

HPCPO BOD Meeting

Date: June 23, 2026

Time: 9:00 A.M.

Call to order: Pledge of Allegiance & Moment of Silence

Roll Call: Bill Wilson, Rick Manseau, Greg Myers, Jean Albano, Bill Rutledge, Sue, Ray Thomas by Phone, Excused Lynda Anderson, and Jack Sanders

Approval of Minutes: BOD Meeting 5/26/2026 Minutes **Motion to Approve:** 1st: Rick Manseau 2nd: Bill Wilson
All in favor-passed: Yes

BACKGROUND APPLICATIONS: 8715 Highpoint Blvd (x2), 12053 Fairway (x2), 8753 Highpoint Blvd, 12087 Clubhouse, 8024 Fairlane (x2), 8060 Stockholm, 8240 Highpoint Blvd, 12075 Walshwood (x2), 7133 Fairlane Ave, 8278 Highpoint Blvd., 12047 Fairway Ave, 12499 Fairway, 9328 Highpoint (x2), Lot 16 Conde, 12028 Fairway(x2), Just looking (x1), 7409 Eastern Circle, 7513 Highpoint Blvd, 7168 Fairlane Ave (x3), 8021 Western Circle, 12417 Conde Drive (x5), 8496 Highpoint Blvd (x3) 12344 O'Brien, 12106 Sara, 8134 Stockholm, 8242 Fiesta Street, 7531 Highpoint Blvd, 7466 Fairlane Ave, 12136 Fairway = Total 41

All applications previously approved – need to ratify **Motion to Ratify:** 1st: Jean Albano 2nd: Bill Wilson
All in favor-passed: Yes

NEW BUSINESS/COMMITTEE REPORTS:

1. By-Laws/CCR's:

A) Thank you to all members who were on the Bylaws Committee. Entire BOD will review and then be sent to attorney

B) By-law Committee duties, Etc. – Motion to Approve procedures for duties of By-law Committee. Nominating committee ballot counting. Spectrum committee and community communications committee.

Motion to Approve: 1st: Bill Wilson 2nd: Rick Manseau
All in favor-passed: Yes

C) Move P&P meeting to every other week in July to be held at Baltic Building at 2pm

2. Community Business: Report:

- Thank you volunteers for participating in July 4th Committee. Please sign up and be in the parade
- Thank you to the Golf Course for changing the date of their scramble to July 3rd
- Notices sent in June to members with outstanding balances. They have 45 days to pay otherwise a lien may be placed on their home.
- Bill explained in detail why pool was closed for 2 days. Chemicals were done to correct the situation. Thanks to the pool staff who corrected this issue.
- Two new Highpoint employees Lisa Drolet a Pool monitor who was at meeting and introduced by Bill. The 2nd new employee is Rob Merrill who will start at the info booth.

3. Community Center: NO REPORT

4. Finances: Greg Read Financial Report for May 31, 2026:

Motion to Approve: 1st: Rick Manseau 2nd: Bill Wilson
All in favor-passed: Yes

5. Groundskeeping: Things are getting spruced up for July 4th

6. Information Service/Info Booth:

- Power issue on Sunday has been resolved
- Replaced flooring and keys

7. Permits: Motion to approve 18 permits (see attached) **Motion to Approve: 1st: Jean Albano 2nd: Ray Thomas**
All in favor-passed: Yes

8. Recreation: NO REPORT

9. Storage Compound/Dog Park: Looks like a ghost town. Many campers are out. No one locked out Recently

ANNOUNCEMENTS:

- 4th of July Parade will be on Saturday July 4th we will have raffles and some surprises
- Blood Mobile will be here

Motion to Adjourn: Time: 9:14

Motion: 1st: Bill Wilson 2nd: Rick Manseau
All in favor-passed: Yes

Respectfully submitted by

Jean Albano
Secretary

By-law Committee Duties Etc.

The By-Laws Chair or Co-Chairperson will ask for volunteers at a B.O.D. meeting.

