

HPCPO BOD Meeting

Date: July 29, 2025

Time: 9:01 A.M.

Member Only Meeting – Owners of High Point Property

Call to order: Pledge of Allegiance & Moment of Silence

Roll Call: Corinne Foti, Lynda Anderson, Jean Albano, Greg Myers, Steve Heffron, Bill Rutledge, Ray Thomas Via Phone, Rick Manseau and Paul Quintin Excused (Quorum Met)

Verification of Notice: Agenda posting done on 7/24/2025 (Yes)

OLD BUSINESS: None

Approval of Minutes: BOD 6/24/2025 Meeting Minutes **Motion to Approve: 1st: Steve Heffron 2nd: Ray Thomas**
All in favor-passed: Yes

REMINDER: No Meeting in August Building is closed for the last 2 weeks and September BOD Meeting will be 9/23/2025.

Due to special voting on September 30th Community Center will be closed on Monday 29th. Voting will be 7AM to 7PM on Tuesday.

Violations (to go to Fining Committee for \$2500) 7574 Fairlane Ave., 8095 Stockholm St., 9355 High Point Blvd.

Motion to Approve: 1st: Steve Heffron 2nd: Lynda Anderson

All in favor-passed: Yes

Background Applications: 7174 Fairlane, 12332 Conde, 12276 Hallmark, 8091 Little Tee, 8098 Western Circle, 7412 Western Circle, 7374 Harlow St., 8541 High Point Blvd, 7464 Harlow, 12101 Walshwood, 7405 Western Circle, 7393 Fairlane, 12279 Fairway, 7187 Fairlane, 8091 Little Tee, 12121 Club House, 8479 High Point, 8599 High Point, 12321 O'Brien, 12335 George, 7385 First Circle, 7379 First Circle, 8001 Baltic

All Applications previously approved – need to Ratify

Motion to Ratify approval of Background Applications: 1st: Jean Albano 2nd: Lynda Anderson

All in favor-passed: Yes

OPEN FORUM: No Homeowner wanted to speak on agenda items

NEW BUSINESS – COMMITTEE REPORTS:

- 1) By-Laws/CCR's: No Report
- 2) Community Business: Bill Report:
 - A) Weekly alarm tests Fridays at 12 noon – information will be sent out soon explaining what each type of blast means
 - B) July 4th recap and thanks (round of applause) Next years will be bigger and better
 - C) Upcoming events volunteers needed for Halloween, Thanksgiving, Christmas – Sign-up sheets are on table by kitchen
 - D) Hernando County Code Enforcement Group Effort – Bill working with county on the violations, that the county has that they can enforce.
 - E) Update on Tillman Fiber – Explained how the work is being done and work may be done in approximately 4 weeks you can call Tillman Fiber directly. Office has their Phone Number
 - F) HC Special Election- State Senate Race 9/30/2025 &12/9/2025

Permits:

APPROVED

12162 Fairway Ave	Concrete Coating-Driveway/Screen Rm
12134 Eldorado Ave	Replace windows
8899 High Point Blvd	Install Generator
7356 Second Loop	Fence
12087 Walshwood Ave	Pavers

HIGH POINT COMMUNITY PROPERTY OWNERS, INC.
TREASURERS REPORT
BOARD OF DIRECTORS' MEETING
July 29, 2025
June 1, 2025 – June 30, 2025

ASSETS

CURRENT ASSETS

CASH AND SAVINGS

Truist Bank – Service	\$ 4,663.55
Truist Bank – Payroll	1,038.45
Petty Cash	200.00
Brannen Bank Savings/Repl II	\$ 126,124.07
Pacific Premier – Service	<u>\$ 471,991.34</u>

Cash Accounts **\$ 604,017.41**

Money Market Accounts

Regions Bank – M/M CIF	\$ 254,340.02
Capital City – MM Repl I	<u>171,712.57</u>

Total Money Market Accounts **\$ 426,052.59**

Investment Accounts

Truist Money Market Account	<u>\$ 239,969.73</u>
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Total Investment Accounts **\$ 239,969.73**

TOTAL CASH AND SAVINGS **\$1,270,039.73**

FIXED ASSETS

(Land, Buildings, Furniture & Fixtures,
Machinery & Equipment, Autos and Trucks,
Land Improvements, Leasehold Improvements,
Fixed Assets Acquired, Other

\$2,527,694.24

7/29/2025

- 3) Community Center: Steve: New Coffee Maker installed by our maintenance crew (Thank You Bill + Crew) we also have a backup.
- 4) Finances: Greg: Read Financial report – Copies were available for homeowners
Motion to Approve: 1st: Jean Albano 2nd: Steve Heffron
All in favor-passed: Yes
- 5) Grounds keeping: Steve: Outside Maintenance doing general work and thanked them
- 6) Information Services: Bill Report:
 - A) Getting estimates for roof leak repair/replacement
 - B) *Flagpole replacement at entrance- submitted to Insurance Company of driver who hit it. Cost \$233.96*
 - C) Alarm testing first Monday each month at noon at the info Booth
- 7) Permits: Motion to approve 5 permits
Motion to Approve: 1st: Jean Albano 2nd: Ray Thomas
All in favor-passed: Yes
- 8) Recreation: New pool chairs coming in soon
- 9) Storage Compound/Dog Park: Electronic Gate mother Board replaced by Ocean Fencing – Under warranty. Working fine now.

Motion to Adjourn:

Time: 9:19 A.M.

Motion 1st: Jean Albano 2nd: Steve Heffron

All in favor-passed: Yes

Respectfully submitted by

Jean Albano
Secretary

HIGH POINT COMMUNITY PROPERTY OWNERS, INC.
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<u>INCOME</u>	YTD
Operating Income Homeowner Assessments, Lot Assessments, Lot and Median Maintenance, RV Storage)	\$ 75,474.00
Other Income (Pool Receipts, Interest Income, Fine Income, Late Fees, Non-Taxable Income)	<u>4,217.73</u>
Total Income	<u>\$ 79,691.73</u>
<u>EXPENSES</u>	
Operating Expenses (Salaries and Wages, Payroll Taxes, Insurance, {Professional Services)	\$ 53,118.46
Repairs and Maintenance (Information Services, R.V. Compound, Landscaping, Property & Lots, Community Center, Recreation)	939.75
Supplies (Grounds keeping, Community Center, Office & Postage, Recreation)	1,860.89
Utilities (Electricity, Water, Telephone, Waste Removal, Security System)	10,611.19
Other Expense Property Tax, Bank Charges, Social Activities, Dues, Fees, Licenses, Computer Professional Services, Leased Equipment, Bad Debt, Miscellaneous, Depreciation, Suspense Account)	1,948.96
Total Expense	<u>\$ 68,479.25</u>
Net Income (Loss)	<u>\$ 11,212.48</u>

7/29/2025