Heffron

All in favor-passed: Yes

BACKGROUND APPLICATIONS: 7590 Highpoint Blvd, 8156 Baycrest Drive, 12021 Formosa Street, 7354 Harlow Street, 7217 Fairlane Avenue, 12124 Thornridge, 7402 Eastern Circle Drive, 12130 Sara Street, 7528 Western Circle Drive, 8156 Baycrest Drive, 12045 Formosa Street, 7381 Western Circle, 9074 Highpoint Blvd, 12372 Conde Drive, 8197 Fiesta Street, 7507 Little tee, 16 Background Checks

All applications previously approved- need to ratify

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

All in favor-passed: Yes

NEW BUSINESS – COMMITTEE REPORTS:

1. By-Laws/CCR's – Jean Report: Sign-up sheet on table. Jean will call homeowners in the next 2 weeks. There may be up to 6 meetings lasting 1 to 2 hours each.
2. Community Business: Bill Report: On Thursday a (Rental) lift will take down emergency siren. It will be looked at for repair.

July 4th parade could use more volunteers. Sheriff Department will be here and the citizens mounted patrol. Sign up to be in parade, golf carts, cars etc.

Next Meeting for July 4th committee is Friday at 1pm

3. Finances – Financial Report read by Greg for 1/31/2026 Available on table and at office

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

All in favor-passed: Yes

4. Permits – Steve Report (See Attached) 12 Approved 3 Denied

Motion to Approve: 1st: Jean Albano 2nd: Ray Thomas

All in favor-passed: Yes

5. Recreation: Maintenance put in some concrete at Horseshoe pits

6. Storage Compound/ Dog Park - Ray Report: Paving completed in RV Compound Gate is Now Open.

Grounds keeping, Community Center, Information Services/Info Booth – No Report

OPEN FORUM: GUEST: NO

Today is Steve's Last Day. Thank You for your service. He has put in numerous hours and done a great job as well as trained others. He will continue to help out on the permits committee. (Round of applause)

Motion to Adjourn: Time: 9:09

Motion 1st: Rick Manseau 2nd: Steve Heffron

All in Favor-passed: Yes

Respectfully submitted by

SIGNED

Jean Albano, Secretary

Feb. 24, 2026

Permits:

APPROVED

12191 Clubhouse Road	Fence
8238 Green Court	Fence along back line of lot
8421 Highpoint Blvd	Flag Pole
7427 Eastern Circle	Fence
12453 Fairway Ave	Fence
7487 First Circle Dr	Reroof
12334 Fairway Avenue	Fence
12526 Fairway Avenue	Carport Replacement
8929 Highpoint Blvd	Windows
7416 Highpoint Blvd	New Deck
8186 Stockholm Street	New Beams under Carport
7303 Score Street	Window

DENIED

8238 Green Court	Fence along driveway
7312 Score Street	Driveway
12191 Clubhouse Road	Storage Building