The Committee will consist of 2 or 3 B.O.D. members and possibly 4-6 home owners. Meetings generally start in February and last 6 to 7 weeks. Each weekly meeting is approximately 2 hours. The Committee reviews the Articles; CCR's and By-Laws for sections that may need changes example: deletion, additions etc.

The next step is to send all revisions etc. to the full B.O.D. and CAM for their input. The Attorney will review and put items to be voted on in legal terms for the December Annual Vote.

The Attorney will file with Hernando County any restated or revised Articles: CCR's and By-Laws after the voting. The Chair or Co-Chair will place filed county information in the proper books in the office.

NOMINATING COMMITTEE/BALLOT COUNTING

In September and October of each year the BOD will ask for volunteers for this committee. Volunteers for this committee cannot be related to a current or perspective board member running for an open position on the BOD.

- Time is either 1 day approximately 5 hours or more hours for the volunteer who logs in returned ballot envelopes
- Ask for nominations for members to run for an empty position on the B.O.D. This can be by word or mouth, on the High Point web site, at meetings and In High Point Matters and the Bulletin.
- Help stuff envelopes to be mailed.
- When Ballots are returned, the chairperson or a member of the committee will take ballots out of the secured locked box and place them in mail trays in account number order.
- All ballots will then be locked up in the file room at the Baltic Building. This will be done as often as necessary as the locked box in the Baltic Building fills up.
- All suspended voting rights envelopes will be pulled.

DAY OF ELECTION

- Volunteers will meet in the Community Center @ 10:00am to open the sealed signature envelopes and register same on the resident information sheets. Tables are set up in the Community Center section that has been set up for registering names and registering ballot votes.
- After all envelopes are opened and registered, everyone breaks for lunch.
- At 1:00pm the Election meeting is called to order, roll call, etc. and then Recess to tally votes.
- Meeting will convene when all votes are counted, and all items are calculated by office staff.
- Meeting is called to order to announce results.
- Organizational meeting held immediately after the meeting in the Board Room

SPECTRUM COMMITTEE

- The committee will consist of 2 or 3 BOD members. There will also be 4 to 6 homeowners.
- Meetings will be as needed. Usually Aug./Sept. just before the budget for the coming year is to be finished.
- The goal is to discuss what items we may want to put on the December ballot for all homeowners to vote on. Input from the group as a whole is important. This would be the time to discuss large projects that the community members may want as well as what has to be done that is not within the overall budget.

High Point Community Property Owners (HPCPO)

Community Communications Committee

Purpose:

The Community Communications Committee shall work to inform the High Point community on news and other public information using various methods. These methods include websites, social media pages, texts, median message boards and other methods to be determined.

Composition of Committee:

This committee will consist of up to three members of High Point Community. In addition, a member of the HPCPO Board of Directors shall oversee the committee.

The committee shall choose a Chair and Co-Chair to represent any concerns the committee may have and communicate concerns to the Community Association Manager (CAM).

All committee members are voluntary, and members may serve at their pleasure.

Conditions:

All communications generated by this committee must be approved by a member of the Board of Directors. The BOD Director may consult the entire Board of Directors for approval of communications, if necessary.

All members of this committee must sign a non-disclosure agreement with HPCPO.

HPCPO Board of Directors has the right to suspend this committee at any time.

June 23, 2026

Permits:

APPROVED

8250 Stockholm – Patio Cover
7539 Highpoint – Fence
8161 Stockholm – Gutters
7587 Highpoint – Tile Patio
8153 Fiesta – Gutters
12041 Fairway – Fence
8147 – Fiesta – Windows
12520 Harker – Pan Roof, Remove Pad
9095 Highpoint – New Roof Over
7355 First Loop – Garage (Approved – never finalized
needs to be attached.
12075 Clubhouse – Screen Room
7289 Fairlane Avenue – Windows, Front Door
7319 Fairlane Avenue – Shingled Roof replacement
9342 Highpoint – Patio
9009 Highpoint – Concrete Pad
12218 Evantide – Driveway extension – width
9174 Highpoint – Ramp
7526 Fairlane – New Roof

Total 18

DENIED